

11/1/2012
10/8/2012

119-O-12

AN ORDINANCE

**Granting Amendments to the Approved Planned Development
and Drive-Through Facility Located at 635 Chicago Avenue
("Walgreens")**

WHEREAS, the City of Evanston, Cook County, Illinois, (the "City") is a home rule unit of government under the Illinois Constitution of 1970; and

WHEREAS, Article VII, Section 6a of the Illinois Constitution of 1970 confers certain powers upon home rule units, among which are the powers to regulate for the protection of the public health, safety, and welfare; and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code, 2012, as amended, ("the Zoning Ordinance"); and

WHEREAS, on May 14, 2012, the City enacted Ordinance 36-O-12, attached hereto as Exhibit 1 and incorporated herein by reference; and

WHEREAS, pursuant to the provisions of the Zoning Ordinance, Ordinance 36-O-12 granted a Special Use Permit for a Planned Development and Drive-Through Facility in the C1a Commercial Zoning District for the property located at 635 Chicago Avenue, Evanston, Illinois (the "Subject Property"), which is legally described in Exhibit 1; and

WHEREAS, Walgreen Co. ("the Applicant"), lessee of the Subject Property, submitted a proposed site plan (the "Revised Site Plan"), attached hereto as Exhibit 2 and incorporated herein by reference, which would govern the construction and operation of said Planned Development; and

WHEREAS, in order to construct the Planned Development in accord with the Revised Site Plan, the Applicant requests amendments to Ordinance 36-O-12, particularly with regard to the height of accessory structures; and

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances to the normal district regulations established in the Zoning Ordinance; and

WHEREAS, Ordinance 36-O-12 is a piece of legislation enacted by the City Council of the City of Evanston, subject to revision only by said City Council; and

WHEREAS, on October 22, 2012, the Planning and Development Committee ("P&D Committee") of the City Council held a meeting, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq*), during which it considered the Revised Site Plan; and

WHEREAS, during said meeting, the P&D Committee received input from the public, carefully deliberated on the Revised Site Plan, found that the Revised Site Plan substantially incorporates "generally recognized sustainable design practices... to promote energy conservation and improve environmental quality," the public benefit for Planned Developments set forth in Subsection 6-3-6-3-(1) of the Zoning Ordinance, and recommended approval of the Revised Site Plan by the City Council; and

WHEREAS, at its meetings of October 22 and November 8, 2012, the City Council considered the P&D Committee's recommendation, heard public comment, made findings, and amended and adopted said recommendation, as amended; and

WHEREAS, it is well-settled law in Illinois that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill.App.3d 747),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: The City Council hereby accepts the Revised Site Plan in order to allow the construction of a Planned Development on the Subject Property in conformance therewith, pursuant to Ordinance 36-O-12, as revised by this ordinance.

SECTION 3: Pursuant to Subsection 6-3-6-12-(C) of the Zoning Ordinance, the City Council hereby grants the following Major Adjustment to the Planned Development, approved by Ordinance 36-O-12:

Applicant may construct two (2) wind turbines, accessory structures, each thirty feet (30') in height. Subsection 6-4-6-2-(G) of the Zoning Ordinance establishes a maximum height of seventeen feet, six inches (17'6") for accessory structures and Subsection 6-10-1-9-(C)-1-(b) allows a maximum height-related Site Development Allowance of thirty feet (30') in the C1a District.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant's Special Use Permit, violation of any of which shall constitute grounds for penalties or revocation of said Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

- (A) **Turbine Noise:** The Applicant shall construct the wind turbines in a manner, approved by the City in the building permit process, that prevents noise emanating from them from exceeding fifty-five decibels (55 dB) at the lot line, as per the International Mechanical Code, adopted and amended, respectively, by City Code Sections 4-7-1 and Section 4-7-2, 303.6.
- (B) **Recordation:** The Applicant shall, at its cost, record a certified copy of this ordinance, including all Exhibits attached hereto, with the Cook County Recorder of Deeds, and provide a copy thereof to the City, before it may apply to the City for any permits related to the Special Use Permit authorized by Ordinance 36-O-12, as amended by this Ordinance 119-O-12.

SECTION 5: Except as otherwise provided for in this Ordinance 119-O-12, all applicable regulations of Ordinance 36-O-12, the Zoning Ordinance, and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and/or provisions of any of said documents conflict with any of the terms herein, this Ordinance 119-O-12 shall govern and control.

