

PD 1110

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 9, 2014

Joseph M. Antunovich
Antunovich Associates
224 West Huron Street
Suite 7 East
Chicago, IL 60654

**Re: Administrative Relief request for Business Planned Development No. 1110
Proposed Mariano's at 2040-2160 North Ashland Avenue**

Dear Mr. Antunovich:

Please be advised that your request for a minor change to Business Planned Development No. 1110 ("PD 1110"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of PD 1110.

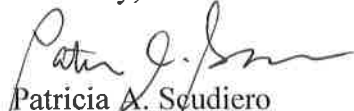
Your client and the owner of all of the property within PD 1110, Chicago Ashland Webster, LLC, was previously granted administrative relief on January 31, 2012, June 29, 2012, and December 10, 2012. The existing Planned Development includes a proposed 10,000 square foot retail building and associated on-grade parking lot to be constructed at the corner of Elston and Ashland Avenues, to the south of the under construction Mariano's Grocery Store. You are now seeking administrative relief to allow the south parcel to be developed as an interim on-grade parking lot only until the retail building is finally developed. This interim proposed change would in no way preclude ownership from developing the south parcel as shown on the approved Site Plan dated December 10, 2012.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed interim parking lot use on the south parcel will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The attached, Proposed Site Plan, Proposed Roof/Landscape Plan, and East Elevation Comparison, dated November 25, 2014, shall be inserted into the main file.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1110, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from

the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

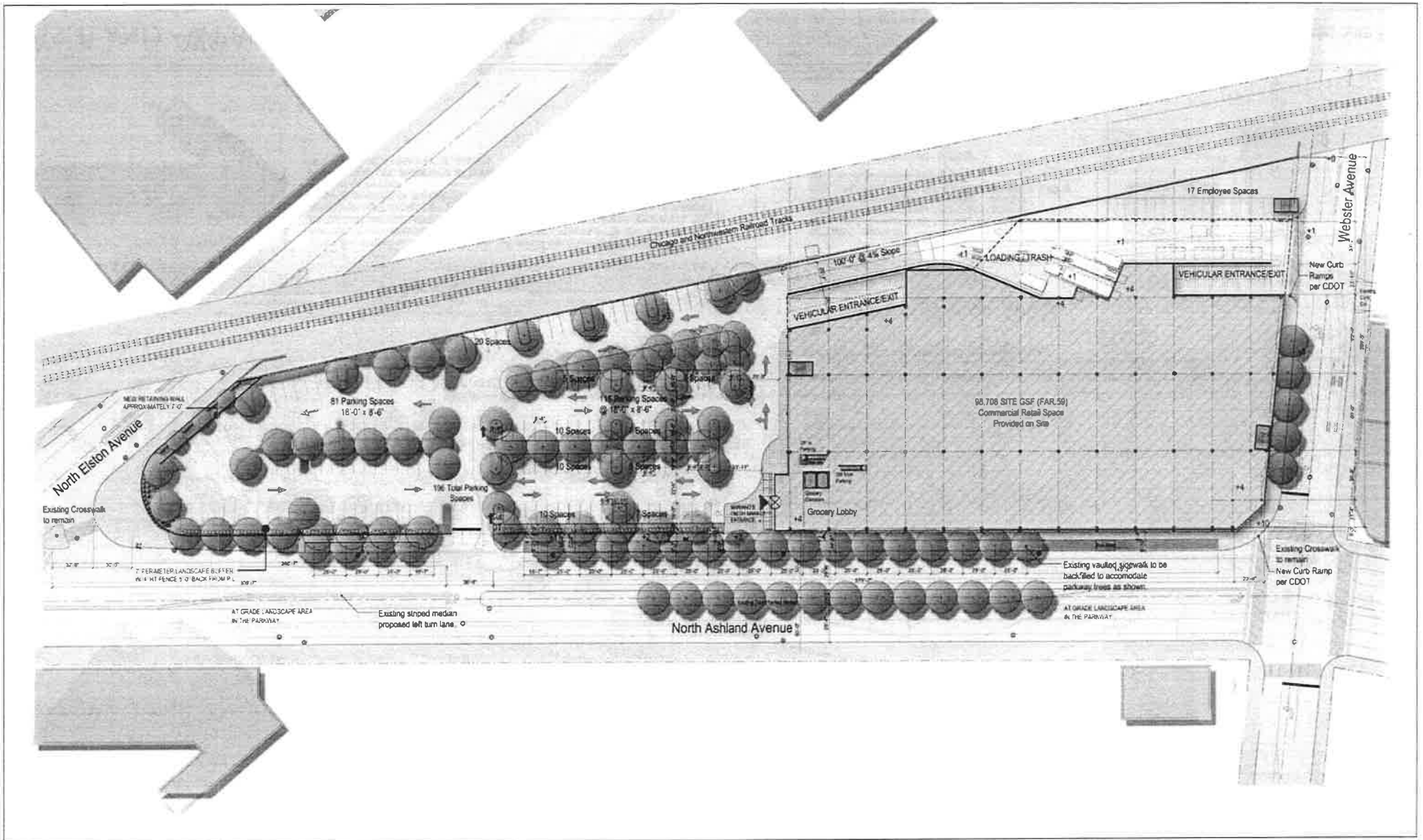
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file



ASHLAND - WEBSTER DEVELOPMENT

Developer State Farm | Antunovich Associates Architects & Planners

November 25, 2014 Proposed Site Plan

Chicago, IL | November 25, 2014

VEHICULAR USE AREA INTERNAL PLANTING

TOTAL VEHICULAR USE AREA (PARKING LOT AND DRIVE THROUGH)
INTERNAL PLANTING AREA REQUIRED (10% OF 81,761 SF)
INTERNAL PLANTING AREA PROPOSED

