



City of Chicago



SO2018-549

Office of the City Clerk Document Tracking Sheet

Meeting Date:	1/17/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-K at 4601-4715 W Foster Ave - App No. 19508
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map 13-K in the area bounded by:

West Foster Avenue; the Chicago and Northwestern Railroad; a line 604.88 feet south of and parallel to West Foster Avenue; and a line 110.43 feet east of and parallel to Keating Avenue

to those of a B3-1 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map 13-K in the area bounded by:

West Foster Avenue; the Chicago and Northwestern Railroad; a line 604.88 feet south of and parallel to West Foster Avenue; and a line 110.43 feet east of and parallel to Keating Avenue

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

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

BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____ (Planned Development) consists of approximately 392,564 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). Foster Edens LLC is the “Applicant” for this Planned Development pursuant to authorization from the owner.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation (“CDOT”) on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (“DPD”) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between CDOT’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

Applicant: Foster Edens LLC
 Address: 4601-4715 West Foster Avenue
 Introduced: November 8, 2017
 Plan Commission: March 15, 2018

The Perimeter Restoration Agreement must be must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance CDOT's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as the Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

The Applicant commits to fully fund and install a traffic signal at the Foster Avenue entrance to the proposed project prior to issuance of the final Certificate of Occupancy. The traffic signal will be subject to review and approval by CDOT and must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

4. This Plan of Development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Property and Boundary Map; Site Plan; Landscape Plan; and Building Elevations (Inline Retail – Northwest, Southeast, NW 01, NW 02, Northeast, Southwest, SE 01, SE 02; Outlot Shops – East, West, North, South; Drive Through – East, West, North, South) prepared by Camburas & Theodore, Ltd. and dated March 15, 2018, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: General Retail; Eating and Drinking Establishments (all); Drive-Through Facility; Food and Beverage Retail Sales (all, including liquor sales); Financial Services, including Automated Teller Machine Facility (excluding Payday/Title Secured Loan Store and Pawn Shop); Day Care; Animal Services (excluding Shelter/Boarding Kennel); Business Support Services; Office; Personal Service (all); Dry-Cleaning Drop-off or Pick-up (no on-premise plant); Artist Work or Sales Space; Medical Service; Indoor Participant Sports and Recreation; Children's Play Center; Laundry/Dry Cleaning Plant Max 2 Employees and Catering & Shared Kitchen Only; Co-Located Wireless Communication Facilities and accessory and incidental uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk

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Regulations and Data Table has been determined using a net site area of 392,564 square feet and a base FAR of .40.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all 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 the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase

Applicant: Foster Edens LLC
Address: 4601-4715 West Foster Avenue
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thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

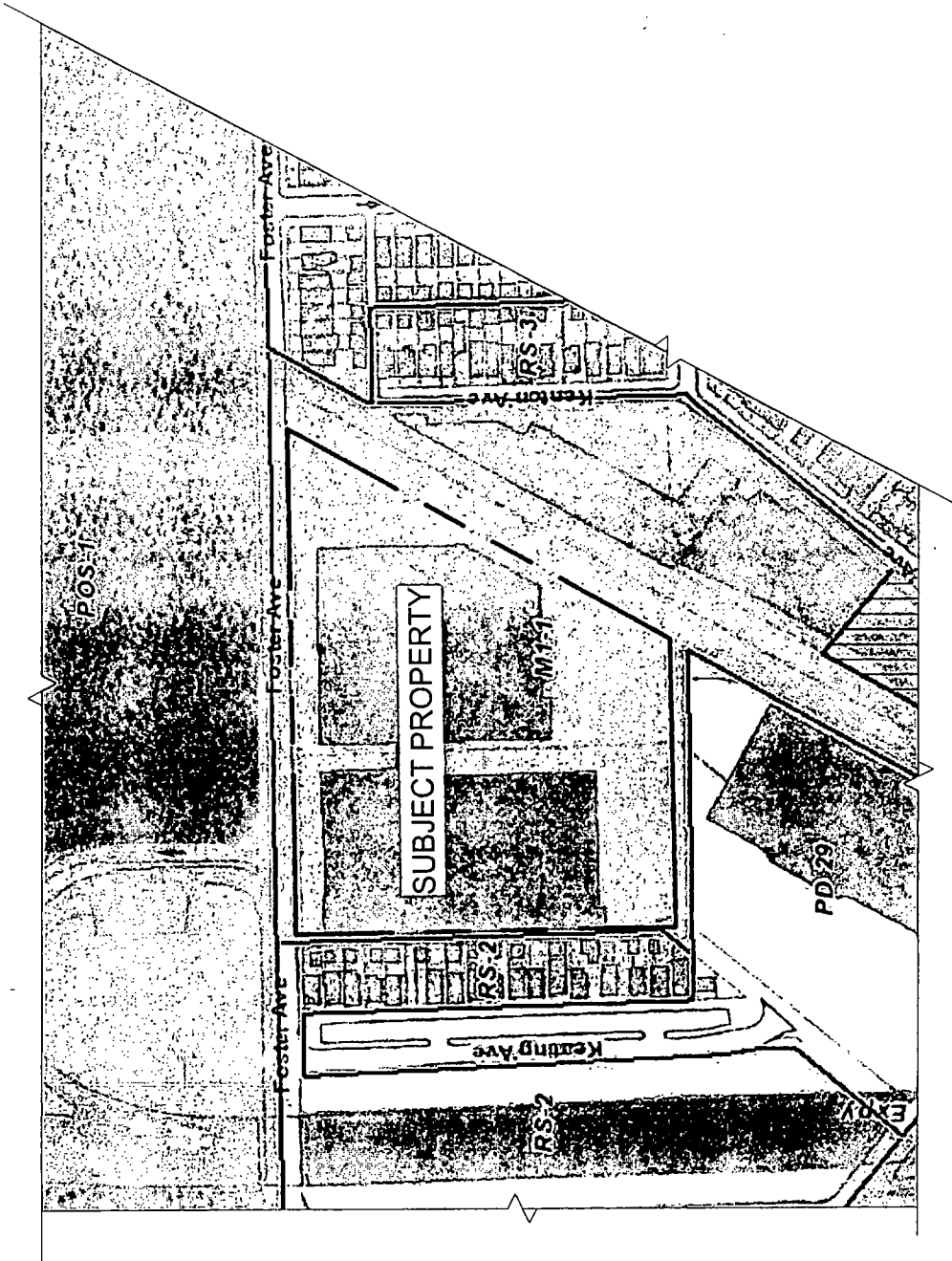
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the B3-1 Community Shopping District.