SECTION 6: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

SECTION 7: The findings and recitals herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 8: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 9: This Ordinance 119-O-12 shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: October 22, 2012

Approved:


Adopted: November 12, 2012

November 16, 2012


Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:


Rodney Greene, City Clerk

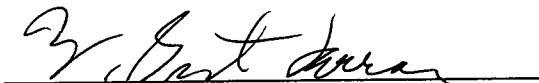

W. Grant Farrar, Corporation Counsel

EXHIBIT 1

Ordinance 36-O-12

3/29/2012

36-O-12

AN ORDINANCE

**Granting a Major Variation and Special Use Permits
for a Planned Development and Drive-Through Facility
Located at 635 Chicago Avenue in the
C1a Commercial Mixed Use Zoning District
("Walgreens")**

WHEREAS, Craig Stevens Development Corp. (the "Applicant"), owner of the property located at 635 Chicago Avenue, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of Title 6 of the Evanston City Code, 1979, as amended, ("the Zoning Ordinance"), specifically Section 6-3-5, "Special Uses", Section 6-3-6, "Planned Developments", Section 6-3-8, "Major Variations," and Subsection 6-10-1-9, "Planned Developments" in Commercial Zoning Districts, to permit the construction and operation of a commercial Planned Development and Drive-Through Facility, with a Major Variation regarding rear-yard setback requirements, located at the Subject Property in the C1a Commercial Mixed-Use Zoning District ("C1a District"); and

WHEREAS, the Applicant sought approval to demolish the existing commercial structure and drive-through on the Subject Property and replace it with a new commercial structure with a defined gross floor area of approximately thirteen thousand, nine hundred sixty-eight square feet (13,968 ft.²), with a drive-through and eighty-three (83) open, off-street parking spaces; and

WHEREAS, on March 14, 2012, pursuant to proper notice, the Plan Commission and Zoning Board of Appeals ("ZBA") held a joint public hearing on the application, case nos. 12PLND-0012, 12ZMJV-0013, and 12ZMJV-0014, heard testimony and received other evidence, and made written findings; and

WHEREAS, the Plan Commission's written findings state that the application meets the standards, set forth in Subsections 6-3-5-10 and 6-10-1-9 of the Zoning Ordinance, for Special Uses and Planned Developments in the C1a District; and

WHEREAS, the Plan Commission recommended that the City Council approve the application for a Special Use for a Planned Development; and

WHEREAS, the ZBA's written findings state that the application for a Drive-Through Facility meets the standards set forth in Subsection 6-3-5-10 of the Zoning Ordinance for Special Uses, but not the standards for a Major Variation set forth in Subsection 6-3-8-12-(E); and

WHEREAS, the ZBA recommended the City Council approve the application for a Special Use for a Drive-Through Facility but deny the application for a Major Variation; and

WHEREAS, at its meeting of April 23, 2012, the Planning and Development ("P&D") Committee considered the findings and recommendations of the Plan Commission and ZBA, recommended approval of those of the Plan Commission and those of the ZBA regarding the Planned Development and Drive-Through Facility, rejected the findings and recommendations of the ZBA regarding the Major Variation, and recommended City Council approve the Special Uses and the Major Variation; and

WHEREAS, at its meetings of April 23, 2012 and May 14, 2012, the City Council considered and adopted the records and recommendations of the P&D Committee,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as facts and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the zoning relief applied for in case nos. 12PLND-0012, 12ZMJV-0013, and 12ZMJV-0014, to permit the construction and operation of the Planned Development, Drive-Through Facility, and Major Variation, described herein, on the Subject Property.

SECTION 3: The City Council hereby grants a Major Variation to permit a rear-yard setback of zero feet (0') on the Subject Property, whereas Subsection 6-10-3-8-(D) of the Zoning Ordinance requires a rear-yard setback of ten feet (10') for structures in the C1a District that abut a Residential District.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Special Use Permits and Major Variation granted hereby, violation of any of which shall constitute grounds for revocation thereof pursuant to Subsection 6-3-10-6 of the Zoning Ordinance:

- (A) **Recordation:** The Applicant shall record, at its cost, a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, before the City may issue any permits related to the construction and/or operation of the Special Uses and Major Variation hereby authorized.