81,761 SF
8,176 SF
8,176 SF

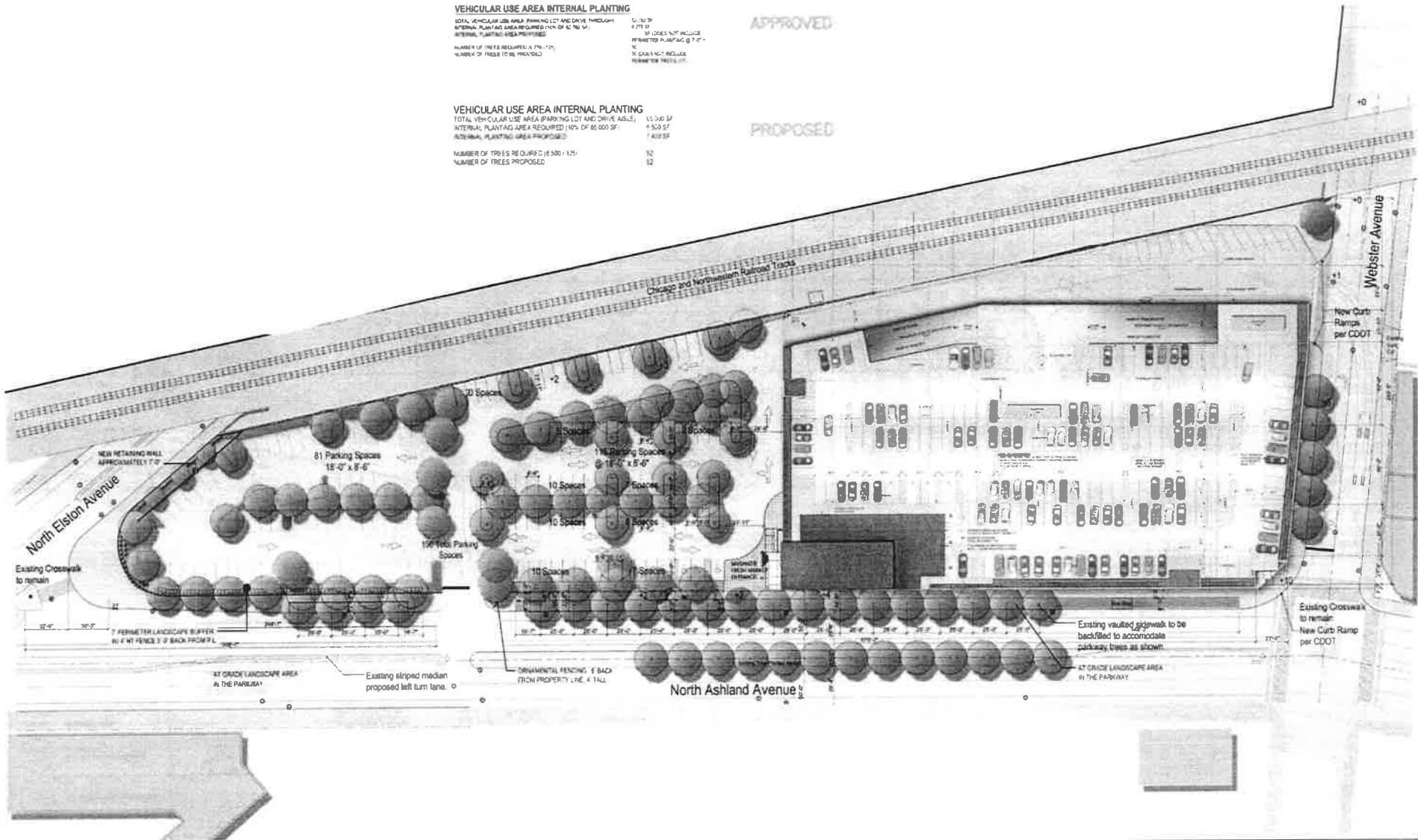
APPROVED

VEHICULAR USE AREA INTERNAL PLANTING

TOTAL VEHICULAR USE AREA (PARKING LOT AND DRIVE ASLE)
INTERNAL PLANTING AREA REQUIRED (10% OF 85,000 SF)
INTERNAL PLANTING AREA PROPOSED

85,000 SF
8,500 SF
8,500 SF

PROPOSED

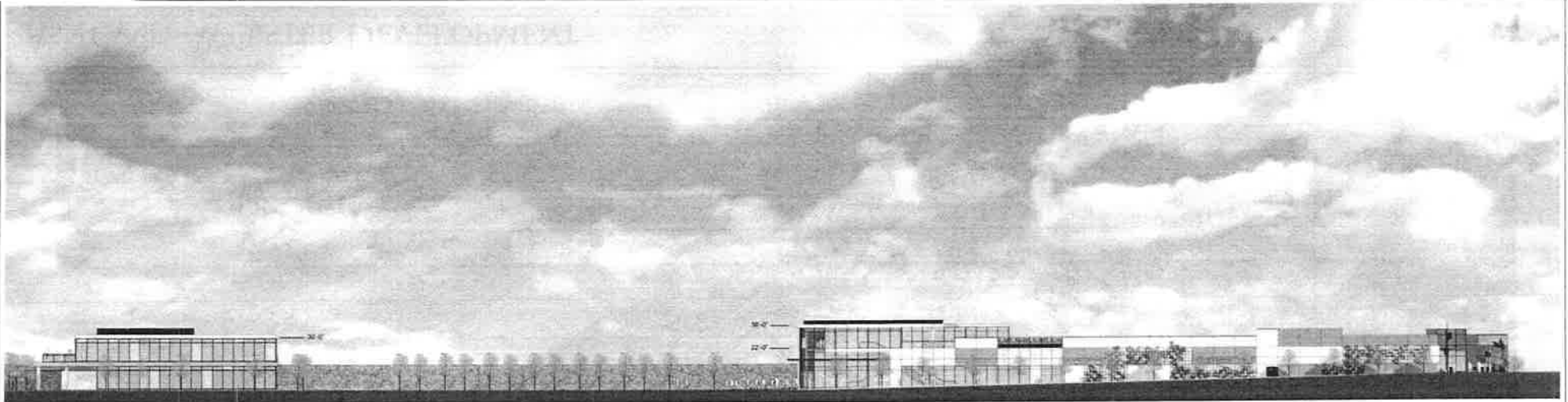


ASHLAND - WEBSTER DEVELOPMENT

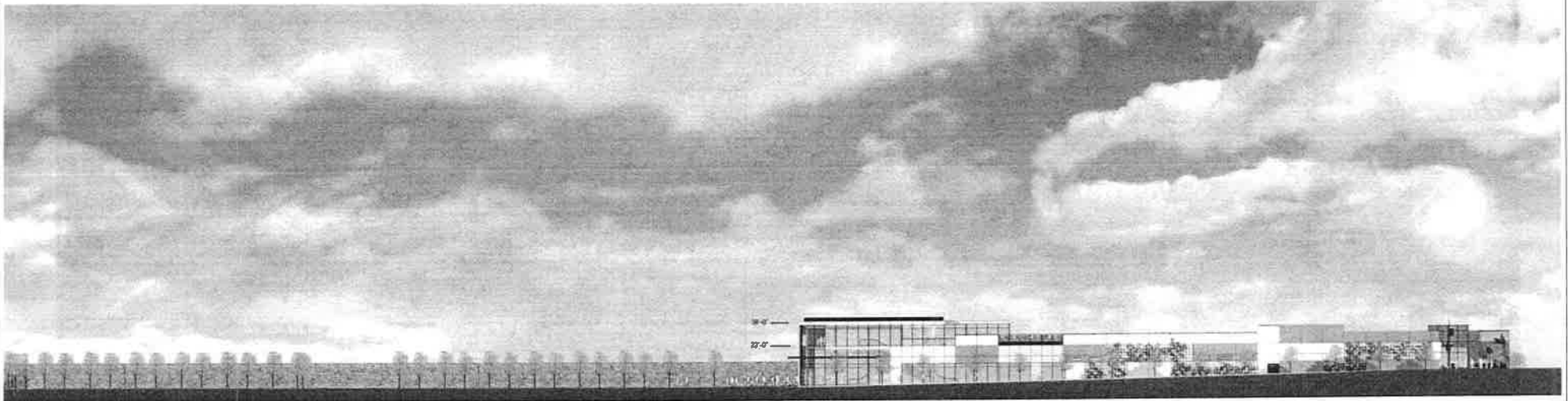
Developer: State Farm | Antunovich Associates Architects & Planners

