

PD 1411

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January 7, 2022

Scott E. Saef
Sidley Austin LLP
One S. Dearborn Street
Chicago, IL 60603

Re: Minor change to PD 1411

Dear Mr. Saef:

Please be advised that your request for a minor change to Business Planned Development No. 1411 ("PD 1411") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1411.

Commonwealth Edison Company ("ComEd") is the sole owner of the Planned Development. ComEd has completed phases 1 and 2 of their five-phased project at their regional headquarters. Phase 1 included the construction of a 14,000 SF supply yard on the western portion of the property. Phase 2 included a new 65,000 SF warehouse along Roscoe Street and a new, 110,000 sq. ft. office building. ComEd is seeking a minor change primarily related to Interim Phase 3, which will temporarily provide for their parking and operational needs for approximately 3 to 7 years until Phase 4 improvements are begun. The following modifications to the public parkway, the southwest corner of Addison Street and California Avenue, and parking are proposed:

- Elimination of the planted parkways at the southwest corner of Addison Street and California Avenue due to the discovery of fragile electrical ducts under the sidewalk. Instead required parkway landscaping will be planted within ComEd's property line along both streets.
- Elimination of parkway dedication for landscaping and sidewalk widening as described in Statement 3.
- Addition of trees along the western portion of ComEd's property to improve screening along the existing parkway.
- Elimination of a new security fence located 21 feet south of the Addison Street property line. Instead ComEd will maintain the existing security fence located 6 feet south of the Addison Street property line along the western portion of the property. This change is needed to avoid the relocation of the fence and disturbance of the matured landscaping at the time of Phase 4 infrastructure improvements. Instead, ComEd will provide landscaping along the Addison Street property line and north of the fence which should remain undisturbed when Phase 4 begins. As a result of maintaining the existing security fence along the western portion of the property, the minimum distance of the green space along Addison Street will be slightly reduced from 335 feet, as described in Statement 16 of the PD, to 333.5 feet.
- Relocation of proposed landscaping along California Avenue to the inside of the security fence line.

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- Reschedule fence relocation from Interim Phase 3 to Phase 4b to allow for the installation of the 21-foot strip of green space along the middle portion of California Avenue.
- Retention of the easternmost row of existing fleet parking along California Avenue and the secondary curb-cut on California Avenue in Interim Phase 3 and Phase 4a.
- Installation of temporary surface fleet and employee parking lots. This is necessary to accommodate the increase in fleet vehicles required due to COVID restrictions, and also due to the addition of electric fleet vehicles.
- Reconfiguration of the northeast employee parking lot with the addition of a north-south row of trees and the removal of the east-west southern row of trees. In addition, the lot will be extended farther south, and tree and shrub landscaping will be added within the exterior fence line.
- Reconfiguration of the northwest employee parking lot. The lot will be resurfaced, diagonal parking will be added, and landscaping will be added outside the exterior fence line.
- Reduction of minimum required accessory parking during Phases 3 and 4a from 650 to 575 spaces, due to the increase in fleet parking required.

The following revised exhibits are attached:

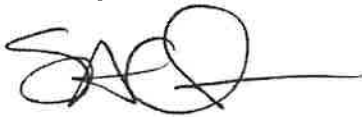
- Interim Phase 3 Plan
- Interim Phase 3 Partial Site Plan
- Interim Phase 3 Street Section Along California Ave
- Interim Phase 3 Street Section Along California Ave
- Interim Phase 3 Street Section Along Addison St
- Interim Phase 3 Street Section Along Addison St
- Interim Phase 4a Site Plan
- Interim Phase 4a Partial Site Plan
- Interim Phase 4b Site Plan
- Interim Phase 4b Partial Site Plan
- Interim Phase 4b Partial Site Plan
- Interim Phase 4b Street Section Along Addison St
- Interim Phase 4b Street Section Along California Ave
- Phase 5 Ultimate Site Plan
- Phase 5 Partial Ultimate Site Plan
- Phase 5 Partial Ultimate Site Plan
- Phase 5 Street Section Along California St
- Overall Landscape Plan
- Partial Landscape Plan

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Regarding your request, the Department of Planning and Development has determined that allowing the proposed 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, and will not change the character of the development, and therefore, would constitute a minor change. These changes have also been reviewed and approved by the Bureau of Forestry and CDOT. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1411, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