Applicant: Foster Edens LLC
 Address: 4601-4715 West Foster Avenue
 Introduced: November 8, 2017
 Plan Commission: March 15, 2018

BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

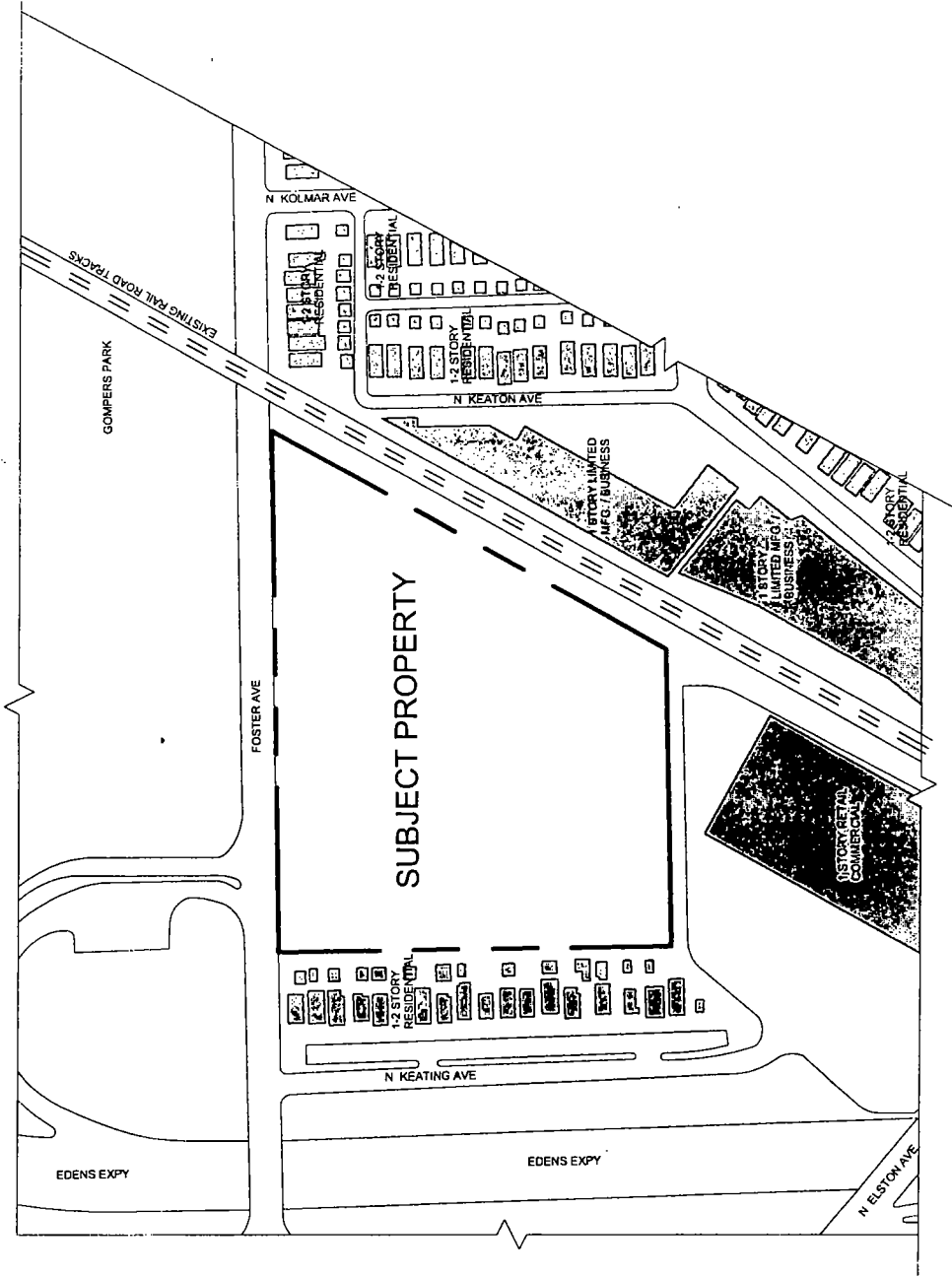
Gross Site Area (sf):	422,763
Area of Public Rights-of-Way (sf):	30,199
Net Site Area (sf):	392,564
Maximum Floor Area Ratio:	.40
Minimum Off-Street Parking Spaces:	515
Minimum Bicycle Parking Spaces:	103
Minimum Off-Street Loading Spaces:	4
Maximum Building Height:	46'0"
Minimum Setbacks:	Per plans

Applicant: Foster Edens LLC
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1 PD - PLANNED DEVELOPMENT EXISTING ZONING MAP
1" = 300'-0"

APPLICANT: FOSTER EDENS LLC
ADDRESS: 4601-4715 WEST FOSTER AVENUE
COUNCIL INTRODUCTION: JANUARY 17, 2018
PLANNING COMMISSION: MARCH 15, 2018



1 PD - EXISTING LAND USE MAP (400' in all directions)
1" = 300'-0"

APPLICANT: FOSTER EDENS LLC
ADDRESS: 4601-4715 WEST FOSTER AVENUE
COUNCIL INTRODUCTION: JANUARY 17, 2018
PLANNING COMMISSION: MARCH 15, 2018