November 25, 2014 Proposed Roof/Landscape Plan

Chicago, IL | November 25, 2014



December 10, 2012 Approved Ashland Avenue Elevation



November 25, 2014 Proposed Ashland Avenue Elevation

ASHLAND - WEBSTER DEVELOPMENT

Developer State Farm | Antunovich Associates Architects & Planners

East Elevation Comparison

Chicago, IL | November 25, 2014



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 29, 2012

Mr. Joseph M. Antunovich
Antunovich Associates
224 West Huron Street
Suite 7 East
Chicago, IL 60654

**Re: Administrative Relief Request for Business Planned Development No. 1110
2040-2160 North Ashland Avenue**

Dear Mr. Antunovich:

Please be advised that your request for a minor change to Business Planned Development No. 1110 (as originally submitted by you on May 16, 2012 and supplemented by your written submission dated May 31, 2012) has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development (PD).

At the time of your May 16, 2012 letter, Helco Corporation ("Helco") was the owner of the property commonly known as 2040 to 2160 N. Ashland Avenue (the "Property"). Your request included a conditional consent from Helco for this administrative relief request with the understanding that the granting of the administrative relief would take effect if and only if V Land Corporation or Chicago Ashland Webster, LLC acquired title to the Property. The City has been advised that Chicago Ashland Webster, LLC has now acquired title to the Property and is the current owner of the property.

On January 31, 2012, the Department of Housing and Economic Development granted administrative relief for modifications to the site, landscape and green roof plans. You are now seeking administrative relief for the following minor changes:

1. Building C will be reduced from three-stories to two-stories as a result of the removal of the previously approved third floor commercial storage space, as depicted in the Site Plan dated May 31, 2012, the Landscape and Green Roof Plan dated May 31, 2012, and the North, South, East and West Elevations dated May 16, 2012 (collectively, the "Revised Drawings"). The first floor will contain a retail establishment and one level of parking above, as depicted on the Revised Drawings.
2. The required green roof shall be provided as depicted on the Landscape and Green Roof Plan dated May 31, 2012.

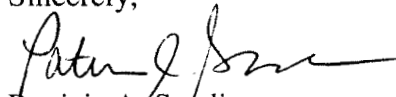
The Revised Drawings will be inserted into the main file and are hereby approved, but only to the extent that they depict the above-listed minor changes and no others.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1110, I hereby approve the foregoing minor change but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Steve Panko
Danielle Cassel
Andrew Scott
Heather Gleason
Mike Marmo
Erik Glass
Ron Daye
Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

January 31, 2012

Mr. Joseph M. Antunovich
Antunovich Associates
224 West Huron Street
Suite 7 East
Chicago, IL 60654

Re: Administrative Relief Request for Business Planned Development No. 1110, 2040-2160 North Ashland Avenue

Dear Mr. Antunovich:

Please be advised that your request for a minor change to Business Planned Development No. 1110 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development (PD).

Helco Corporation ("Helco") is the owner of the property commonly known as 2040 to 2160 N. Ashland Avenue (the "Property") and V Land Corporation is the contract purchaser of the Property. Helco is providing conditional consent for this administrative relief request with the understanding that the granting of the administrative relief takes effect if and only if V Land Corporation acquires title to the Property. If V Land Corporation does not acquire title to the Property, this administrative relief shall be null and void. You are requesting the administrative relief on behalf of your client, V Land Corporation.

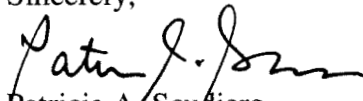
You are seeking approval for modifications to the site, landscape and green roof plans and elevations. A proposed Marianos' Market occupying approximately 70,000 square foot will be the anchor tenant for the proposed mixed-use development. Building A, which will be located at the south end of the property will remain a two-story retail building with a drive-thru as originally approved. The previously approved one-story retail building identified as Building B has been eliminated in order to accommodate a new loading ramp along the west side of Building C. Building C has been reduced from a four-story to a three-story building. It will include Mariano's on the ground floor, enclosed parking on the second floor and 84,000 square feet of commercial storage space along with loading and parking on the third floor. The loading for Building C, which previously consisted of a large diameter truck turn-table, has been reconfigured as a thru-alley on the west side of the building. The Department of Transportation approved the revised Site Plan on January 31, 2012. A revised Site Plan, Landscape Plan, Parking Plan, East, South, North and West Elevations, dated October 31, 2011, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1110, I hereby approve the foregoing minor change, but no other changes to this Planned Development, contingent upon our receipt of a letter signed by Helco Corporation, the current owner of the Property, confirming that V Land Corporation, the contract purchaser, has acquired the Property. If V Land Corporation does not acquire the Property, this administrative relief approval is null and void.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Heather Gleason, Mike Marmo, Erik Glass, Patrick Murphey, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

November 23, 2010

Mr. Andrew P. Scott
Dykema Gossett PLLC
10 South Wacker Drive
Suite 2300
Chicago, IL 60606

Re: **Administrative Relief Request for Business Planned Development
No. 1110, 2040-2160 North Ashland Avenue**

Dear Mr. Scott:

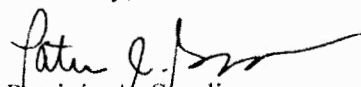
Please be advised that your request for a minor change to Business Planned Development No. 1110 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development (PD).

You are seeking to temporarily reduce the parking from 125 spaces to 41 spaces and temporary relief from the requirements of landscape screening from streets, interior landscaping and ornamental fencing, so that the existing building can be temporarily re-used.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing a temporary parking reduction from 125 spaces to 41 spaces and temporary relief from the landscaping screening from streets and interior landscaping requirements will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. However, this administrative relief shall expire on July 9, 2014, which is six (6) years from the date of passage of the Planned Development. Also, please be aware that your request for temporary relief from the ornamental fencing requirements is denied.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1110, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm
C: Mike Marmo, Erik Glass, Main file



7/9/2008

REPORTS OF COMMITTEES

16257

33325

COMMITTEE ON ZONING.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREA SHOWN ON MAP NUMBER 5-H.