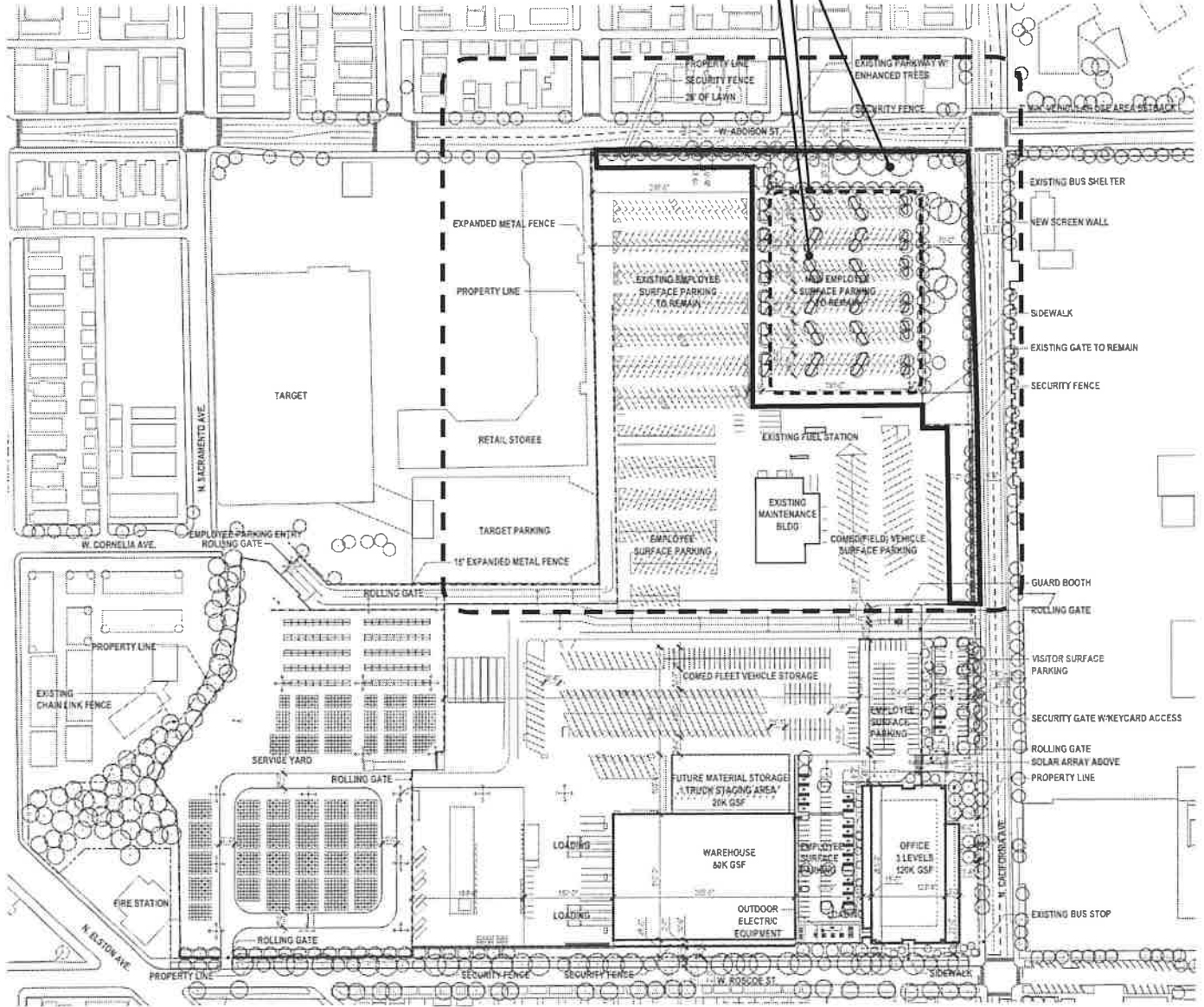
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building 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,

A handwritten signature in black ink, appearing to read 'SAC' followed by a stylized flourish and a horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

COMED EMPLOYEE SURFACE PARKING
DEMOLISHED OFFICE FOOT PRINT
PRESERVED EXISTING LANDSCAPE



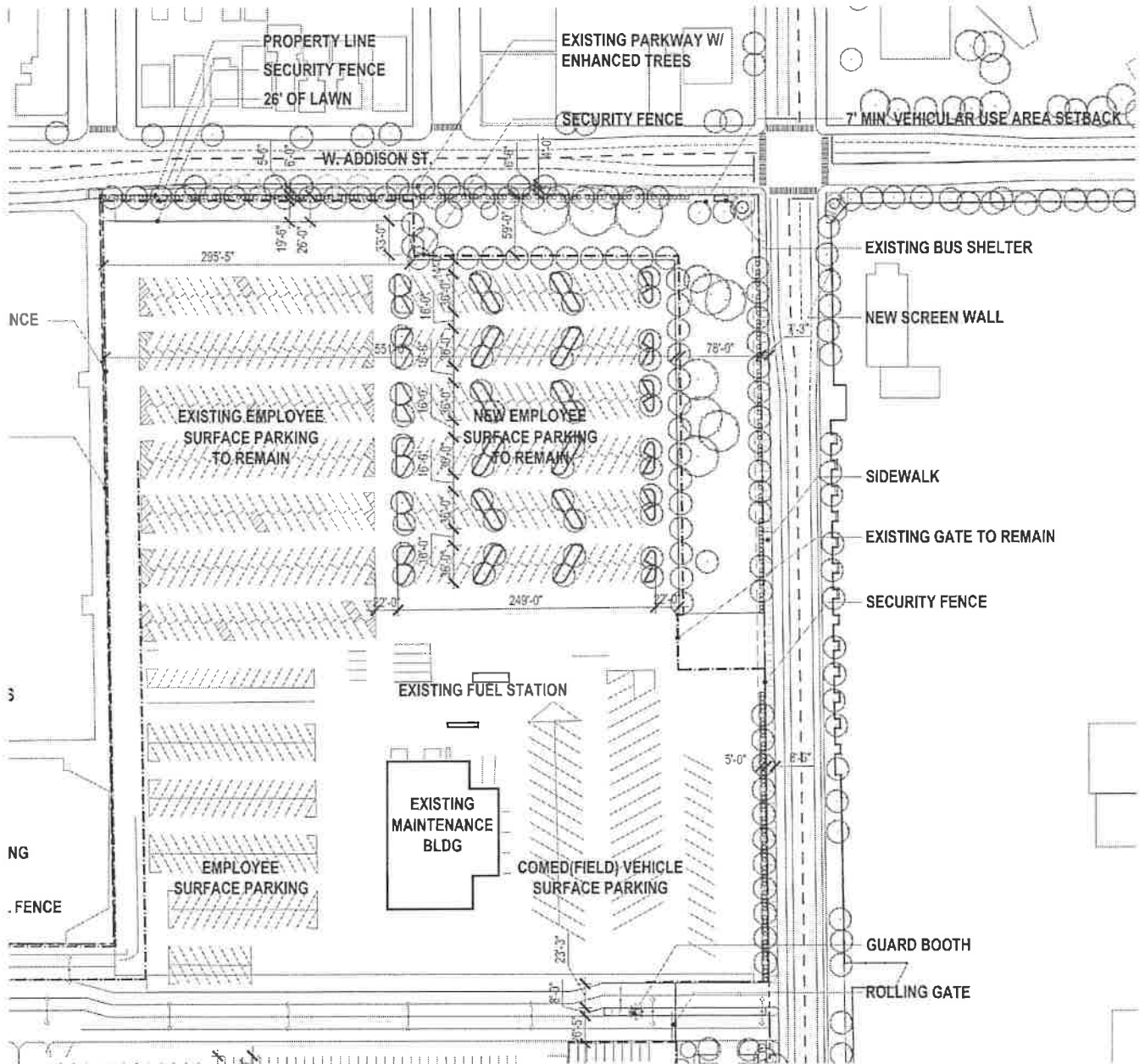
0 150' 300'



INTERIM PHASE 3 SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE
Project: COMED NORTH SIDE REDEVELOPMENT
Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018