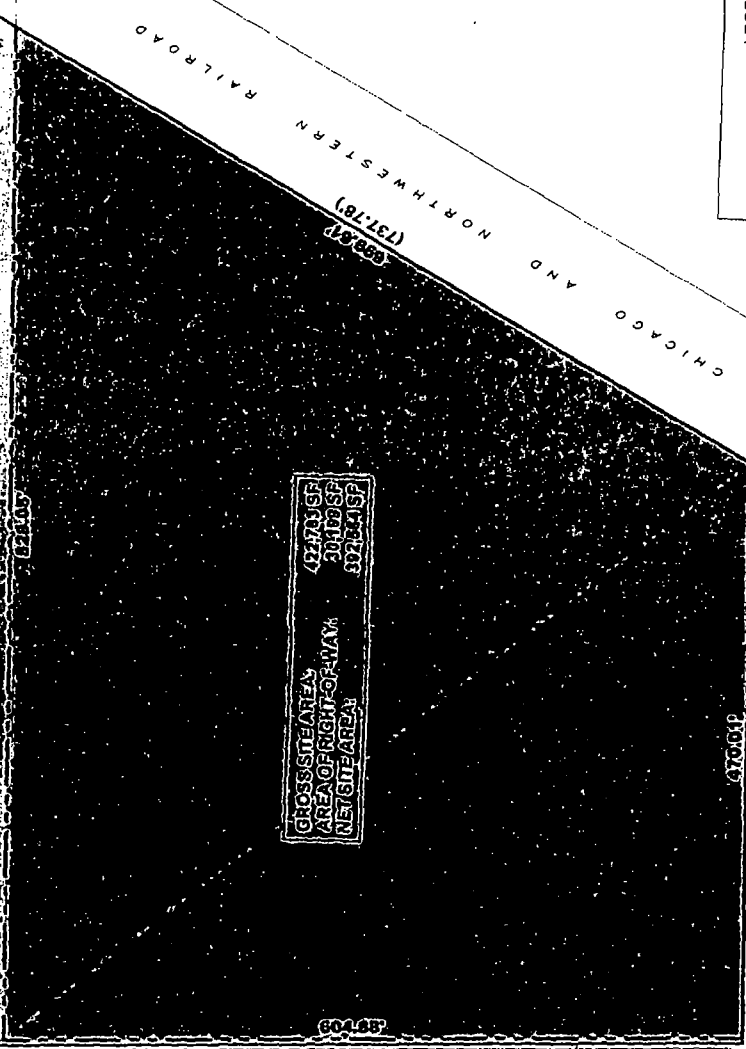
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LEGEND

- PROPERTY LINE
- - - PLANNED DEVELOPMENT BOUNDARY LINE
- ▨ RIGHT-OF-WAY AREA
- NET SITE AREA

FOSTER AVENUE
(851.58')

Centerline of W Foster Avenue



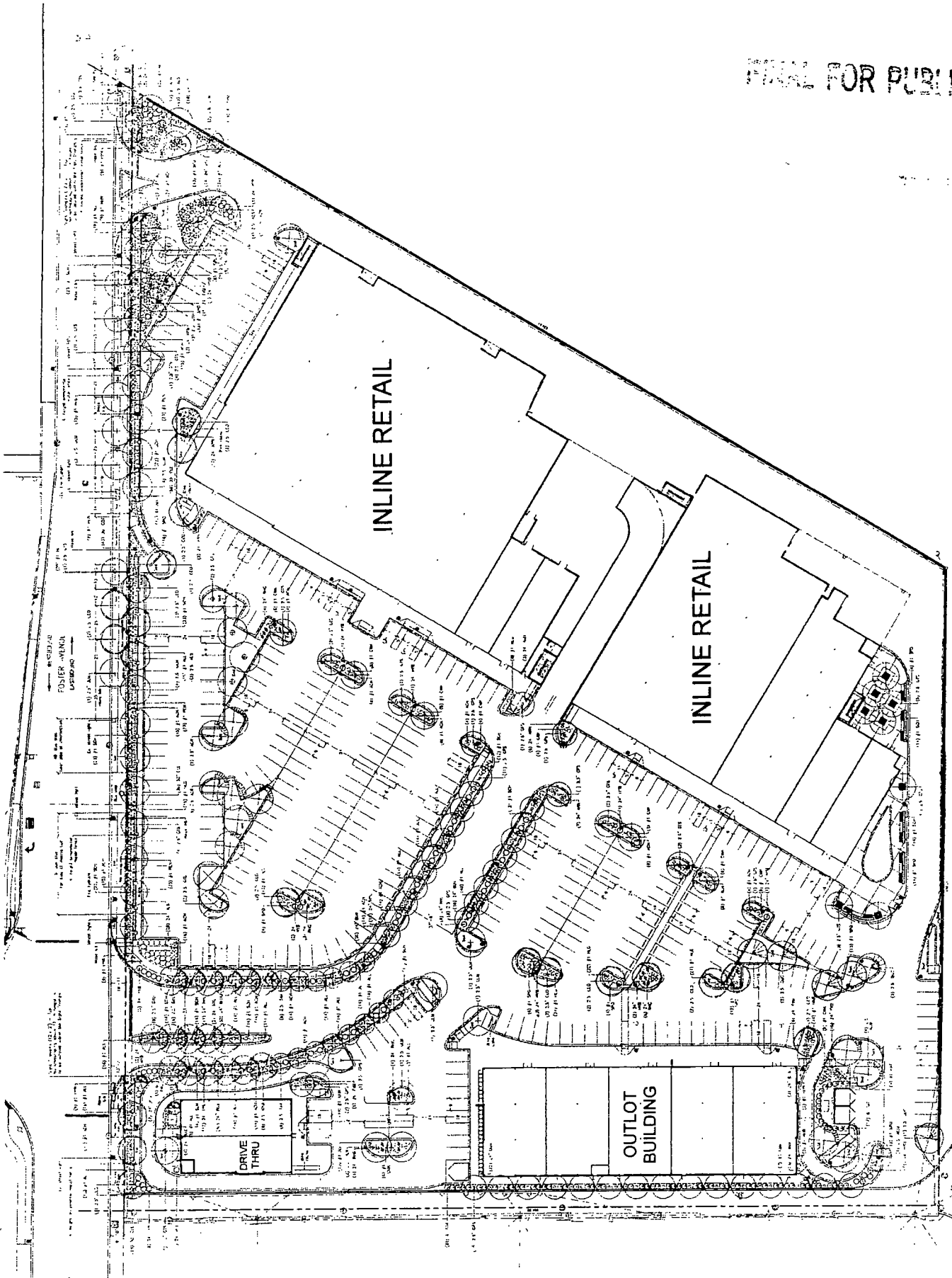
1
03

PLANNED DEVELOPMENT PROPERTY & BOUNDARY MAP

1" = 150'