(As Amended)

(Application Number 16257)

(Committee Meeting Held November 20, 2007)

The Committee on Zoning submitted the following report:

CHICAGO, July 9, 2008.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on November 20, 2007, I beg leave to recommend that Your Honorable Body *Pass* one ordinance transmitted herewith for the purpose of reclassifying a particular area. It is known as Application Number 16257 for property located at 2040 -- 2160 North Ashland Avenue and was corrected and amended in its amended form.

At this time I move for passage of the ordinance transmitted herewith.

BPD 1110

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed amended ordinance transmitted with the foregoing committee report was Passed by yeas and nays as follows:

Yeas -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cardenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Munoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Austin, Colon, Banks, Mitts, Allen, Laurino, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

Nays -- None.

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

The following are said ordinances as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current M3-3 Heavy Manufacturing District symbols and indications as shown on Map Number 5-H in area bounded by:

West Webster Avenue; North Ashland Avenue; North Elston Avenue and the eastern boundary line of the right-of-way of the Union Pacific Railroad,

to those of a C3-3 Commercial, Manufacturing and Employment District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-3 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 5-H in the area bounded by

West Webster Avenue; North Ashland Avenue; North Elston Avenue and the eastern boundary line of the right-of-way of the Union Pacific Railroad,

to those of Business Planned Development Number 1110, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development Number 1110.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 1110 (the "Planned Development") consists of a net site area of approximately one hundred sixty-nine thousand eight hundred sixteen (169,816) square feet (three and nine-tenths (3.9) acres) of property, which is depicted on the attached Planned Development Boundary and Property Line map (the "Property"), and is owned by Helco Corp. and controlled by Smithfield Properties XLVII L.L.C. (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council. All conveyance of property to the City for public right-of-way shall be through the City's dedication process.
3. The requirements, obligations and conditions within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the

Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to Applicant shall inure to the benefit of Applicant's successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or authorized by the Applicant, its successors and assigns.

4. This plan of development consists of seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Ground Floor Plan; a Landscape and Greenroof Plan; Landscape Detail Plan; Landscape Plant List Plan; a West Elevation; a South and North Elevation; and an East Elevation; all dated November 16, 2007 and prepared by Antunovich Associates, which are all incorporated herein. Full-size sets of the Site/Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Plan of Development conforms with the intent and purpose of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property: retail and commercial uses as permitted in C3 Commercial, Manufacturing and Employment District, including drive-thru facilities and accessory parking and loading.
6. Temporary signs such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Advertising signs and off-premise signs shall not be permitted within the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development subject to review of the Departments of Transportation and Planning and Development. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work in the

public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of Chicago.

8. In addition to the maximum height of any building or any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements depicted on the Site Plan and Elevations, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Elevations.
10. The terms, conditions and exhibits of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
11. The terms, conditions and exhibits of this Planned Development shall be interpreted and administered based on the regulations applicable in the underlying C3-3 Commercial, Manufacturing and Employment District in effect on the effective date of this Planned Development.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of energy resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. Applicant shall provide a vegetated ("green") roof on at least fifty percent (50%) of the net roof area of the proposed new buildings, representing approximately fifty-one thousand five hundred (51,500) square feet. "Net roof area" is defined as the total roof area minus any required perimeter setbacks, roof top structure, and roof-mounted equipment".
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant shall use commercially reasonable efforts to cause the anchor tenant of the Property to enter into an agreement with the Local Employment and Economic Development Council ("L.E.E.D. Council") whereby L.E.E.D. Council would identify and train prospective employees of such tenant, the funding for which would be provided directly to L.E.E.D. Council from funds available through the tax increment financing district in which the Property is located.
15. Except as otherwise provided by applicable law, the Applicant shall cause all utilities servicing the Property to be located either below grade or in such a manner so as not to be visible from the City public right-of-way.
16. Prior to commencing construction, the Applicant shall provide a photographic survey of all streets, alleys and sidewalks adjacent to the Property to determine their respective condition and, to the extent any are damaged during construction, the Applicant shall be responsible for repairing or restoring same to the condition existing prior to construction, normal wear and tear excepted. The Chicago Transit Authority bus stop located on North Ashland Avenue shall remain accessible during construction. The Applicant has agreed to contribute an amount not to exceed Eighty Thousand and no/100 Dollars (\$80,000.00) (the "Traffic Signal Contribution") to the City for the installation of two left-hand turn traffic signals for eastbound and westbound traffic on West Webster Avenue. The Applicant shall pay the Traffic Signal Contribution concurrently with its payment to the City for the building permit to construct the improvements contemplated by the Planned Development.
17. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the date of passage of the Planned Development, the zoning of that property shall revert to the M3-3 Heavy Manufacturing District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning and Land-Use Map and Ground Floor Plan
referred to in these Plan of Development Statements
unavailable at time of printing.]

[Planned Development Boundary and Property Line Map; Site Plan;
Landscape and Greenroof Plan; Landscape Details; Plant List;
North, South, East and West Elevations; Existing Site
Photos; and Aerial View referred to in these
Plan of Development Statements printed
on pages 33331 through 33341
of this *Journal*.]

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

Business Planned Development Number _____.