- (B) **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Special Uses and Major Variation authorized by the terms of this ordinance in substantial compliance with: the terms of this ordinance; the Development Plans in Exhibit B, which are attached hereto and incorporated herein by reference; all applicable legislation; the Applicant's testimony and representations to the Plan Commission, ZBA, the P&D Committee, and the City Council; and the approved plans and documents on file in this case.
- (C) **Litter Collection Plan:** The Applicant shall implement and adhere to a Litter Collection Plan that requires the policing of an area located within a radius of two hundred fifty feet (250') of the Subject Property. The Applicant shall police this area at least once every three (3) hours during the hours the Special Use is in operation and shall keep it free of all litter, from any source. For the purpose of this ordinance, "litter" shall include, but is not limited to: food, food waste, and beverages; solid waste, including paper, wrappings, containers, cardboard, napkins, straws, utensils, plates, cans, glass, crockery, cigarette butts, ashes and similar materials; animal waste and dead animals; yard clippings and leaves; and all other waste materials which, if thrown or deposited as herein prohibited, may create a danger to public health, safety, or welfare.
- (D) **Litter Pick-Up Plan:** The Applicant and/or the owner of the Subject Property shall provide and maintain, on the Subject Property, exterior litter receptacles, in sufficient number and type, and with collections therefrom of sufficient number and frequency, in the City's judgment, to contain, with lids tightly shut, all litter emanating from operation of the Special Use authorized hereby. Litter shall be collected no less than three (3) times per week, including collections on Sundays as necessary, in the City's judgment, to comply with this condition. All litter receptacles shall be maintained in a clean condition with tight-fitting lids, and shall be placed on Code-compliant surfaces. The owner of the Subject Property shall provide adequate space at the rear of and on the Subject Property to accommodate the litter receptacles and collections required. Within seven (7) days of written notice from the City to do so, the Applicant and/or the owner of the Subject Property shall modify the number of litter receptacles and/or the number of collections therefrom, as directed by the City.
- (E) **Employee Parking:** When driving to work at the Planned Development authorized by this ordinance, the Applicant and its employees shall not park in the parking lot on the Subject Property.

SECTION 5: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same.

SECTION 6: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 7: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

SECTION 8: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.


SECTION 10: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: April 23, 2012

Approved:


Adopted: May 14, 2012

May 16, 2012


Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:


Rodney Greene, City Clerk

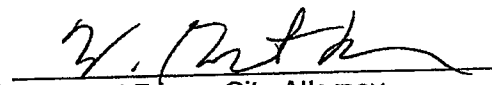

W. Grant Farrar, City Attorney

EXHIBIT A

Legal Description

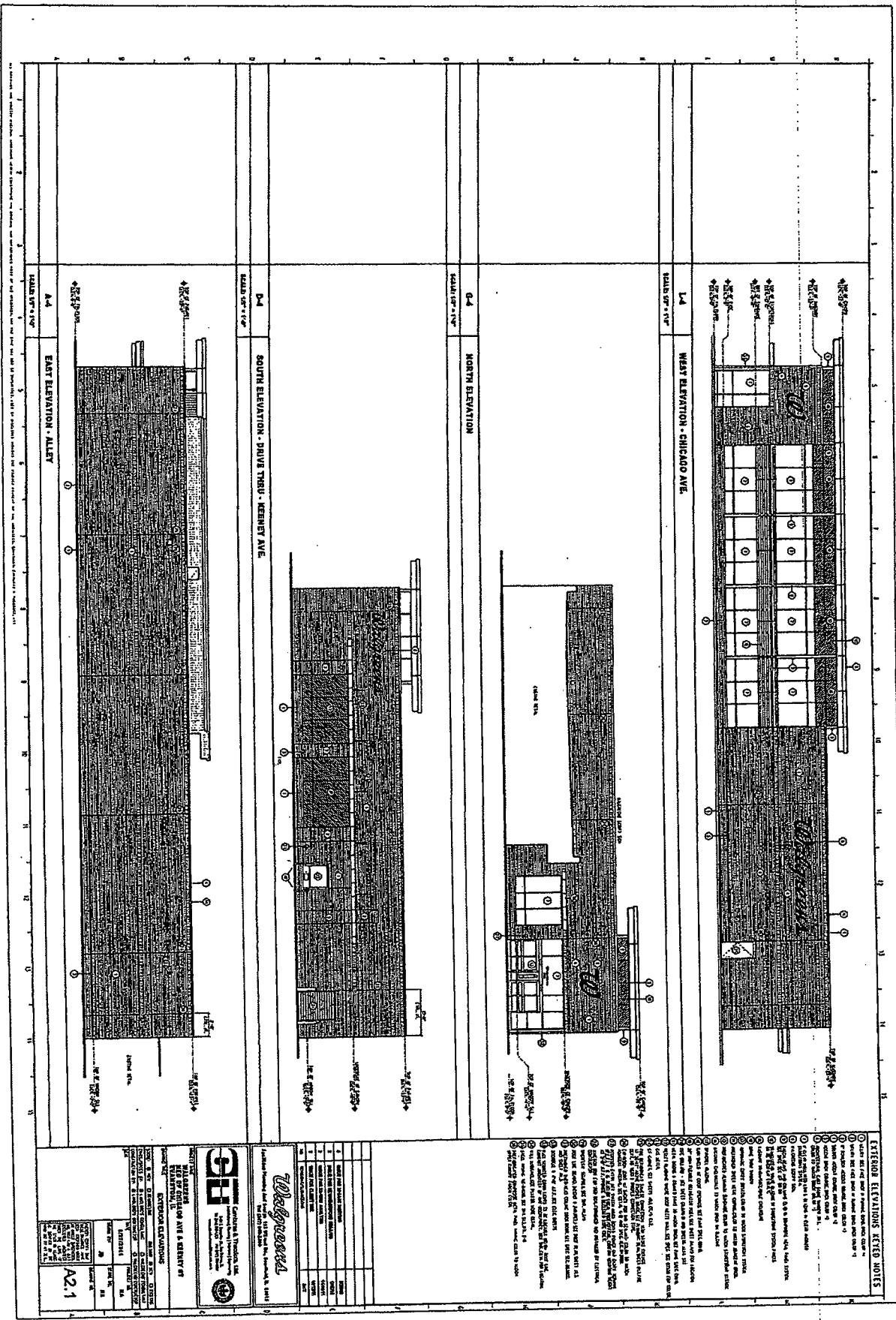
LOT 1 OF THE SOUTHPORT CONSOLIDATION OF LOTS 11 TO 19, BOTH INCLUSIVE, IN BLOCK 2 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PER PLAT RECORDED MARCH 07, 1984 AS DOCUMENT NO. 26996718.