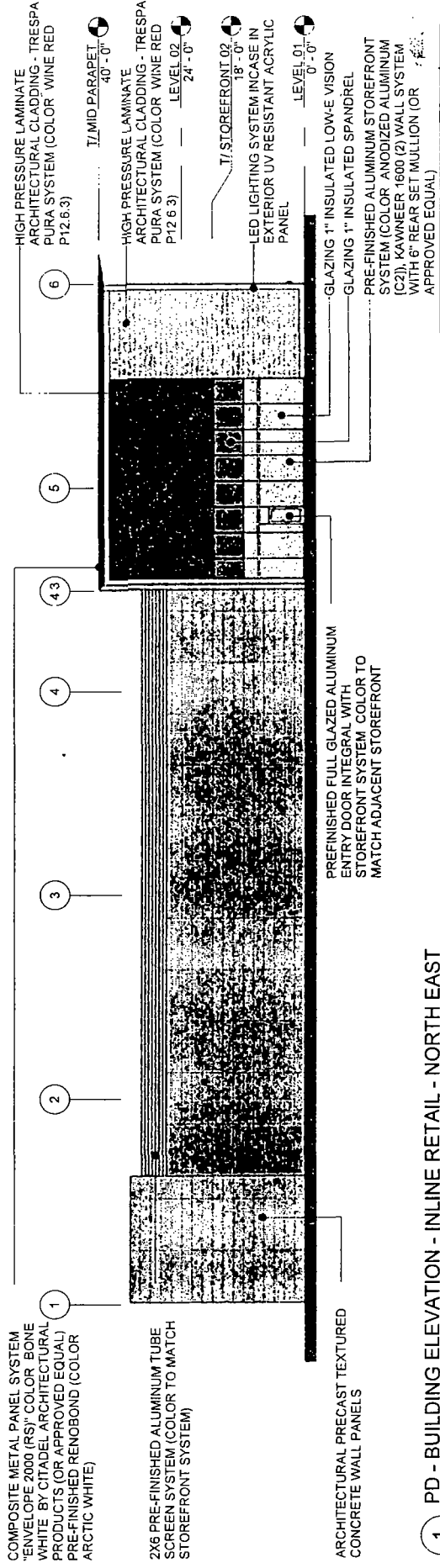
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 ADDRESS: 4601-4715 WEST FOSTER AVENUE
 COUNCIL INTRODUCTION: JANUARY 17, 2018
 PLANNING COMMISSION: MARCH 15, 2018

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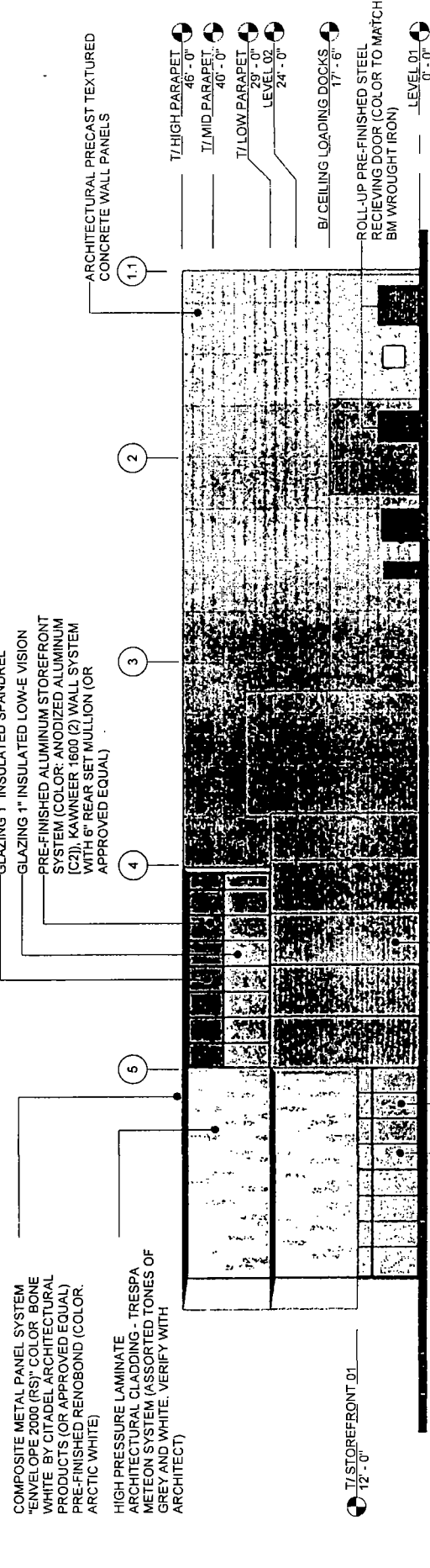


LANDSCAPE PLAN

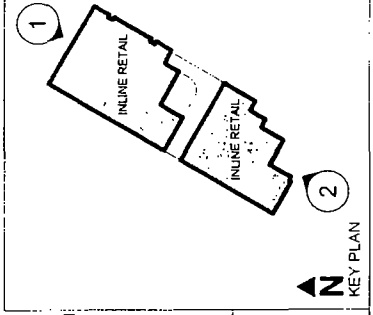
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ADDRESS: 4601-4715 WEST FOSTER AVENUE
COUNCIL INTRODUCTION: JANUARY 17, 2018
PLANNING COMMISSION: MARCH 15, 2018