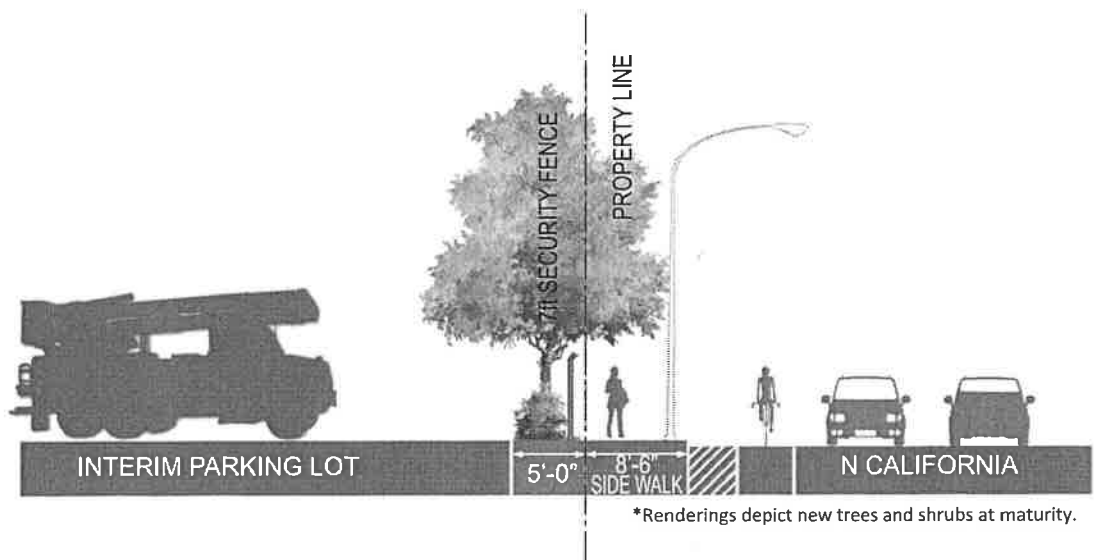
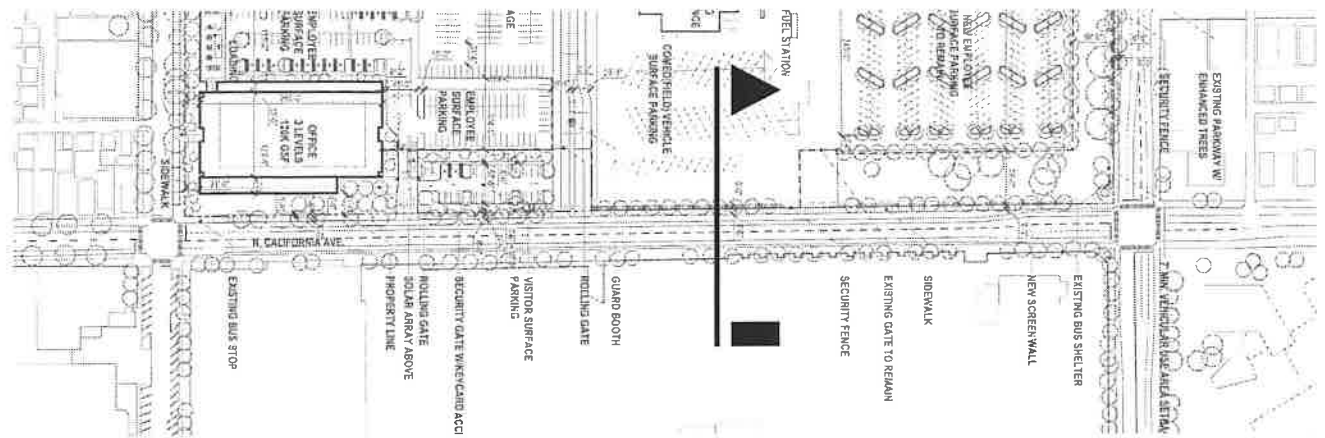
INTERIM PHASE 3 PARTIAL SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

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*Renderings depict new trees and shrubs at maturity.