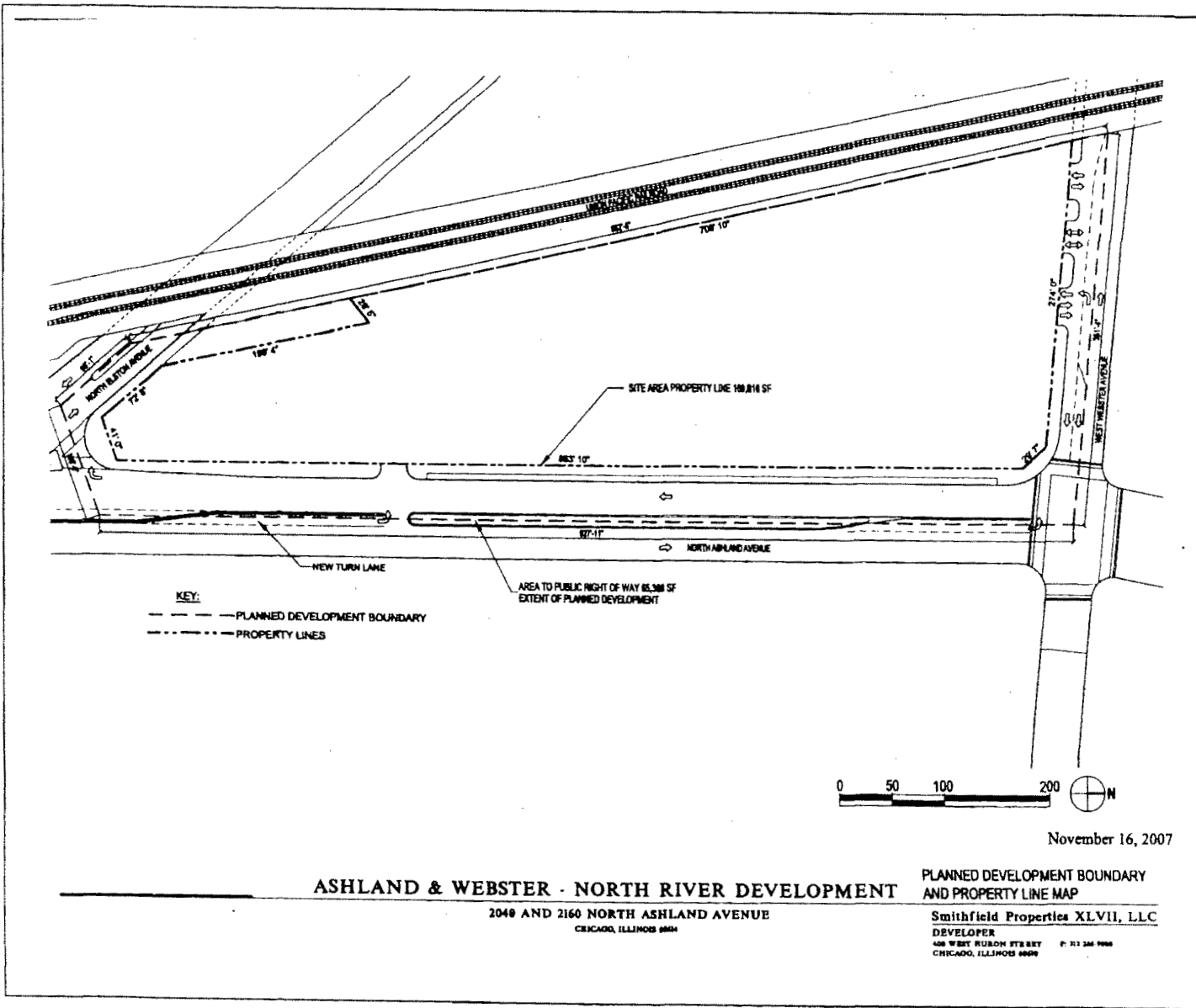
Plan Of Development.

Bulk Regulations And Data Table

November 16, 2007.

Gross Site Area:	(235,184 square feet; 5.40 acres) = Net Site Area (169,816 square feet; 3.90 acres) + Area Remaining in Public Right-of-Way (65,368 square feet; 1.50 acres)
Maximum Permitted F.A.R.:	1.5
Permitted Uses:	See Statement Number 5 of this Planned Development
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan equal to approximately 64%, as measured based upon the net site area
Setbacks from the Property Line:	In substantial conformance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	292
Minimum Number of Off-Street Loading Berths:	4
Maximum Building Height:	
Building "A" (2-story Bank and Office):	43 feet, 0 inch
Building "B" (1-Story Retail):	34 feet, 4 inches
Building "C" (4-Story, Parking, Grocery and Storage):	71 feet, 9 inches

Planned Development Boundary
And Property Line Map.



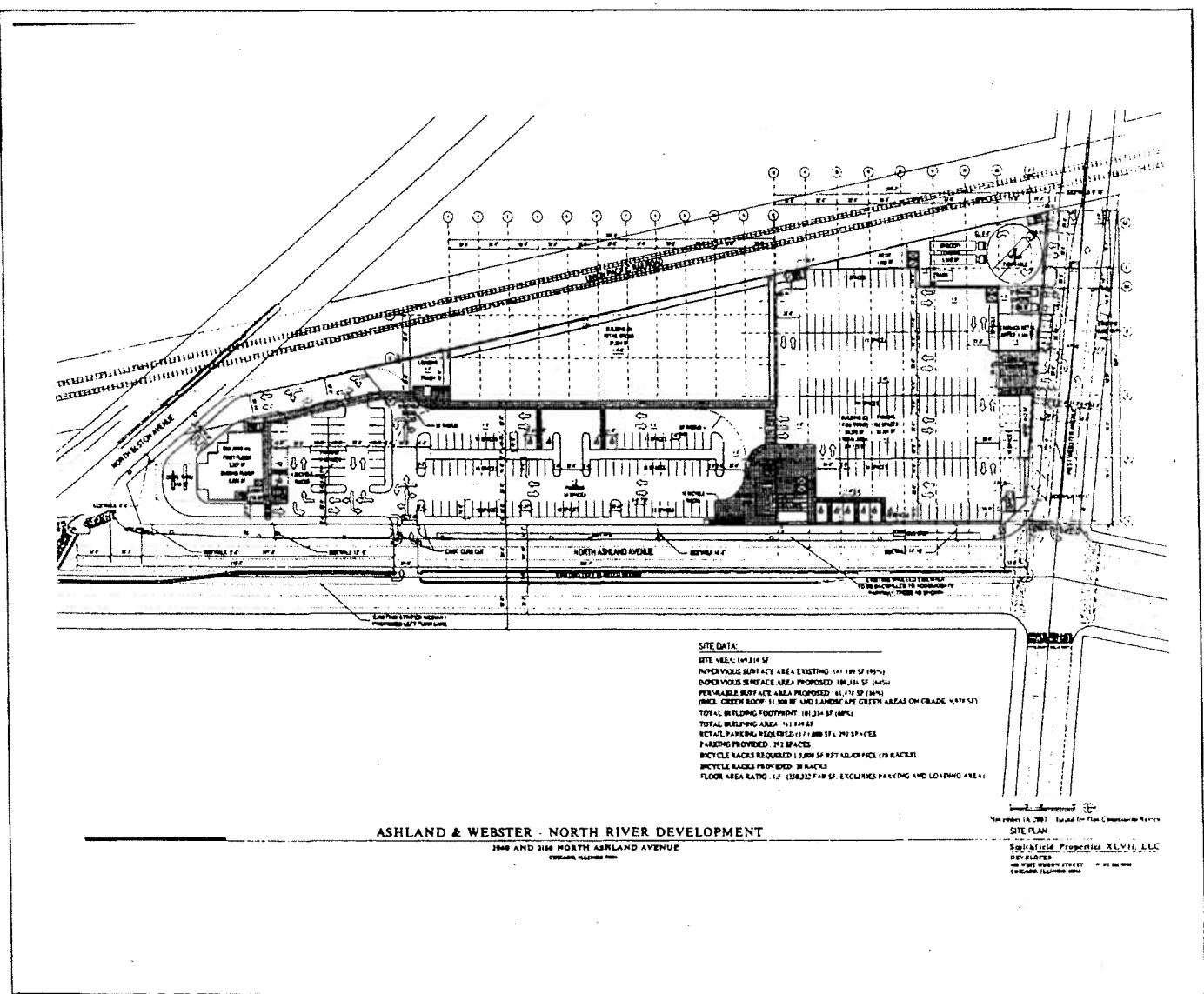
ASHLAND & WEBSTER - NORTH RIVER DEVELOPMENT