PIN: 11-19-407-028-0000

COMMONLY KNOWN AS: 635 Chicago Avenue, Evanston, Illinois.

EXHIBIT B

Development Plans



- EXTENSION ELEVATIONS EXTER. NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES ARE AS NOTED ON THE DRAWINGS.
 3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS APPROVED BY THE ARCHITECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND ALLEYS.
 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPING.
 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.
 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LIGHTING.
 12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PAINT.
 13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFING.
 14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING MECHANICAL SYSTEMS.
 15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ELECTRICAL SYSTEMS.
 16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PLUMBING SYSTEMS.
 17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING HEATING SYSTEMS.
 18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING COOLING SYSTEMS.
 19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING INSULATION.
 20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING VENTILATION.
 21. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SOUND BARRIER.
 22. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SECURITY SYSTEMS.
 23. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESSIBILITY.
 24. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SAFETY SYSTEMS.
 25. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE PROTECTION SYSTEMS.
 26. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EMERGENCY SYSTEMS.
 27. THE CONTRACTOR SHALL MAINTAIN THE EXISTING COMMUNICATIONS SYSTEMS.
 28. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DATA SYSTEMS.
 29. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TELEPHONE SYSTEMS.
 30. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CABLE SYSTEMS.
 31. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SATELLITE SYSTEMS.
 32. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ANTENNA SYSTEMS.
 33. THE CONTRACTOR SHALL MAINTAIN THE EXISTING RADAR SYSTEMS.
 34. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LASER SYSTEMS.
 35. THE CONTRACTOR SHALL MAINTAIN THE EXISTING X-RAY SYSTEMS.
 36. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ULTRASONIC SYSTEMS.
 37. THE CONTRACTOR SHALL MAINTAIN THE EXISTING INFRARED SYSTEMS.
 38. THE CONTRACTOR SHALL MAINTAIN THE EXISTING VISIBLE LIGHT SYSTEMS.
 39. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ULTRAVIOLET SYSTEMS.
 40. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GAMMA RAY SYSTEMS.
 41. THE CONTRACTOR SHALL MAINTAIN THE EXISTING COSMIC RAY SYSTEMS.
 42. THE CONTRACTOR SHALL MAINTAIN THE EXISTING NEUTRINO SYSTEMS.
 43. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRAVITATIONAL WAVE SYSTEMS.
 44. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DARK MATTER SYSTEMS.
 45. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DARK ENERGY SYSTEMS.
 46. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SUPERNOVA SYSTEMS.
 47. THE CONTRACTOR SHALL MAINTAIN THE EXISTING BLACK HOLE SYSTEMS.
 48. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WHITE DWARF SYSTEMS.
 49. THE CONTRACTOR SHALL MAINTAIN THE EXISTING NEUTRON STAR SYSTEMS.
 50. THE CONTRACTOR SHALL MAINTAIN THE EXISTING BLACK HOLE SYSTEMS.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	11/15/2011	J.M.
2	ISSUED FOR CONSTRUCTION	11/15/2011	J.M.
3	ISSUED FOR RECORD	11/15/2011	J.M.
4	ISSUED FOR AS-BUILT	11/15/2011	J.M.
5	ISSUED FOR FINAL	11/15/2011	J.M.