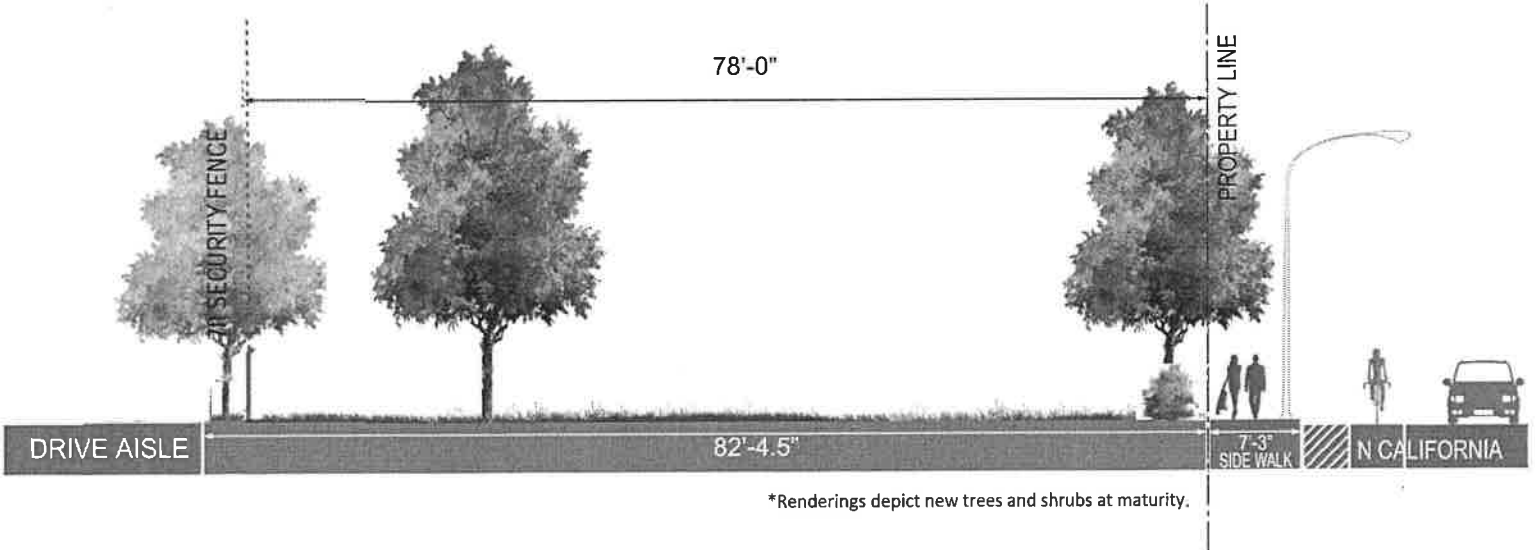
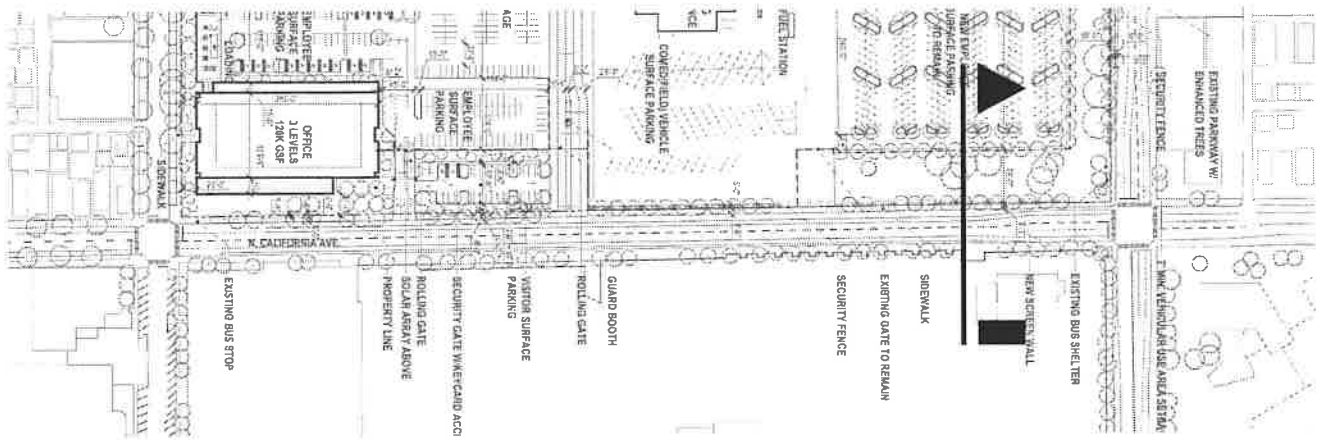
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INTERIM PHASE 3 STREET SECTION ALONG CALIFORNIA AVE.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

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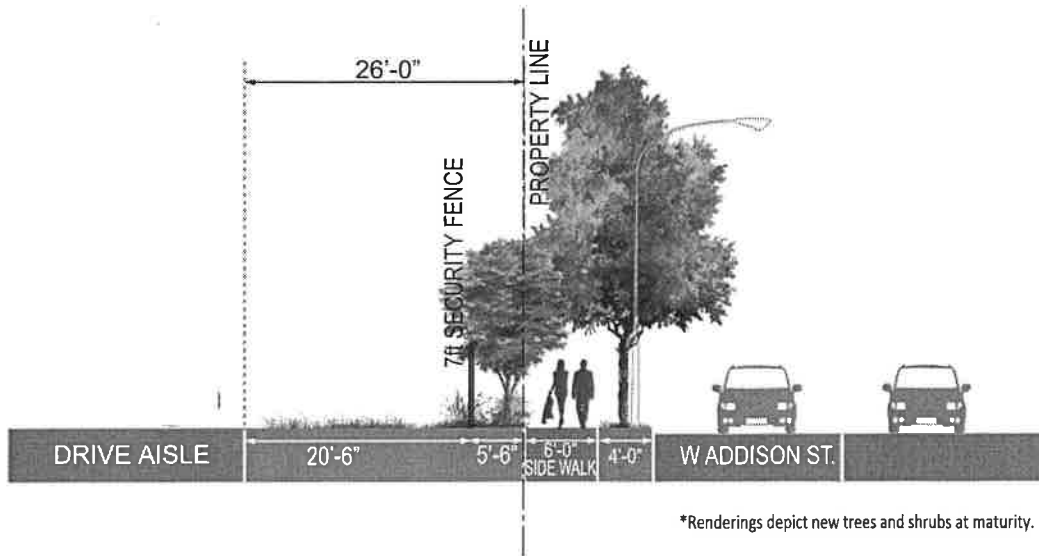
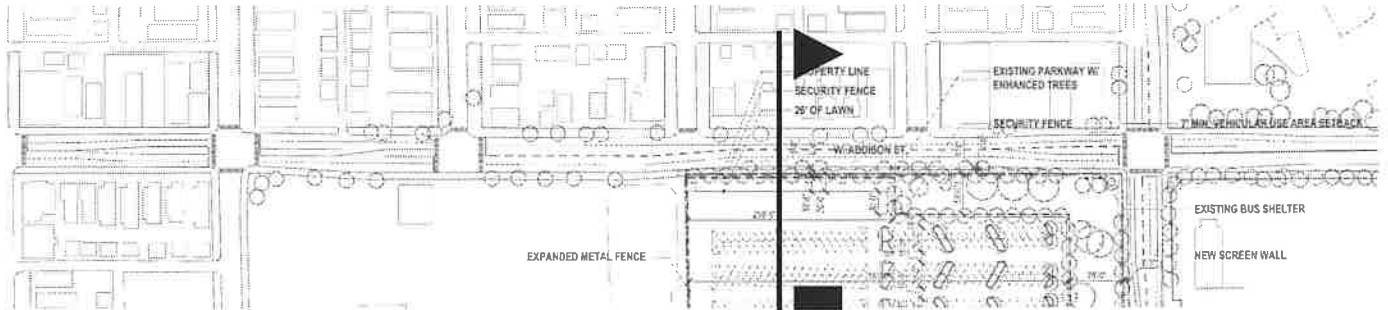
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INTERIM PHASE 3 STREET SECTION ALONG CALIFORNIA AVE.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