1 PD - BUILDING ELEVATION - IN-LINE RETAIL - NORTH EAST
1" = 30'-0"



2 PD - BUILDING ELEVATION - IN-LINE RETAIL - SOUTH WEST
1" = 30'-0"



HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA PURA SYSTEM (COLOR WINE RED P12.6.3)

T/MID PARAPET 40'-0"

HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA PURA SYSTEM (COLOR WINE RED P12.6.3)

LEVEL 02 24'-0"

T/STOREFRONT 02 18'-0"

LED LIGHTING SYSTEM INCASE IN EXTERIOR UV RESISTANT ACRYLIC PANEL

LEVEL 01 0'-0"

GLAZING 1" INSULATED LOW-E VISION
GLAZING 1" INSULATED SPANDREL
PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (COLOR ANODIZED ALUMINUM (C2)), KAWNEER 1600 (2) WALL SYSTEM WITH 6" REAR SET MULLION (OR APPROVED EQUAL)

ARCHITECTURAL PRECAST TEXTURED CONCRETE WALL PANELS

T/HIGH PARAPET 46'-0"

T/MID PARAPET 40'-0"

T/LOW PARAPET 29'-0"

LEVEL 02 24'-0"

B/CEILING LOADING DOCKS 17'-6"

ROLL-UP PRE-FINISHED STEEL RECEIVING DOOR (COLOR TO MATCH BM (WROUGHT IRON))

LEVEL 01 0'-0"

COMPOSITE METAL PANEL SYSTEM "ENVELOPE 2000 (RS)" COLOR BONE WHITE BY CITADEL ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) PRE-FINISHED RENOBOND (COLOR ARCTIC WHITE)

2X6 PRE-FINISHED ALUMINUM TUBE SCREEN SYSTEM (COLOR TO MATCH STOREFRONT SYSTEM)

ARCHITECTURAL PRECAST TEXTURED CONCRETE WALL PANELS

COMPOSITE METAL PANEL SYSTEM "ENVELOPE 2000 (RS)" COLOR BONE WHITE BY CITADEL ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) PRE-FINISHED RENOBOND (COLOR ARCTIC WHITE)

HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA METEON SYSTEM (ASSORTED TONES OF GREY AND WHITE. VERIFY WITH ARCHITECT)

T/STOREFRONT 01 12'-0"

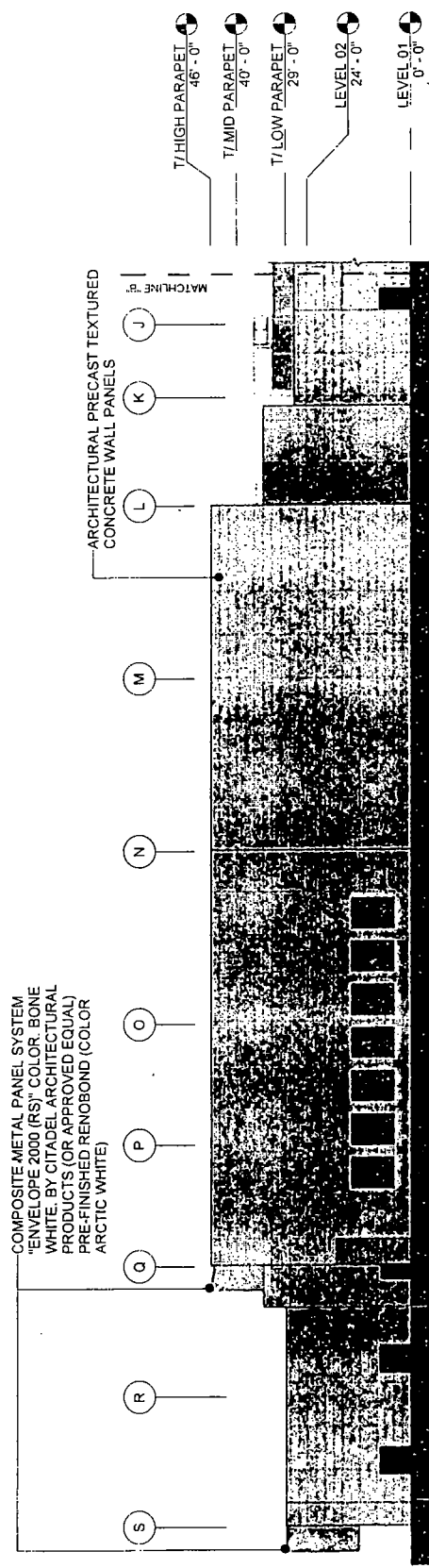
PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (COLOR ANODIZED ALUMINUM (C2)), KAWNEER 1600 (2) WALL SYSTEM WITH 6" REAR SET MULLION (OR APPROVED EQUAL) GLAZING 1" INSULATED LOW-E VISION

HOLLOW METAL DOOR AND FRAME EXTERIOR PRIME & PAINT (COLOR BM: WROUGHT IRON)

