

# COSTCO WHOLESALE CORPORATION

Application for Approval of  
Site Plan, Zoning Variances, Conditional Use, Preliminary Plat of Subdivision



1255 E Ogden Avenue, Naperville, IL

March 5, 2020

City Submittal - 2

(Originally submitted January 16, 2020)

## TABLE OF CONTENTS

### NARRATIVE

- 1.1 Introduction and Subject Property
- 1.2 Subdivision, Conditional Use and Variances
- 1.3 Summary

### EXHIBITS

- Exhibit A Petition for Development Approval
- Exhibit B Owner's Authorization Letter
- Exhibit C Disclosure of Beneficiaries
- Exhibit D Legal Description
- Exhibit E Plans and Reports
  - E.1 ALTA Survey
  - E.2 Site Exhibits
    - Delivery Truck Autoturn Analysis
    - Fire Truck Exhibit
    - Site Sections to RTU's
    - Fuel Facility Vehicle Stacking
    - Pavement Structural Calculations
  - E.3 Building Elevations
    - Warehouse
    - Perspectives
    - Fueling Facility
  - E.4 Sign Packet
    - Signage Site Plan
    - Warehouse Proposed Signage (variance requested)
    - Fueling Facility

- E.5. Preliminary Engineering
- E.6. Preliminary Landscape Plans
- E.7. Preliminary Photometric Plan (variance requested)
- E.8. Preliminary Stormwater Report
- E.9. Preliminary Plat of Subdivision
- E.10. Traffic Impact Study
- E.11. Wetland Memorandum

#### Exhibit Responses to Standards

Exhibit 1 Response to Standards for Conditional Use

Exhibits 2-6 Not used

Exhibit 7A Response to Standards for Zoning Variance - Parking Lot Light Poles

Exhibit 7B Response to Standards for Zoning Variance - Signage

## PROPOSED COSTCO WHOLESALE

1255 E OGDEN AVENUE (CURRENTLY PART OF OGDEN MALL)

### **1.1 Introduction and Subject Property**

Costco Wholesale (Costco) began operations in 1983 in Seattle. In October 1993, Costco merged with The Price Company, which pioneered the membership warehouse concept in 1976. In January 1997, after the spin-off of most of its non-warehouse assets to Price Enterprises, Inc., the Company changed its name to Costco Wholesale Corporation, which trades under the NASDAQ symbol "COST."

Costco originated the warehouse club concept in 1976 and continues to be an industry leader in terms of service, quality, value and innovation. Costco has grown to become, in terms of sales, the second-largest Global retailer and the largest operator of membership clubs worldwide.

Costco currently operates an extremely successful and busy retail warehouse facility within Naperville, located on the west side of the City at the southeast corner of IL Route 59 and 75<sup>th</sup> Street. Due to the size and demographics of the Naperville area Costco is seeking to develop a second Naperville location on the east side of the City, which includes a free-standing fueling facility.

Costco has entered into an agreement to purchase and redevelop approximately 18.95 acres of a 29.09 acre lot which is currently known as "Ogden Mall", and is located at the northwest corner of Ogden Avenue and Iroquois Avenue. The project will require demolition of the long-vacant K-Mart building, as well as the movie theater and the remaining underperforming space that is located on the future Costco property. It is our understanding that the current owner and City staff have been working with the existing tenants to either re-locate to other spaces with the remaining Ogden Mall building, or to alternate locations within the City. Revisions to the internal parking/driving aisles along the proposed lot line between Costco and the remaining Ogden Mall will also be undertaken to accommodate Costco and the tenants on the remaining portion (10.14 ac) of the Ogden Mall property. The proposed Costco retail warehouse building will be approximately 161,047 sf, and the overall site plan will provide for approximately 913 parking stalls. The fueling facility will initially provide four islands with 24 pumping locations. It has been planned with room to extend the islands in order to add four more pumps which will provide an additional 8 pumping

locations. In the ultimate configuration the fueling facility will provide a total of 32 pumping locations.

## 1.2 Subdivision, Conditional Use and Variances

Costco Wholesale seeks to subdivide the Subject Property into two lots to be known as Kirkland Ogden Subdivision per the Preliminary Plat of Subdivision that is included with this submittal.