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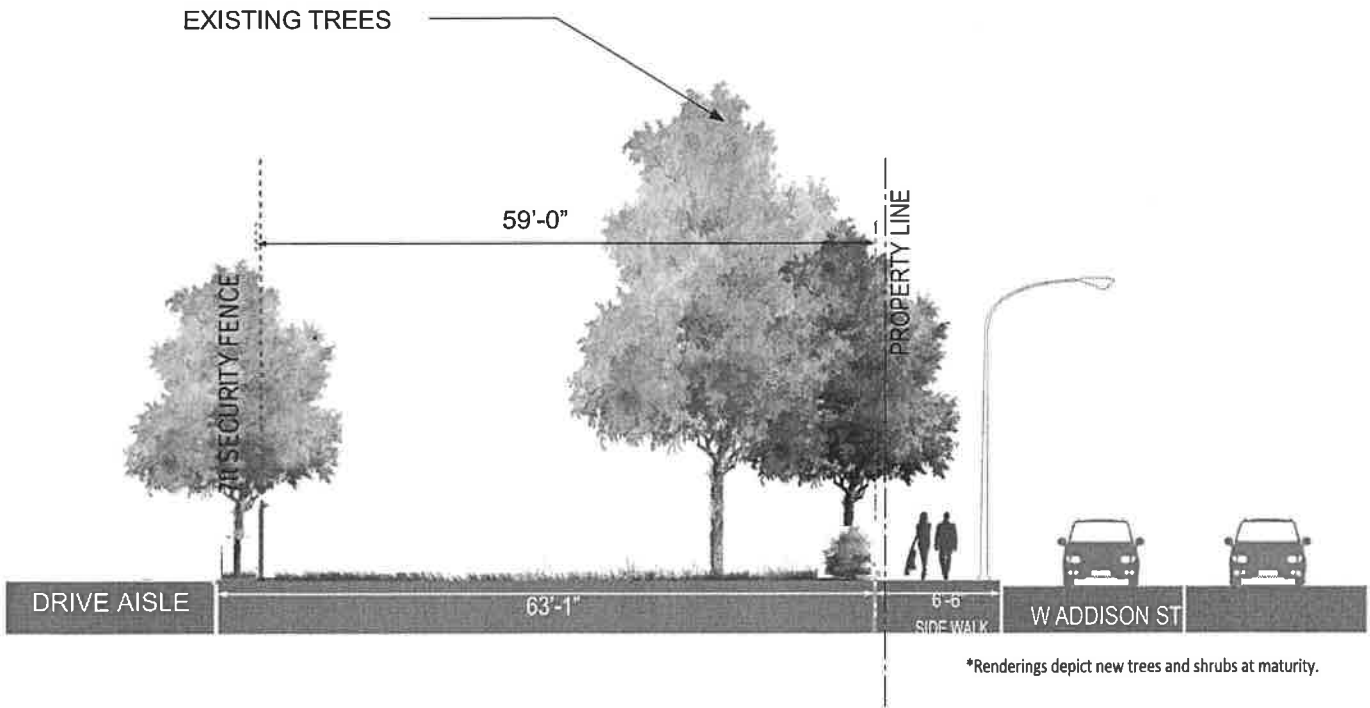
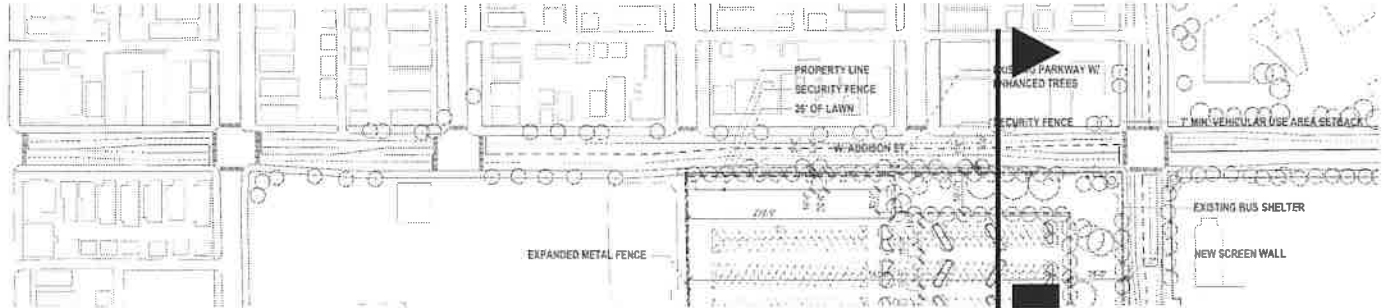
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INTERIM PHASE 3 STREET SECTION ALONG ADDISON ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