2049 AND 2160 NORTH ASHLAND AVENUE
CHICAGO, ILLINOIS 60641

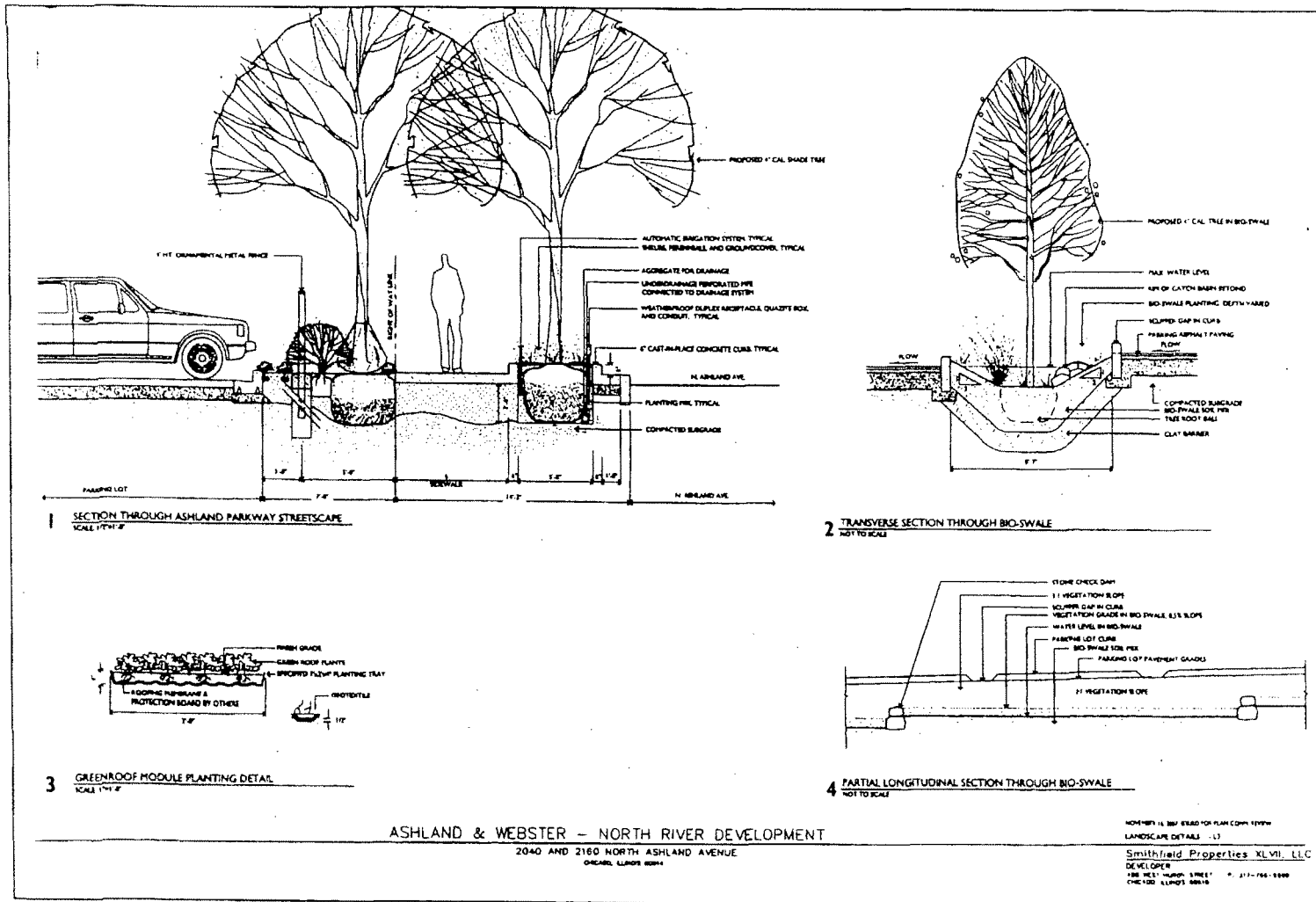
**PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP**

Smithfield Properties XLVII, LLC
DEVELOPER
408 WEST RUSH STREET P. O. BOX 9908
CHICAGO, ILLINOIS 60609

Site Plan.



Landscape Details.



Plant List.