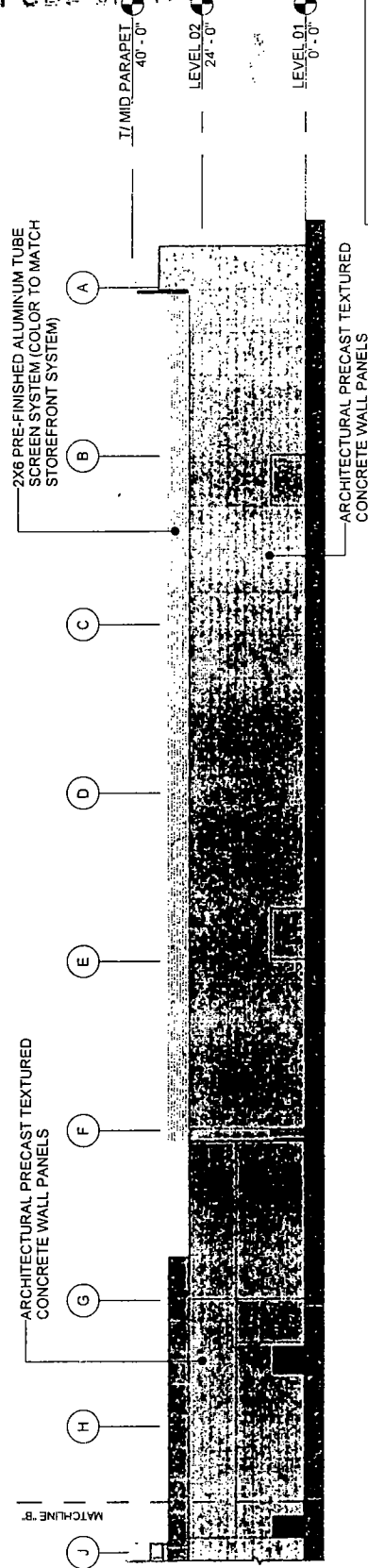
HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA PURA SYSTEM (COLOR SIBERIAN LARCH PU28)

APPLICANT: FOSTER EDENS LLC
ADDRESS: 4601-4715 WEST FOSTER AVENUE
COUNCIL INTRODUCTION: JANUARY 17, 2018
PLANNING COMMISSION: MARCH 15, 2018

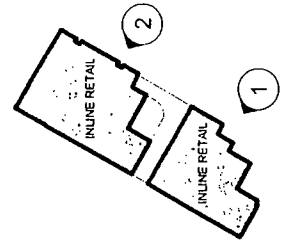
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1 PD - BUILDING ELEVATION - INLINE RETAIL - SE 01
1" = 40'-0"



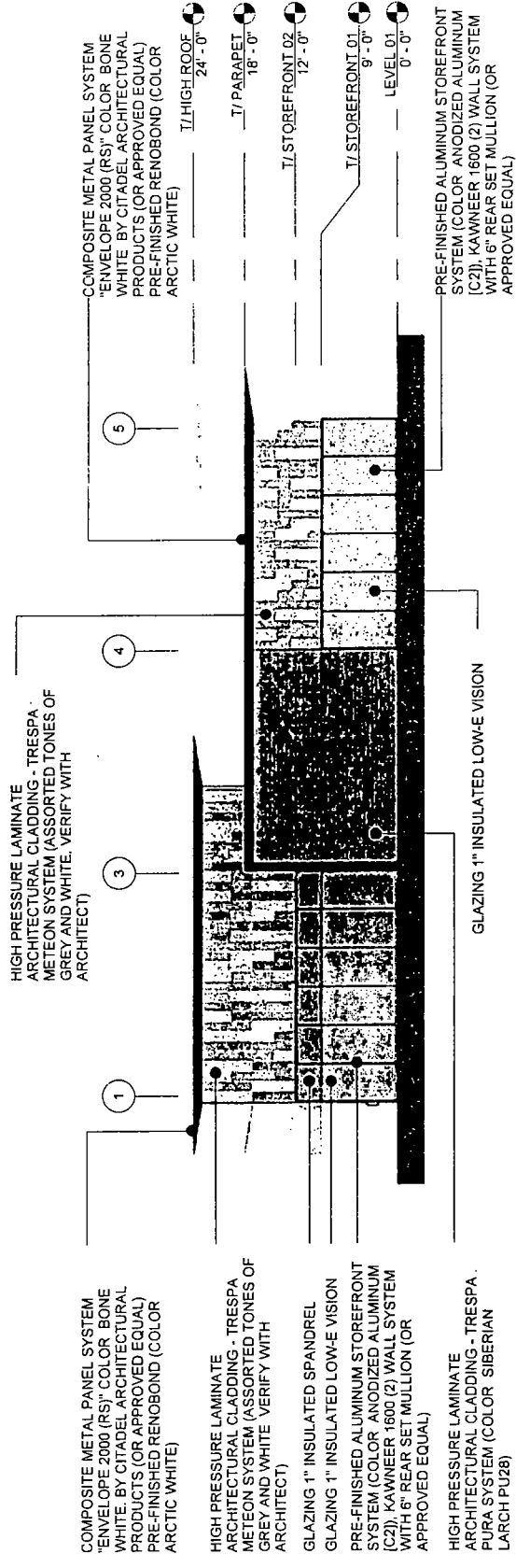
2 PD - BUILDING ELEVATION - INLINE RETAIL - SE 02
1" = 40'-0"



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KEY PLAN

APPLICANT: FOSTER EDENS LLC
 ADDRESS: 4601-4715 WEST FOSTER AVENUE
 COUNCIL INTRODUCTION: JANUARY 17, 2018
 PLANNING COMMISSION: MARCH 15, 2018

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1 COMPOSITE METAL PANEL SYSTEM "ENVELOPE 2000 (RS)" COLOR BONE WHITE. BY CITADEL ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) PRE-FINISHED RENOBOND (COLOR ARCTIC WHITE)

3 HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA METEON SYSTEM (ASSORTED TONES OF GREY AND WHITE. VERIFY WITH ARCHITECT)

4 GLAZING 1" INSULATED SPANDREL

5 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (COLOR ANODIZED ALUMINUM [C2]), KAWNEER 1600 (2) WALL SYSTEM WITH 6" REAR SET MULLION (OR APPROVED EQUAL)

6 HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA LARCH PU28

GLAZING 1" INSULATED LOW-E VISION

7 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (COLOR ANODIZED ALUMINUM [C2]), KAWNEER 1600 (2) WALL SYSTEM WITH 6" REAR SET MULLION (OR APPROVED EQUAL)

8 COMPOSITE METAL PANEL SYSTEM "ENVELOPE 2000 (RS)" COLOR BONE WHITE. BY CITADEL ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) PRE-FINISHED RENOBOND (COLOR ARCTIC WHITE)