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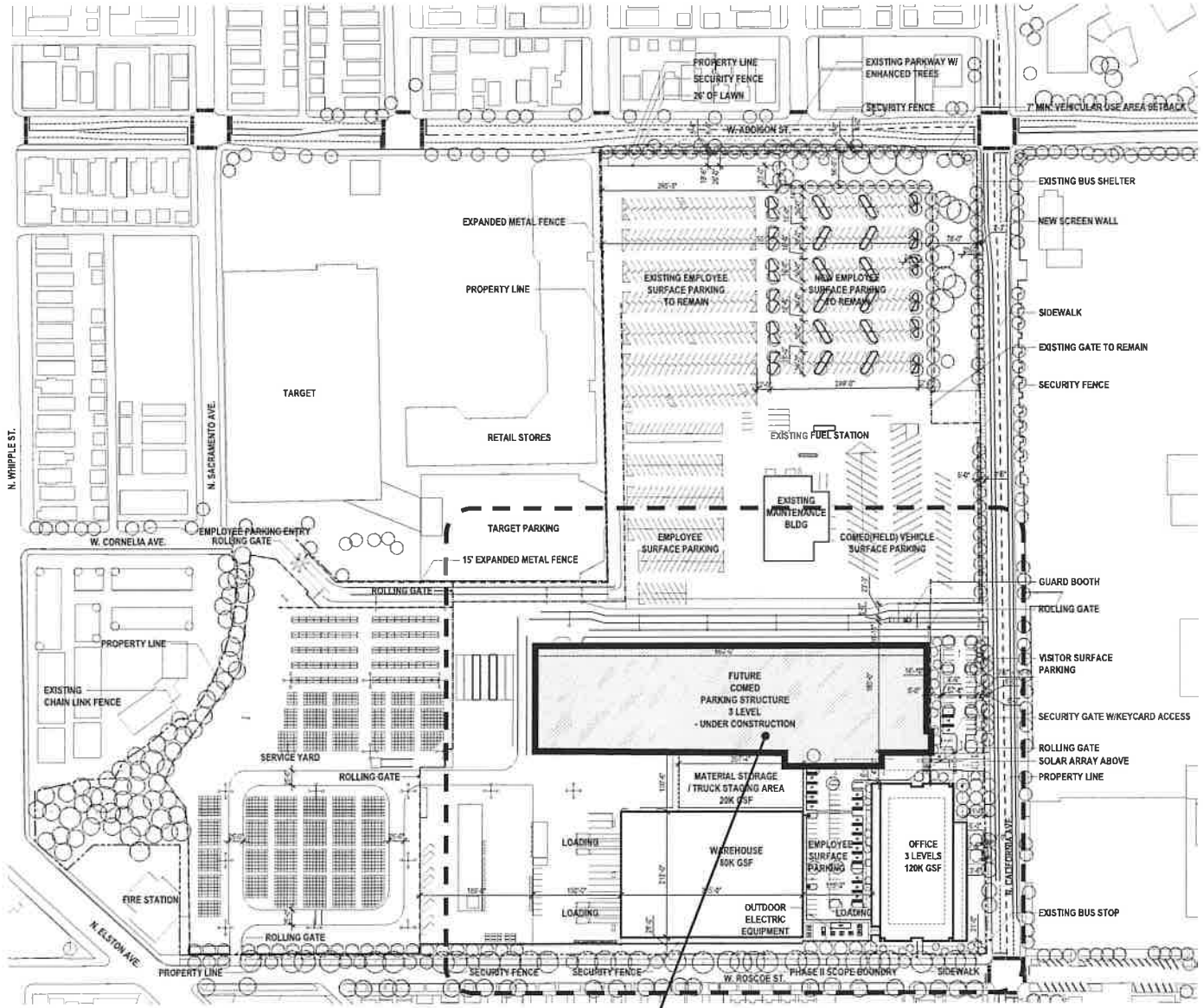
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INTERIM PHASE 3 STREET SECTION ALONG ADDISON ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

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3 LEVEL COMED FLEET GARAGE UNDER CONSTRUCTION



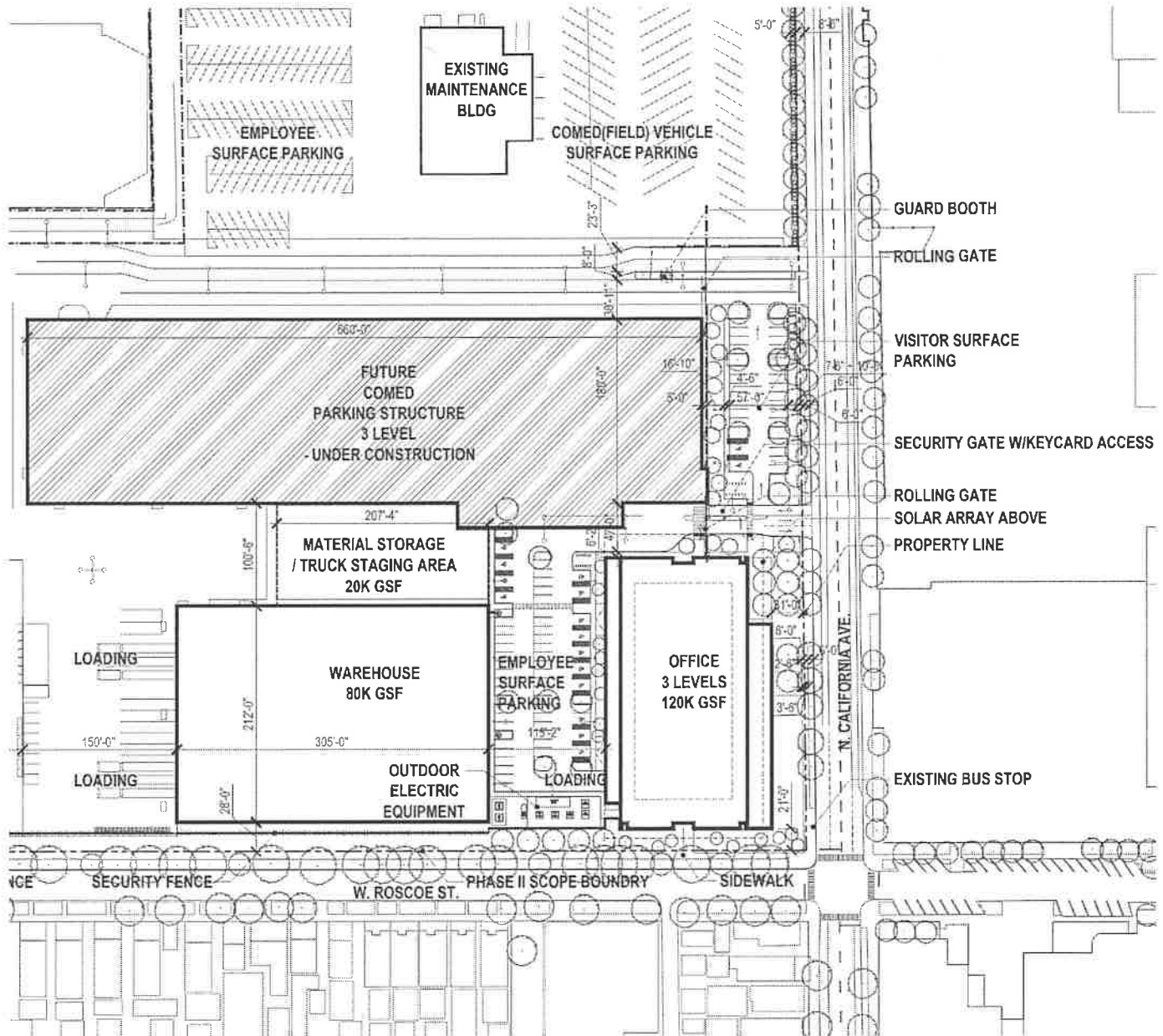
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INTERIM PHASE 4a SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018