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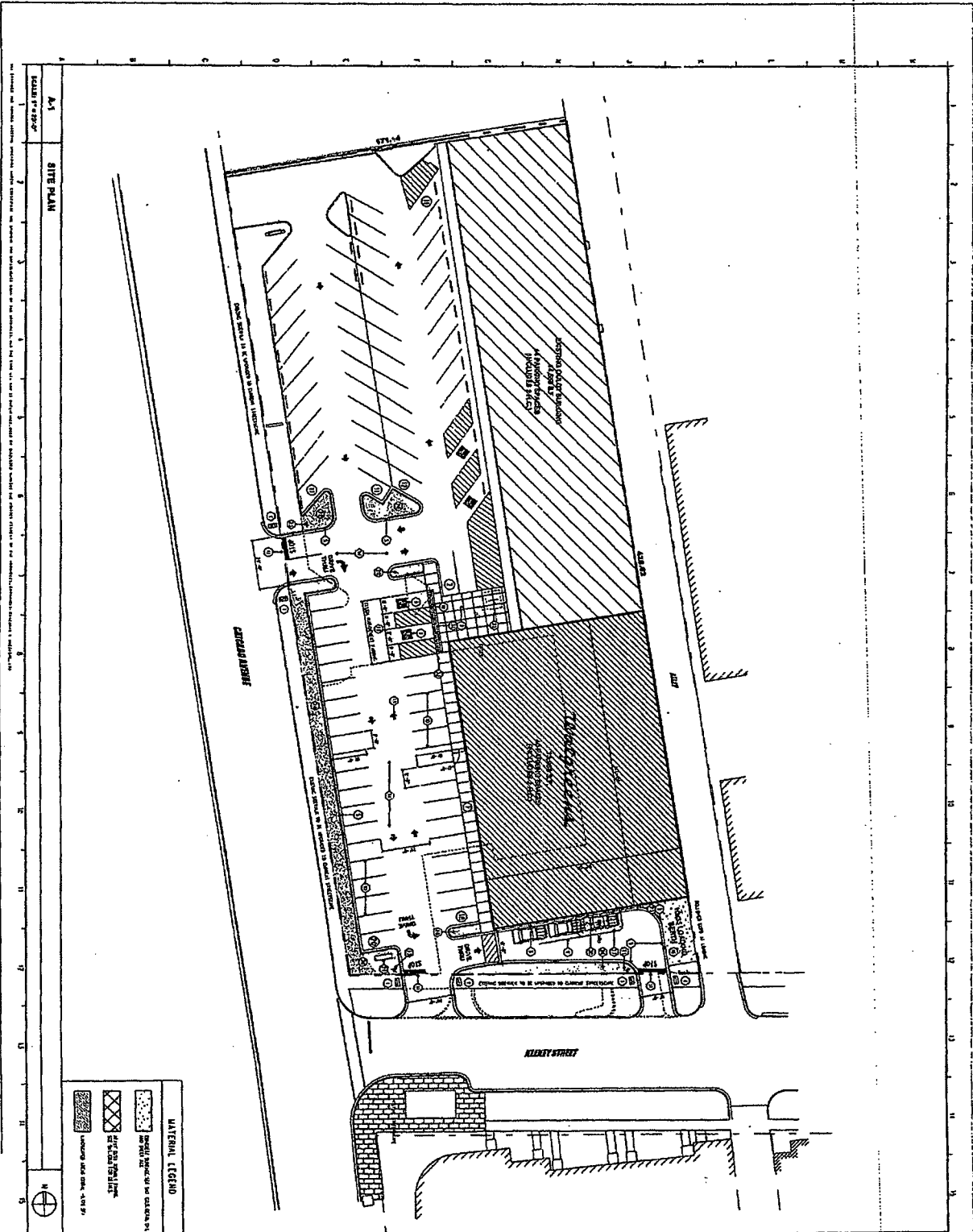
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A-1 SITE PLAN

Scale: 1/8" = 1'-0"

MATERIAL LEGEND

[Symbol]	ASPHALT DRIVEWAY
[Symbol]	CONCRETE DRIVEWAY
[Symbol]	ASPHALT DRIVEWAY
[Symbol]	CONCRETE DRIVEWAY

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS BUILDING CODE.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
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CH
 CHICAGO ARCHITECTURAL
 100 N. LAUREL STREET
 CHICAGO, ILLINOIS 60610
 TEL: 312.467.1234
 FAX: 312.467.5678
 WWW.CHICAGOARCHITECTS.COM

Table with 4 columns: No., Description, Date, and Initials.