In addition to the required subdivision, the proposed development plan also requires a Conditional Use approval for the proposed free-standing fueling facility. Per Section 6-7B-3 of the City's Municipal code and as noted above, the project requires a Conditional Use approval for dispensing and selling gasoline under the category of "Automobile Service Station". However, it should be noted that this fueling facility only dispenses gasoline, and no other sales or services are available at the fueling facility location. The applicant is seeking to include the development of a free-standing Fueling Facility (considered an accessory use to the overall warehouse) consisting initially of 4 islands with 12 fuel pumps/24 pumping locations and a canopy covering all fuel pumps. A warming hut and restroom will be constructed for the attendant on duty, as well as a controller enclosure that houses the necessary mechanical and safety equipment in order to operate the Fueling Facility. Room has also been provided to add an additional row of 4 fuel pumps that will add 8 more pumping locations. An attendant is on hand during operating hours to assist customers with any technical issues while utilizing the pumping locations, as well as for safety precautions if any issue arises on site that requires immediate action. See Exhibit 1 for further information.

Costco is also seeking relief for two additional zoning regulation variances based on the City Code. The two variances are as follows:

- **Section 6-14-4:3.2.5: Exterior Parking Lot Lighting:** This code requires that all parking lot light pole heights within commercial districts be limited to 25 feet. Costco is seeking a variance to allow for the use of their standard pole height of 36.5 feet to provide better light coverage with fewer light poles, and to be more compatible with the existing light poles that will remain on the rest of Ogden Mall. See Exhibit 7A for further information.

- **Section 6-16-5:2.1.1: Signs:** This code allows wall signage on the east, north and south elevations up to a maximum sign area of one and one-half (1.5) square feet for each linear foot of facade, however the signage shall not exceed a maximum of three hundred (300) square feet per elevation. We are proposing two signs totaling 438 sf of wall signage on the east elevation (facing Ogden Avenue), two signs totaling 311 sf on the south elevations and no signage on the north elevation. See Exhibit 7B for further information.

### **1.3 Summary**

The petitioner respectfully petitions the City of Naperville to approve the submitted documents for a Preliminary Plat of Subdivision, a variance from the City Code Section 6-14-4:3.2.5 to allow 36.5' light pole fixtures , a variance from the City Code Section 6-16-5:2.1.1 to allow increased wall signage, a Conditional Use for the fueling facility and such other variances, departures or deviations as may be necessary to re-develop the subject property as depicted on the plans and documents submitted in conjunction with this application.

The Ogden Mall property has been in need of an update for a considerable period of time, and it has been one of the City's stated goals to improve the vibrancy of the property, and to increase retail sales tax at Ogden Mall. With Costco Wholesale seeking to redevelop more than half of the overall Ogden Mall site we believe this achieves the City's goals, and in addition, will be the catalyst to revitalize the area and draw more shoppers to the immediate area, including drawing individuals from outside the City of Naperville. Costco's goal is to provide a second location within Naperville to conveniently and effectively serve members within this market area. In doing so, Costco is facilitating redevelopment of the Ogden Mall site in a manner that efficiently utilizes the land, and is compatible with the surrounding uses.

EXHIBIT A

PETITION FOR DEVELOPMENT APPROVAL

# CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Costco Wholesale Corporation

ADDRESS OF SUBJECT PROPERTY: 1255 E Ogden Avenue, Naperville, IL

PARCEL IDENTIFICATION NUMBER (P.I.N.) 0808100025

**I. PETITIONER:** Costco Wholesale Corporation c/o TJ Design Strategies Ltd.

PETITIONER'S ADDRESS: 2311 W. 22nd Street, Suite 208

CITY: Oak Brook STATE: IL ZIP CODE: 60523

PHONE: 630-368-0840 EMAIL ADDRESS: tjohnson@tjdesignltd.com

**II. OWNER(S):** Norcor Naperville Associates, L.L.C. c/o Newcastle Properties, L.L.C. Attn: John Gross

OWNER'S ADDRESS: 1030 West Higgins Road, Suite 360

CITY: Park Ridge STATE: IL ZIP CODE: 60068

PHONE: 847-685-9800 x2 EMAIL ADDRESS: jg@ejohngross.com

**III. PRIMARY CONTACT** (review comments sent to this contact): Ted Johnson

RELATIONSHIP TO PETITIONER: Development Manager/Authorized Representative

PHONE: 630-368-0840 EMAIL ADDRESS: tjohnson@tjdesignltd.com

## **IV. OTHER STAFF**

NAME: Stephen Cross

RELATIONSHIP TO PETITIONER: Project Development Manager

PHONE: 847-498-0800 EMAIL ADDRESS: scross@crossengineering.com

NAME: Risa Yuki

RELATIONSHIP TO PETITIONER: Project Architect

PHONE: 206-962-6630 EMAIL ADDRESS: risa.yuki@mg2.com



**V. PROPOSED DEVELOPMENT**

(check applicable and provide responses to corresponding exhibits on separate sheet)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5)                                  |
| <input type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2)    | <input type="checkbox"/> Planned Unit Development Deviation (Exhibit 6)                  |
| <input type="checkbox"/> Annexation (Exhibit 3)   | <input type="checkbox"/> Sign Variance (Exhibit 7)                                       |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication                           | <input checked="" type="checkbox"/> Zoning Variance (Exhibit 7)                          |
| <input type="checkbox"/> Rezoning (Exhibit 4)   | <input type="checkbox"/> Platted Setback Deviation (Exhibit 8)                           |
| <input checked="" type="checkbox"/> Subdivision Plat                                    | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 8)                        |
| <input type="checkbox"/> Temporary Use  | <input checked="" type="checkbox"/> Other (Please Specify: <u>Development Approval</u> ) |