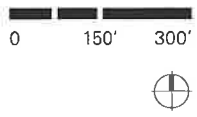
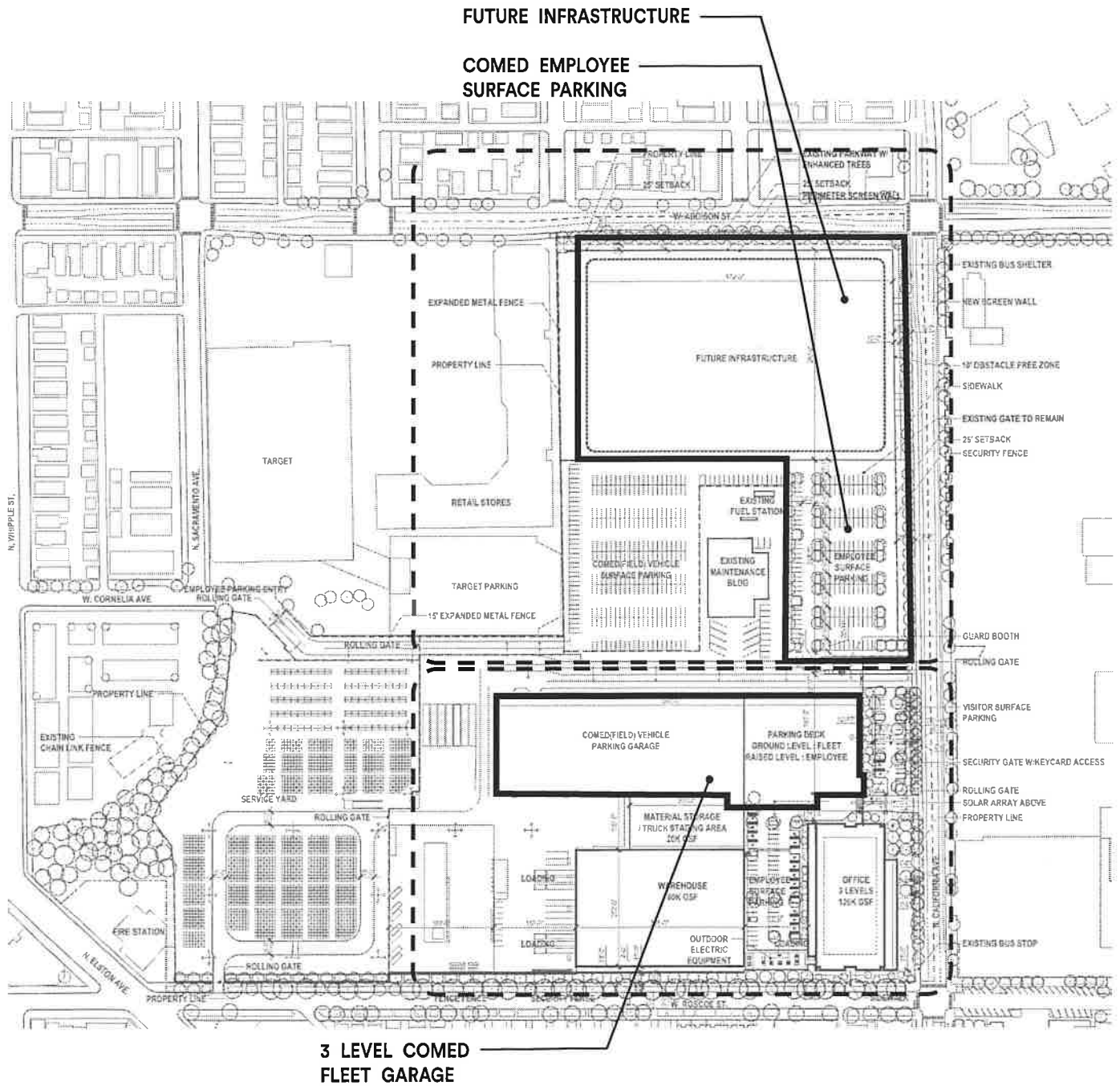
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INTERIM PHASE 4a PARTIAL SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018