No.	Description	Date	Initials
1	PRELIMINARY DESIGN	10/15/2023	JM
2	FINAL DESIGN	11/01/2023	JM
3	CONSTRUCTION PERMITS	11/15/2023	JM
4	CONSTRUCTION	12/01/2023	JM

McGraw-Hill
 CONSTRUCTION SOFTWARE
 1221 AVENUE OF THE AMERICAS
 NEW YORK, NY 10020
 TEL: 212.512.2000
 FAX: 212.512.2001
 WWW.MCGRAWHILL.COM

Table with 4 columns: No., Description, Date, and Initials.

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Table with 4 columns: No., Description, Date, and Initials.

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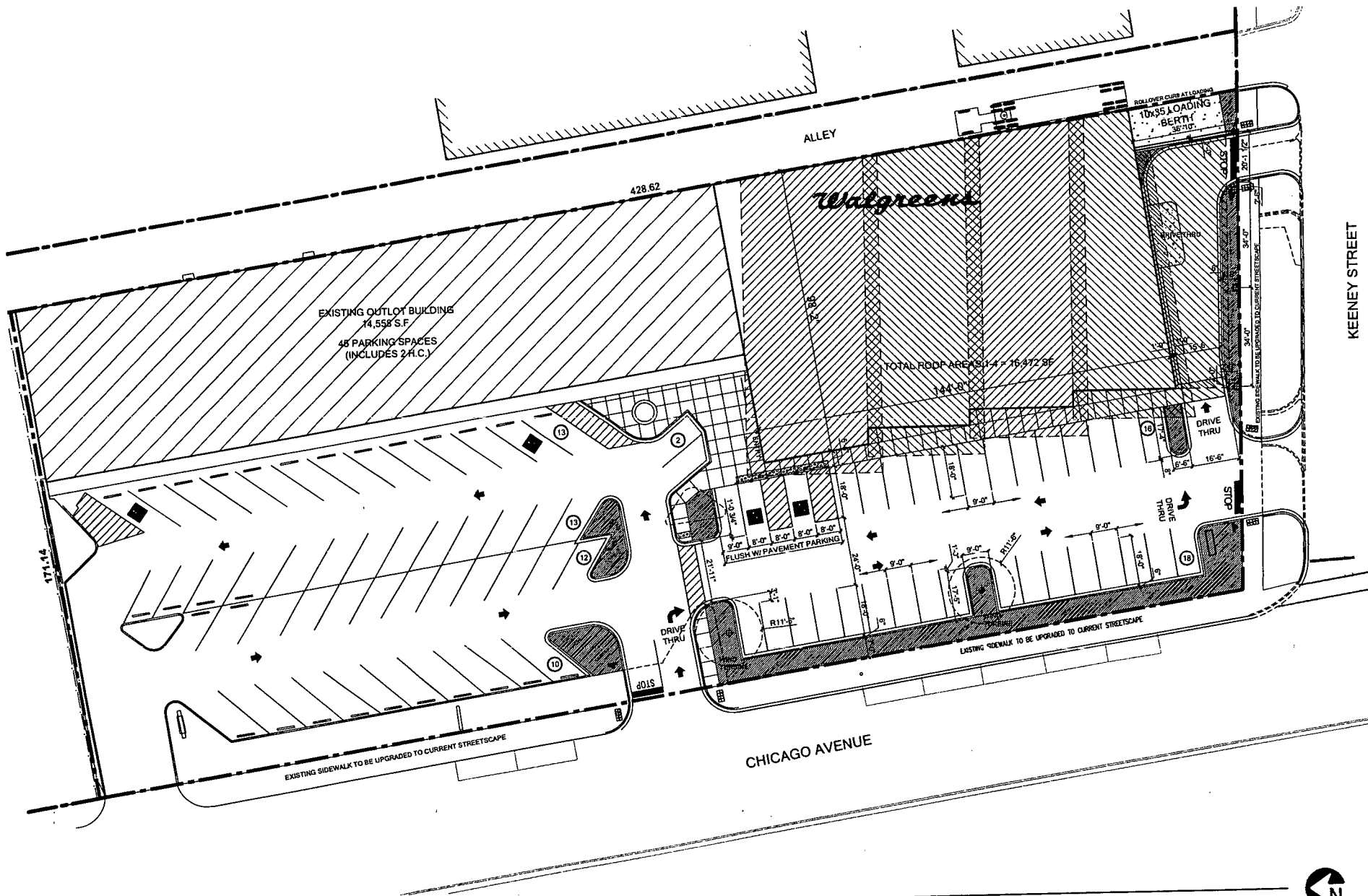
Table with 4 columns: No., Description, Date, and Initials.