9 T/HIGH ROOF 24'-0"

10 T/PARAPET 18'-0"

11 T/STOREFRONT.02 12'-0"

12 T/STOREFRONT.01 9'-0"

13 LEVEL.01 0'-0"

1 PD BUILDING ELEVATION - OUTLOT SHOPS - NORTH
1" = 20'-0"

1 COMPOSITE METAL PANEL SYSTEM "ENVELOPE 2000 (RS)" COLOR BONE WHITE. BY CITADEL ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) PRE-FINISHED RENOBOND (COLOR ARCTIC WHITE)

3 HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA METEON SYSTEM (ASSORTED TONES OF GREY AND WHITE. VERIFY WITH ARCHITECT)

4 GLAZING 1" INSULATED SPANDREL

5 GLAZING 1" INSULATED LOW-E VISION

6 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (COLOR ANODIZED ALUMINUM [C2]), KAWNEER 1600 (2) WALL SYSTEM WITH 6" REAR SET MULLION (OR APPROVED EQUAL)

7 HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA METEON SYSTEM (ASSORTED TONES OF GREY AND WHITE. VERIFY WITH ARCHITECT)

8

9

10

11

12 HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA PURA SYSTEM (COLOR SIBERIAN LARCH PU28) DRIVE THRU WINDOW - FINISH TO MATCH ADJACENT MATERIAL

13 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM (COLOR ANODIZED ALUMINUM [C2]), KAWNEER 1600 (2) WALL SYSTEM WITH 6" REAR SET MULLION (OR APPROVED EQUAL)

14 GLAZING 1" INSULATED LOW-E VISION

15 COMPOSITE METAL PANEL SYSTEM "ENVELOPE 2000 (RS)" COLOR BONE WHITE. BY CITADEL ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) PRE-FINISHED RENOBOND (COLOR ARCTIC WHITE)

16 T/HIGH ROOF 24'-0"

17 T/PARAPET 18'-0"

18 T/STOREFRONT.02 12'-0"

19 T/STOREFRONT.01 9'-0"

20 LEVEL.01 0'-0"

2 PD BUILDING ELEVATION - OUTLOT SHOPS - SOUTH
1" = 20'-0"



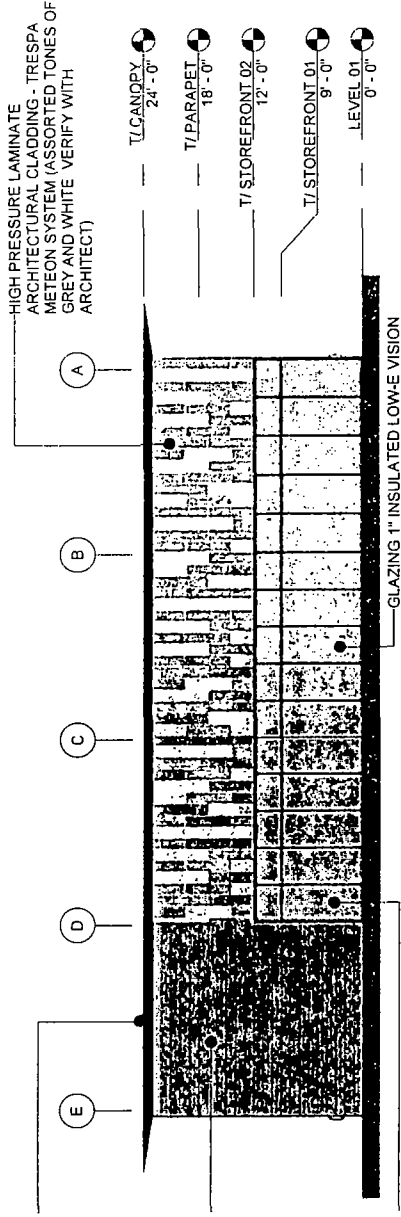
APPLICANT: FOSTER EDENS LLC
ADDRESS: 4601-4715 WEST FOSTER AVENUE
COUNCIL INTRODUCTION: JANUARY 17, 2018
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COMPOSITE METAL PANEL SYSTEM
"ENVELOPE 2000 (RS)" COLOR: BONE
WHITE BY CITADEL ARCHITECTURAL
PRODUCTS (OR APPROVED EQUAL)
PRE-FINISHED RENOBOND (COLOR
ARCTIC WHITE)

HIGH PRESSURE LAMINATE
ARCHITECTURAL CLADDING - TRESPA
PURA SYSTEM (COLOR: SIBERIAN
LARCH PU28)

PRE-FINISHED ALUMINUM STOREFRONT
SYSTEM (COLOR: ANODIZED ALUMINUM
(C2)), KAWNEER 1600 (2) WALL SYSTEM
WITH 6" REAR SET MULLION (OR
APPROVED EQUAL)

1 PD BUILDING ELEVATION - DRIVE THRU - EAST
1" = 20'-0"



HIGH PRESSURE LAMINATE
ARCHITECTURAL CLADDING - TRESPA
METEON SYSTEM (ASSORTED TONES OF
GREY AND WHITE. VERIFY WITH
ARCHITECT)

COMPOSITE METAL PANEL SYSTEM
"ENVELOPE 2000 (RS)" COLOR: BONE
WHITE BY CITADEL ARCHITECTURAL
PRODUCTS (OR APPROVED EQUAL)
PRE-FINISHED RENOBOND (COLOR
ARCTIC WHITE)