PLANT LIST NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

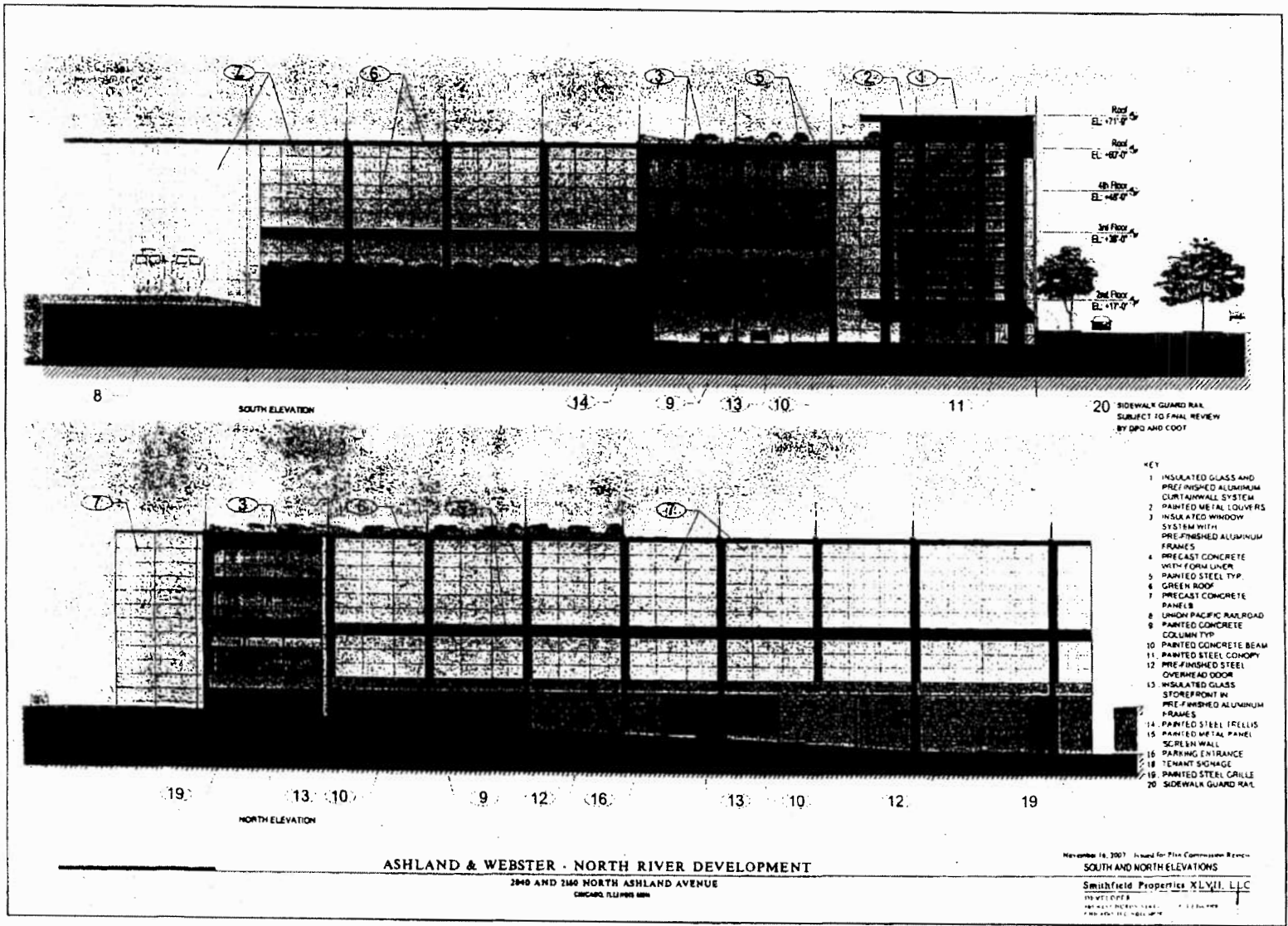
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS	
SHADE TREES	AFAB	ACER X FRAXINUS 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	17	4"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	COG	CALTE OCCIDENTALE 'CHICAGO LANEY'	CHICAGO LANEY COMMON HAZELBERRY	11	4"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	GBM	GENEGIA BLOBA FRAXINUS	MAJESTY GENEGIA	4	4"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	QYB	QUERCUS TRUNCATOIDES VAR. PRINCE SCULPTE	SCULPTE THORNLESS HONEYLOCUST	15	4"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	PAB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	11	4"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	CS	QUERCUS BACCATA	SWAMP WHITE OAK	6	4"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	MOHG	MALUS CORNIFOLIA 'NESTOR GLOST'	TRUMPET BUSH	14	4"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	
	SHRUBS	AMAM	ABONIA HELANDROCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKERBERRY	-	-	3'	-	BBB	3.4' ON CENTER
		APPT	ABONIA HELANDROCARPA 'YERBON'	ROQUELOR BEAUTY BLACK CHOKERBERRY	-	-	2'	-	BBB	3.4' ON CENTER
		BOPO	BURDECKIA DAVIDI 'PINE DELIGHT'	PINE DELIGHT BUTTERFLY BUSH	-	-	3'	-	95	4.4' ON CENTER
CC		CRATAEGUS AMERICANA	NEW ROSE TREE	-	-	3'	-	BBB	3.4' ON CENTER	
CO		CORONILLA SPENSIA 'BAMBT'	DAINTY REDCORNE DOGWOOD	-	-	2'	-	BBB	4.4' ON CENTER	
DS		DRYVILLA X BRUNNERA	BRUNNERA BURNINGBUCKLE	-	-	2'	-	95	3.4' ON CENTER	
EA		ERIVILLA ALATA	BURNING BUSH	-	-	3'	-	BBB	4.4' ON CENTER	
MS		ITEA VIRGINICA 'SPINCH'	LITTLE HENRY DWARF VIRGINIA SWERTWINE	-	-	1'	-	95	3.4' ON CENTER	
PCG		LAMPYRUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	-	-	3'	-	BBB	3.4' ON CENTER	
YF		LAMPYRUS HORIZONTALIS 'TRAPPOLA COMPACTA YOUNGSTOWN'	YOUNGSTOWN ANDROMEDA COMPACT JUNIPER	-	-	3'	18"	95	3.4' ON CENTER	
YF		LYNCHIA ASPERIFOLIA 'OPALUS COFFRETTA'	COFFRETTA HIBERNICA	-	-	3'	-	95	4.4' ON CENTER	
YF		LYNCHIA ASPERIFOLIA 'PHOENIX'	SHILO COFFRETTA HIBERNICA	-	-	3'	-	95	3.4' ON CENTER	
YF		LYNCHIA ASPERIFOLIA 'SWEET'	SWEET WINE HIBERNICA	-	-	3'	-	95	4.4' ON CENTER	
RAGL		RHAMNUS ALBOPARTITA 'GRADLOW'	GRADLOW FRAGRANT BURNING	-	-	1'	-	95	3.4' ON CENTER	
APKO		ROSA X VIREA 'KNOCK OUT'	PINK KNOCKOUT ROSE	-	-	1'	-	95	3.4' ON CENTER	
BAKO		ROSA X VIREA 'KNOCK OUT'	RED KNOCKOUT ROSE	-	-	1'	-	95	3.4' ON CENTER	
MCC		ROSA X VIREA 'KNOCK OUT'	COMPACT REDCORNE VIRGINIAN	-	-	1'	-	BBB	4.4' ON CENTER	
WFA		WEGELIA FLORIDA 'ALEXANDRA'	WINE AND RUBER OLD FASHIONED WEGELIA	-	-	2'	-	95	3.4' ON CENTER	
YF		YUCCA FLAMMULA	AGAVE NECKLE	-	-	1'	-	95	3.4' ON CENTER	
CABE		CALAMAGOSTIS ACUTIFOLIA 'EARL ROBERTS'	EARL ROBERTS FEATHER BIRD GRASS	-	-	1'	-	95	3.4' ON CENTER	
PNP	PISCANTHUS SPENSIS 'PURPURASCENS'	PURPLE PANDAN GRASS	-	-	1'	-	95	3.4' ON CENTER		
PVE	PISCANTHUS SPENSIS 'SERRANDONAT'	SERRANDONAT BIRD SWITCH GRASS	-	-	1'	-	95	3.4' ON CENTER		
PAL	PISCANTHUS SPENSIS 'ALPHACALORE'	POUNCE GRASS	-	-	1'	-	95	3.4' ON CENTER		
PERENNIALS	BPB	BORNICOLA PURPUREA 'PAGNOL'	PAGNOL PURPLE CORNFLOWER	-	-	-	-	95	1.4' ON CENTER	
	MCC	HEPEROCALLIS 'CHERRY CHEESE'	CHERRY CHEESE DAYLILY	-	-	-	-	95	1.4' ON CENTER	
	HCF	HEPEROCALLIS 'CHICAGO PINK'	CHICAGO PINK DAYLILY	-	-	-	-	95	1.4' ON CENTER	
	HCS	HEPEROCALLIS 'CHICAGO BARRIE'	CHICAGO BARRIE DAYLILY	-	-	-	-	95	1.4' ON CENTER	
	HNS	HEPEROCALLIS 'HAPPY RETURN'	HAPPY RETURN DAYLILY	-	-	-	-	95	1.4' ON CENTER	
	HNT	HEPEROCALLIS 'HAPPY TODAY'	HAPPY TODAY DAYLILY	-	-	-	-	95	1.4' ON CENTER	
	HPI	HEPEROCALLIS 'HARDON PE'	HARDON PE DAYLILY	-	-	-	-	95	1.4' ON CENTER	
	HP	HEPEROCALLIS 'FUDGE'	FUDGE DAYLILY	-	-	-	-	95	1.4' ON CENTER	
	HSD	HEPEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	-	-	-	-	95	1.4' ON CENTER	
	HSM	HEPEROCALLIS 'SUNSHINE WINE'	SUNSHINE WINE DAYLILY	-	-	-	-	95	1.4' ON CENTER	
	SP	SPERDIA 'SUNSHINE'	SUNSHINE BEE	-	-	-	-	95	1.4' ON CENTER	
	LAM	LAVANDULA ANGLICANA 'HURSTHEAD'	HURSTHEAD ENGLISH LAVENDER	-	-	-	-	95	1.4' ON CENTER	
	NE	NEPETA X FAASBENI	CATMINT	-	-	-	-	95	1.4' ON CENTER	
	PAT	PEROVSKIA ATROPURPUREA	RUSSIAN SAGE	-	-	-	-	95	1.4' ON CENTER	
	BPJ	BURDECKIA PURPUREA 'GOLDSTUNN'	BLACK EYED SUSAN	-	-	-	-	95	1.4' ON CENTER	
SPR	SALVIA WITTEKELLATA 'PURPLE BAMB'	PURPLE BAMB LEUC SALVIA	-	-	-	-	95	1.4' ON CENTER		
SGC	SEDUM 'BONNY GLOOM'	ROSE GLOW SEDUM	-	-	-	-	95	1.4' ON CENTER		
SLH	SEDUM 'PICKTABLE' 'AUTUMN JOY'	AUTUMN JOY SEDUM	-	-	-	-	95	1.4' ON CENTER		