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3	CONSTRUCTION PERMITS	11/15/2023	JM
4	CONSTRUCTION	12/01/2023	JM

G001

EXHIBIT 2

Revised Site Plan

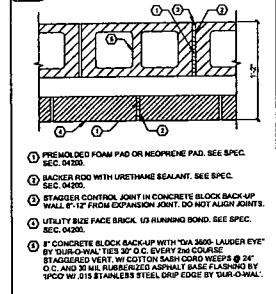


1 SITE PLAN
 SCALE: 1" = 30'-0"



REFERENCED KEY NOTES

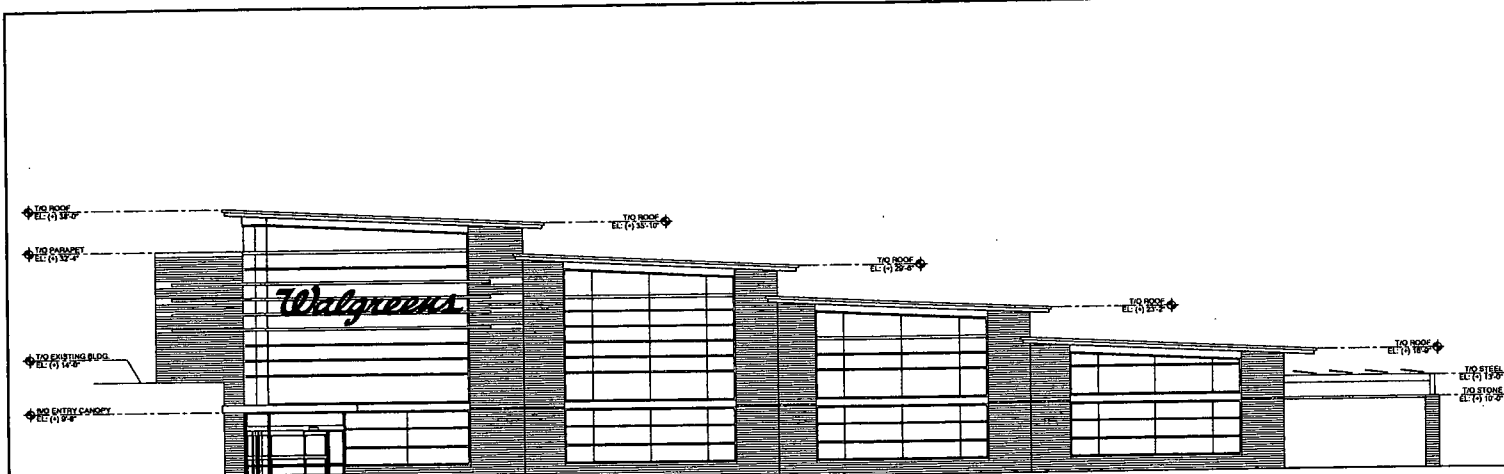
- 01.20.01 LINE OF BRICK LEDGE IN POURED FOUNDATION.
- 01.20.02 TYPE 1 UTILITY SIZE FACE BRICK, 1/2 RUNNING BOND. COLOR: LIGHT REDDOTT SMOOTH, MANU: SHERCOTT
- 01.20.03 TYPE 2 UTILITY SIZE FACE BRICK, 1/2 RUNNING BOND. COLOR: ALMOND SMOOTH, MANU: SHERCOTT
- 01.20.04 MASONRY SOLDIER COURSE
- 01.20.05 MASONRY ROWLOCK SILL
- 01.20.06 ARCHITECTURAL CAST STONE LEDGE BASE WITH WASH (4" LENGTH TYP. FOLLOW ELEVATION FOR JOINT PLACEMENT)
- 01.20.07 EXPANSION JOINT W/ BACKER ROD AND SEALANT. COLOR TO MATCH ADJACENT MATERIAL. SEE DETAIL 0-13.
- 01.20.08 ARCHITECTURAL CAST STONE LINTLS (4" LENGTH TYP. 2" MAX) PROVIDE APPROPRIATE LENGTH AT EXPANION JOINTS. SEE WALL SECTIONS FOR SIZES.
- 01.21.01 7" JAMES HARDIE INTERLAP SOILING
- 01.21.02 MOLDED URETHANE MILLWORK CORNICE. SEE WALL SECTIONS FOR DETAILS.
- 01.21.03 MOLDED URETHANE MILLWORK DECORATIVE STRUT.
- 01.21.04 ROOF LINE RED AND (RIGHT @ PARAPET). SEE SHEET A-131.
- 01.21.05 INSULATED COMPOSITE PANEL SYSTEM WITH DECORATIVE ACENT.
- 01.21.06 PREFINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL.
- 01.21.07 SHEET METAL SCUPPER THROUGH MASONRY PARAPET.
- 01.21.08 ALUMINUM STANDING SEAM ROOFING.
- 01.21.09 ALUMINUM STANDING SEAM ROOFING. PROVIDE GUTTERS AND DOWNSPOUTS.
- 01.21.10 METAL DOORS & FRAMES. PAINT TO MATCH ADJACENT BRICK.
- 01.21.11 CLEAR ANODIZED ALUMINUM WINDOW FRAMES.
- 01.21.12 CLEAR ANODIZED ALUMINUM WINDOW FRAMES. COLOR: BONE WHITE.
- 01.21.13 CLEAR GLAZING WITH LAMINATED TRANSLUCENT INTERLAYER.
- 01.21.14 REFLECTIVE IMAGE OF SOUND. M/A APPLIED TO BACK OF DISPLAY WINDOW PRIOR TO INSTALLATION.
- 01.21.15 PHARMACY DRIVE-THRU WINDOW ASSEMBLY
- 01.21.16 RAIN SHEILD AT DOOR OPENING.
- 01.21.17 DOORBELL @ 4'-0" A.F.F.
- 01.21.18 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM. PROVIDE LAMINATED GLASS AT ALL GLAZING BELOW 7'-0".
- 01.21.19 SPANDREL GLAZING.
- 01.21.20 RED "WALGREENS" SCRIPT SIGN, INTERNALLY ILLUMINATED. SEE DETAILS ON SHEET A-728.
- 01.21.21 PRIOR TO FABRICATING SIGNS, FIELD VERIFY THE LOCATION OF STEEL BEAM LOCATED BEHIND SIGNS SO THAT ELECTRICAL FEEDS CAN BE PROPERLY LOCATED IN ORDER TO CLEAR STRUCTURE.
- 01.21.22 HORIZONTAL LETTER SIGN.
- 01.21.23 CURVED STRETCHED FABRIC AWNING OVER ALUMINUM FRAME.
- 01.21.24 PREFABRICATED SOLID COMPOSITE ALUMINUM CANOPY.
- 01.21.25 FINE DEPARTMENT SHIMASE CONNECTION WITH FITTINGS @ 36" A.F.F. ABOVE FINISHED GRADE. CONSULT WITH LOCAL FIRE DEPARTMENT.
- 01.21.26 W-1 WALL HYDRANT
- 01.21.27 ANCHOR BOX FOR FUTURE REDBOX. FURNISH AND INSTALL BY ELECTRICAL CONTRACTOR.
- 01.21.28 WALL MOUNTED LIGHT. SEE ELECTRICAL DRAWINGS.
- 01.21.29 YELLOW DELIMITER POSTS AT DRIVE-THRU WINDOW. FASTEN TO CONCRETE WITH BOLTS.
- 01.21.30 GAS METER.
- 01.21.31 ELECTRICAL "C" PANEL.