*\*When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 32.0071 acres entire parcel currently/ subdividing & redeveloping 18.5 acres

**DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)**

Development approval of a members only retail warehouse with accessory uses that include an attached tire center (+/-159,157 sf includes +/-5,020 sf entrance canopy) as well as approval for a conditional use of a free standing fueling facility consisting of 4 islands, 12 fuel pumps, 24 pumping locations (with future expansion to 16 fuel pumps, 32 pumping locations), canopy, warming hut for attendant and controller enclosure with a restroom, and approximately 913 parking stalls. We are also requesting preliminary subdivision plat approval, along with zoning variances for building signage and parking lot pole height.

**VI. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)**

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

Required Park Donation will be met by:

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**PETITIONER'S SIGNATURE**

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I, Theodore R. Johnson (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Theodore R. Johnson  
(Signature of Petitioner or authorized agent)

1.9.2020  
(Date)

SUBSCRIBED AND SWORN TO before me this 9<sup>th</sup> day of January, 2020

Jeri D. Krieg  
(Notary Public and Seal)

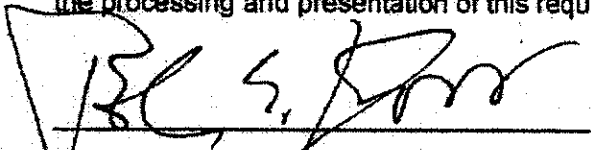


EXHIBIT B

OWNER'S AUTHORIZATION LETTER

**OWNER'S AUTHORIZATION LETTER<sup>1</sup>**

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).



(Signature of 1<sup>st</sup> Owner or authorized agent)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Owner or authorized agent)

1-6-20

(Date)

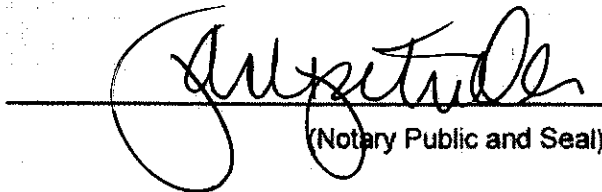
\_\_\_\_\_  
(Date)

John E. Gross, Manager Member

1<sup>st</sup> Owner's Printed Name and Title

\_\_\_\_\_  
2<sup>nd</sup> Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 6<sup>th</sup> day of JANUARY 2020



(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.

EXHIBIT C

DISCLOSURE OF BENEFICIARIES

**CITY OF NAPERVILLE  
DISCLOSURE OF BENEFICIARIES**

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: Costco Wholesale  
Address: 999 Lake Drive  
Issaquah, WA 98027
  
2. Nature of Benefit sought: Site Development Approval, Conditional Use & Subdivision Plat
  
3. Nature of Petitioner (select one):
  - a. Individual
  - b. Corporation
  - c. Land Trust/Trustee
  - d. Trust/Trustee
  - e. Partnership
  - f. Joint Venture
  - g. Limited Liability Corporation (LLC)
  - h. Sole Proprietorship
  
4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:  

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5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):
  - **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
  - **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
  - **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
  - **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
  - **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
  - **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
  - **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

PETITIONER IS A PUBLICLY TRADED CORPORATION. THE REQUESTED DETAILS CAN BE OBTAINED FROM ITS MOST RECENT ANNUAL REPORT OR 10-K STATEMENT FILED WITH THE SEC.

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

BRUCE COPPEL, MVP/CORP COUNSEL  
999 LAKE DRIVE, ISSAQUAH, WA 98027

VERIFICATION

I, BRUCE COPPEL (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: \_\_\_\_\_

Subscribed and Sworn to before me this 6 day of January, 20 20.