	BOTANICAL NAME	COMMON NAME	QUANTITY	ROOT	REMARKS
GREEN ROOF SYSTEM	SEDUM ALPESITRUM 'FOSTERIAUM'	STONECROP	-	3" PLUG	9-18" O.C. 5% COVERAGE OF ROOF AREA
	SEDUM HYBRIDUM 'IMPERIALCROWN'	STONECROP	-	3" PLUG	9-18" O.C. 10% COVERAGE OF ROOF AREA
	SEDUM SPURSUM 'DRAGON'S BLOOD'	STONECROP	-	3" PLUG	9-18" O.C. 10% COVERAGE OF ROOF AREA
	SEDUM SPURSUM	STONECROP	-	3" PLUG	9-18" O.C. 5% COVERAGE OF ROOF AREA
	SEDUM ACRE	STONECROP	-	3" PLUG	9-18" O.C. 10% COVERAGE OF ROOF AREA
	SEDUM AUBURN	STONECROP	-	3" PLUG	9-18" O.C. 10% COVERAGE OF ROOF AREA
	SEDUM KAPITZCHALICHUM	STONECROP	-	3" PLUG	9-18" O.C. 10% COVERAGE OF ROOF AREA
	SEDUM SPURSUM 'BAILEY'S GOLD'	STONECROP	-	3" PLUG	9-18" O.C. 10% COVERAGE OF ROOF AREA
	SEDUM CAUTICOLA 'LEONARDE'	STONECROP	-	3" PLUG	9-18" O.C. 10% COVERAGE OF ROOF AREA
	SEDUM SEXANGULARE	STONECROP	-	3" PLUG	9-18" O.C. 5% COVERAGE OF ROOF AREA

ASHLAND & WEBSTER - NORTH RIVER DEVELOPMENT

2040 AND 2160 NORTH ASHLAND AVENUE
CHICAGO, ILLINOIS 60614

North And South Elevations.



East Elevations.

Roof
EL. +87'-7"

4th Floor
EL. +48'-0"

3rd Floor
EL. +17'-0"

KEY

1. INSULATED GLASS AND REFINISHED ALUMINUM CURTAINWALL SYSTEM
2. PAINTED METAL LOUVERS
3. INSULATED WINDOW SYSTEM WITH PRE-FINISHED ALUMINUM FRAMES
4. PRECAST CONCRETE WITH FORMLINER
5. PAINTED STEEL TYP
6. GREEN ROOF
7. PRECAST CONCRETE PANELS
8. UNION PACIFIC RAILROAD PAINTED CONCRETE COLUMN TYP
9. PAINTED CONCRETE COLUMN TYP
10. PAINTED CONCRETE BEAM
11. PAINTED STEEL COLUMN
12. PRE-FINISHED STEEL OVERHEAD DOOR
13. INSULATED GLASS STOREFRONT IN PRE-FINISHED ALUMINUM FRAMES
14. PAINTED STEEL TRELLIS
15. PAINTED METAL PANEL SCREEN WALL
16. PARKING ENTRANCE
17. TENANT SIGNAGE
18. PAINTED STEEL GRILLE
19. SIDEWALK GUARD RAIL
20. SIDEWALK GUARD RAIL

ASHLAND & WEBSTER - NORTH RIVER DEVELOPMENT
2848 AND 2160 NORTH ASHLAND AVENUE
CHICAGO, ILLINOIS 60641

November 16, 2007 Issued for Plan Commission Review
EAST ELEVATIONS
Smithfield Properties XLVII, LLC
DEVELOPER
100 WEST WASHINGTON STREET, SUITE 1000
CHICAGO, ILLINOIS 60604