VERTICAL JOINT CONTROL JOINT	VERTICAL JOINT CONTROL JOINT	VERTICAL JOINT CONTROL JOINT
CLAY LIMESTONE CALCIUM SILICATE	CONCRETE MASONRY	CAST STONE
C 218 C 73-28A	C 90	C 1354
30" O.C. MAX. 18" FROM CORNER MAX.	SPACING = 18" X WALL HEIGHT 20" O.C. MAX. 4" TO 4" FROM CORNER MAX.	SPACING = 18" X WALL HEIGHT 20" O.C. MAX. 4" TO 4" FROM CORNER MAX.
18" SLIP PLANE BETWEEN CHU AND CAST STONE	WALL THICK @ 18" VERTICAL MAX. PLUS VENEER REINFORCEMENT @ 18" VERTICAL MAX. SLIP PLANE BETWEEN BRICK AND CAST STONE.	WALL THICK @ 18" O.C. VERTICAL. MAX. SLIP PLANE BETWEEN BRICK AND CHU.
SEE OR TECHNICAL NOTE 18A	UNITS INSTALLED WET WITH RAKED JOINTS. JOINTS ARE POINTED AFTER SET EXPOSED JOINTS TO GET BACKER ROD & SEALANT. SEE CAST STONE TECHNICAL BULLETINS 13, 43, & 44.	UNITS INSTALLED WET WITH RAKED JOINTS. JOINTS ARE POINTED AFTER SET EXPOSED JOINTS TO GET BACKER ROD & SEALANT. SEE CAST STONE TECHNICAL BULLETINS 13, 43, & 44.

CONTROL JOINT SCHEDULE

NO.	DATE	BY	DESCRIPTION



1 WEST ELEVATION-CHICAGO AVE.
SCALE: 1/8" = 1'-0"

Walgreens

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DRAWING TITLE: EXTERIOR ELEVATIONS
 SCALE: AS SHOWN
 PROJECT NO. 20013364 STORE NO. 1334
 DRAWN BY: 77
 DATE: 01/17/12
 REVIEWED: [Signature]
A-210