Stephanie Gardner  
Notary Public and seal



EXHIBIT D

LEGAL DESCRIPTION

**Proposed Address: 1255 E Ogden Avenue**  
**Existing Pin: 0808100025**

THAT PART OF LOT 2 IN THE FINAL PLAT OF CVS/PHARMACY-NAPERVILLE, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 2010 AS DOCUMENT R2010-019390, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERN MOST CORNER OF SAID LOT 2; THENCE ALONG THE WEST, NORTH AND EAST LINES OF SAID LOT 2 FOR NEXT 4 COURSES AND DISTANCES; 1.) NORTH 35 DEGREES 05 MINUTES 22 SECONDS EAST, 1000.04 FEET; 2.) NORTH 87 DEGREES 53 MINUTES 59 SECONDS EAST, 487.10 FEET; 3.) SOUTH 02 DEGREES 26 MINUTES 24 SECONDS EAST, 249.91 FEET; 4.) SOUTH 62 DEGREES 00 MINUTES 10 SECONDS EAST, 72.34 FEET; THENCE SOUTH 27 DEGREES 59 MINUTES 50 SECONDS WEST, 662.06 FEET; THENCE SOUTH 35 DEGREES 05 MINUTES 22 SECONDS WEST, 242.73 FEET; THENCE SOUTH 39 DEGREES 51 MINUTES 26 SECONDS EAST, 87.33 FEET TO A SOUTHEASTERLY LINE OF SAID LOT 2; THENCE ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY LINES OF SAID LOT 2 FOR NEXT 3 COURSES AND DISTANCES; 1.) SOUTH 50 DEGREES 08 MINUTES 34 SECONDS WEST, 316.57 FEET; 2.) NORTH 40 DEGREES 33 MINUTES 19 SECONDS WEST, 250.36 FEET TO A NONTANGENT CURVE; 3.) ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1690.00 FEET, HAVING A CHORD BEARING OF NORTH 47 DEGREES 16 MINUTES 10 SECONDS WEST, AND AN ARCH LENGTH OF 458.85 FEET TO THE PLACE OF BEGINNING CONTAINING 18.7077 ACRES, MORE OR LESS; ALL IN DUPAGE COUNTY, ILLINOIS.



EXHIBIT E

PLANS AND REPORTS

Submitted electronically separately.

Exhibit/Drawing/Document Title	Plan #	Plan Date	Approval Status
E.1 ALTA Survey		12/17/19	FYI-Submittal 1
E.2 Site Exhibits: <ul style="list-style-type: none"> <li>▪ Delivery Truck Autoturn Analysis</li> <li>▪ Fire Truck Exhibit</li> <li>▪ Site Sections to RTU's</li> <li>▪ Fuel Facility Vehicle Stacking</li> <li>▪ Pavement Structural Calculations</li> </ul>	DD13-03  P13-01 DD14-03	3/4/20  3/3/20 1/16/20 3/4/20 3/3/20	FYI-Submittal 1
E.3. Building Elevations: <ul style="list-style-type: none"> <li>▪ Warehouse</li> <li>▪ Perspectives (3)</li> <li>▪ Fueling Facility</li> </ul>	DD#11-03 DD#11-03	3/4/20 3/4/20 1/7/20	
E.4. Sign Packet: <ul style="list-style-type: none"> <li>▪ Signage Site Plan</li> <li>▪ Warehouse (variance)</li> <li>▪ Fueling Facility</li> </ul>	DD15-03 DD#11-03	3/2/20 3/4/20 1/7/20	
E.5. Preliminary Engineering: <ul style="list-style-type: none"> <li>▪ Title Sheet</li> <li>▪ Existing Conditions Plan</li> <li>▪ Preliminary Demolition Plan</li> <li>▪ Preliminary Overall Site Plan</li> <li>▪ Preliminary Layout &amp; Paving</li> <li>▪ Preliminary Grading Plan</li> <li>▪ Preliminary Utility Plan</li> </ul>	C0.0 C1.0 C1.1 C2.0 C2.1 C3.0 C4.0	3/3/20 3/3/20 3/3/20 3/3/20 3/3/20 3/3/20 3/3/20	
E.6. Preliminary Landscape Plans	LP 100 LP 101	3/5/20 3/5/20	

E.7. Preliminary Photometric Plan	SE-1	03/03/20	
E.8. Preliminary Stormwater Report		3/3/20	
E.9. Preliminary Plat of Subdivision		3/3/20	
E.10. Traffic Impact Study		3/3/20	
E.11. Wetland Memorandum		12/18/19	Approved-Submittal 1

## EXHIBIT 1

### RESPONSE TO STANDARDS FOR CONDITIONAL USE - FUELING FACILITY

Submitted electronically separately.

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EXHIBIT 7A

RESPONSE TO STANDARDS FOR ZONING VARIANCE - PARKING  
LOT LIGHT POLES

Submitted electronically separately.

EXHIBIT 7B

RESPONSE TO STANDARDS FOR ZONING VARIANCE - SIGNAGE

Submitted electronically separately.