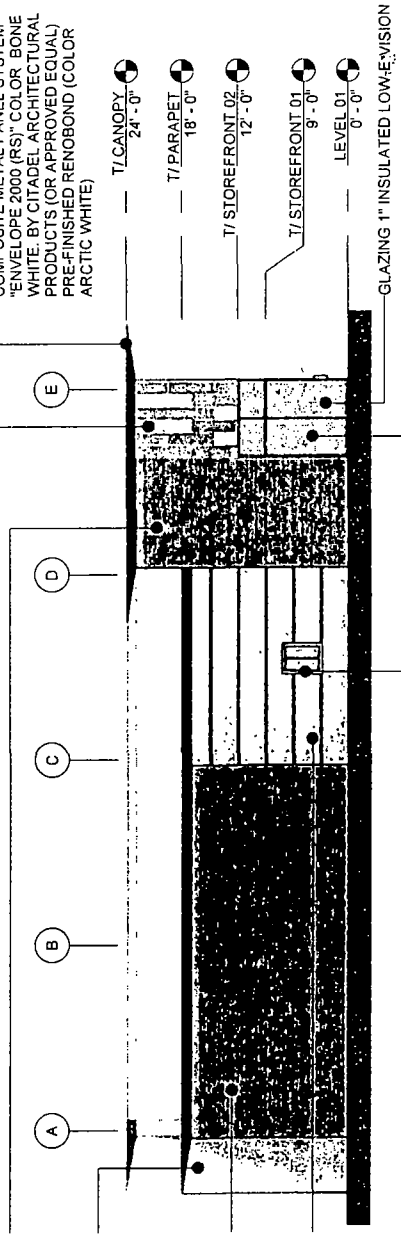
HIGH PRESSURE LAMINATE
ARCHITECTURAL CLADDING - TRESPA.
PURA SYSTEM (COLOR: SIBERIAN
LARCH PU28)

COMPOSITE METAL PANEL SYSTEM
"ENVELOPE 2000 (RS)" COLOR: BONE
WHITE BY CITADEL ARCHITECTURAL
PRODUCTS (OR APPROVED EQUAL)
PRE-FINISHED RENOBOND (COLOR
ARCTIC WHITE)

HIGH PRESSURE LAMINATE
ARCHITECTURAL CLADDING - TRESPA
PURA SYSTEM (COLOR: SIBERIAN
LARCH PU28)

COMPOSITE METAL PANEL SYSTEM
"ENVELOPE 2000 (RS)" COLOR: BONE
WHITE BY CITADEL ARCHITECTURAL
PRODUCTS (OR APPROVED EQUAL)
PRE-FINISHED RENOBOND (COLOR
ARCTIC WHITE)

2 PD BUILDING ELEVATION - DRIVE THRU - WEST
1" = 20'-0"



DRIVE THRU WINDOW - FINISH TO
MATCH ADJACENT MATERIAL

PRE-FINISHED ALUMINUM STOREFRONT
SYSTEM (COLOR: ANODIZED ALUMINUM
(C2)), KAWNEER 1600 (2) WALL SYSTEM
WITH 6" REAR SET MULLION (OR
APPROVED EQUAL)

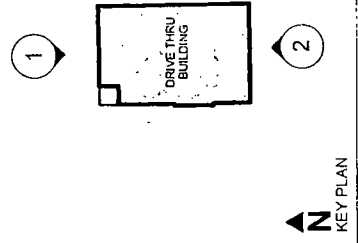
APPLICANT: FOSTER EDENS LLC
ADDRESS: 4601-4715 WEST FOSTER AVENUE
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NOT FOR PUBLICATION



KEY PLAN

FINAL FOR PUBLICATION



COMPOSITE METAL PANEL SYSTEM "ENVELOPE 2000 (RS)" COLOR BONE WHITE. BY CITADEL ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) PRE-FINISHED RENOBOND (COLOR ARCTIC WHITE)

T/ CANOPY 24'-0"

T/ PARAPET 18'-0"

T/ STOREFRONT 02 12'-0"

T/ STOREFRONT 01 9'-0"

LEVEL 01 0'-0"

HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA PURA SYSTEM (COLOR SIBERIAN LARCH PU28)

HOLLOW METAL DOOR AND FRAME EXTERIOR, PRIME & PAINT (COLOR TO MATCH ADJACENT)

COMPOSITE METAL PANEL SYSTEM "ENVELOPE 2000 (RS)" COLOR BONE WHITE. BY CITADEL ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) PRE-FINISHED RENOBOND (COLOR ARCTIC WHITE)

HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA PURA SYSTEM (COLOR SIBERIAN LARCH PU28)

HOLLOW METAL DOOR AND FRAME EXTERIOR, PRIME & PAINT (COLOR TO MATCH ADJACENT)

1 PD BUILDING ELEVATION - DRIVE THRU - NORTH
1" = 20'-0"

COMPOSITE METAL PANEL SYSTEM "ENVELOPE 2000 (RS)" COLOR BONE WHITE. BY CITADEL ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) PRE-FINISHED RENOBOND (COLOR ARCTIC WHITE)

T/ CANOPY 24'-0"

T/ PARAPET 18'-0"

T/ STOREFRONT 02 12'-0"

T/ STOREFRONT 01 9'-0"

LEVEL 01 0'-0"

HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA PURA SYSTEM (COLOR SIBERIAN LARCH PU28)

HOLLOW METAL DOOR AND FRAME EXTERIOR, PRIME & PAINT (COLOR TO MATCH ADJACENT)

COMPOSITE METAL PANEL SYSTEM "ENVELOPE 2000 (RS)" COLOR BONE WHITE. BY CITADEL ARCHITECTURAL PRODUCTS (OR APPROVED EQUAL) PRE-FINISHED RENOBOND (COLOR ARCTIC WHITE)

HIGH PRESSURE LAMINATE ARCHITECTURAL CLADDING - TRESPA PURA SYSTEM (COLOR SIBERIAN LARCH PU28)

HOLLOW METAL DOOR AND FRAME EXTERIOR, PRIME & PAINT (COLOR TO MATCH ADJACENT)

2 PD BUILDING ELEVATION - DRIVE THRU - SOUTH
1" = 20'-0"

APPLICANT: FOSTER EDENS LLC
ADDRESS: 4601-4715 WEST FOSTER AVENUE
COUNCIL INTRODUCTION: JANUARY 17, 2018
PLANNING COMMISSION: MARCH 15, 2018