INTERIM PHASE 4b SITE PLAN

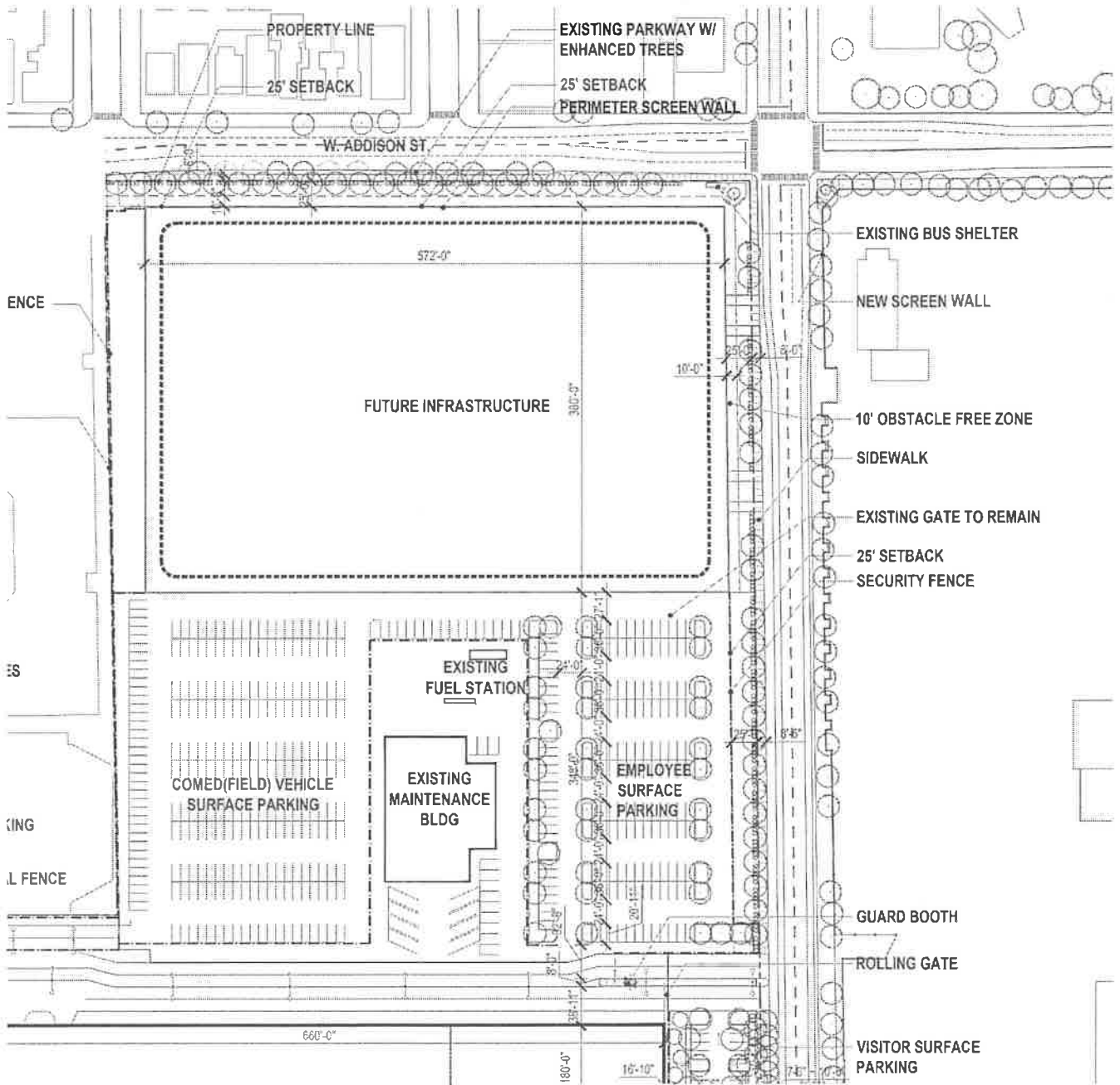
Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

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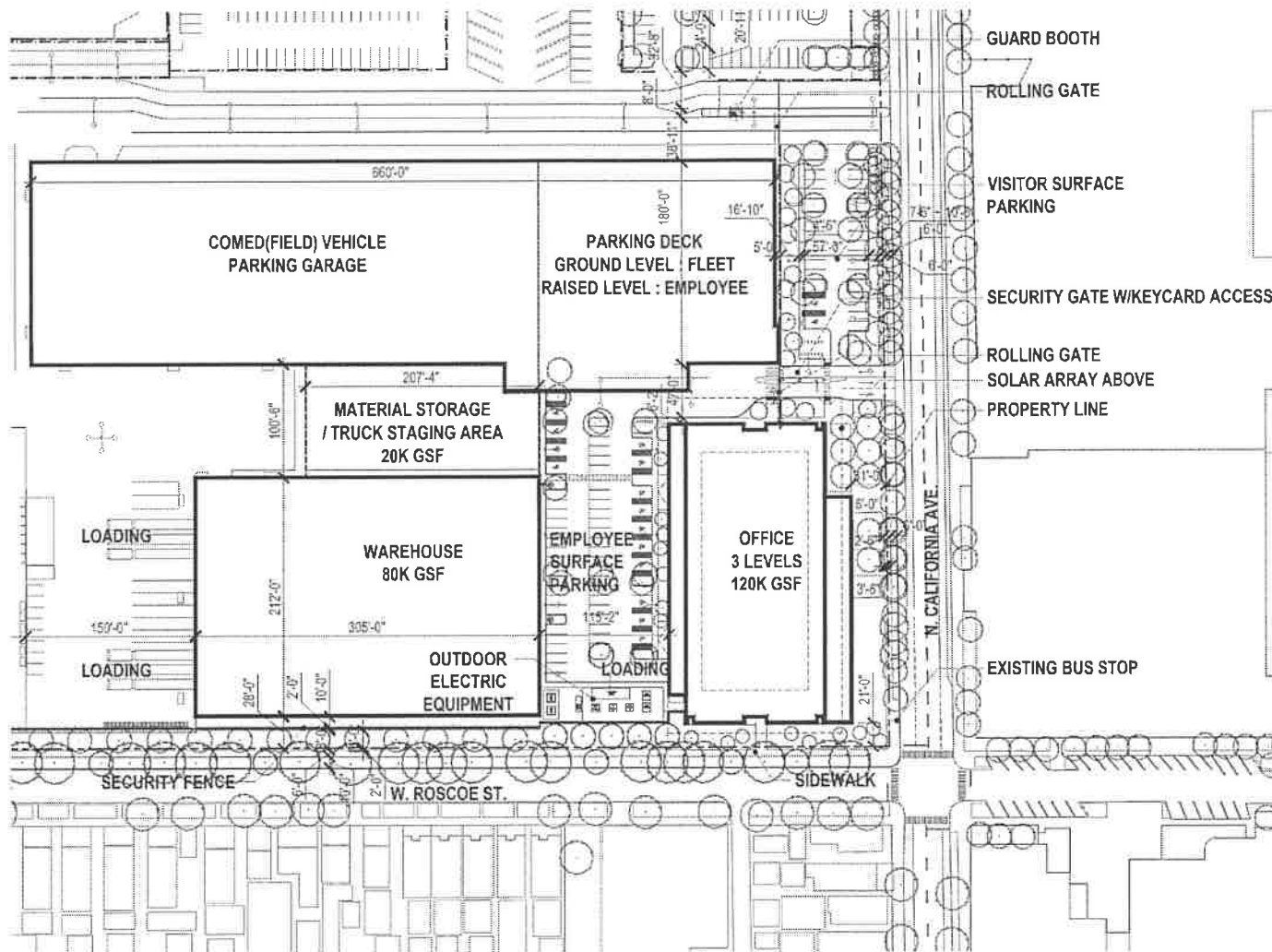
INTERIM PHASE 4b PARTIAL SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

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- GUARD BOOTH
- ROLLING GATE
- VISITOR SURFACE PARKING
- SECURITY GATE WIKEYCARD ACCESS
- ROLLING GATE
- SOLAR ARRAY ABOVE
- PROPERTY LINE
- EXISTING BUS STOP



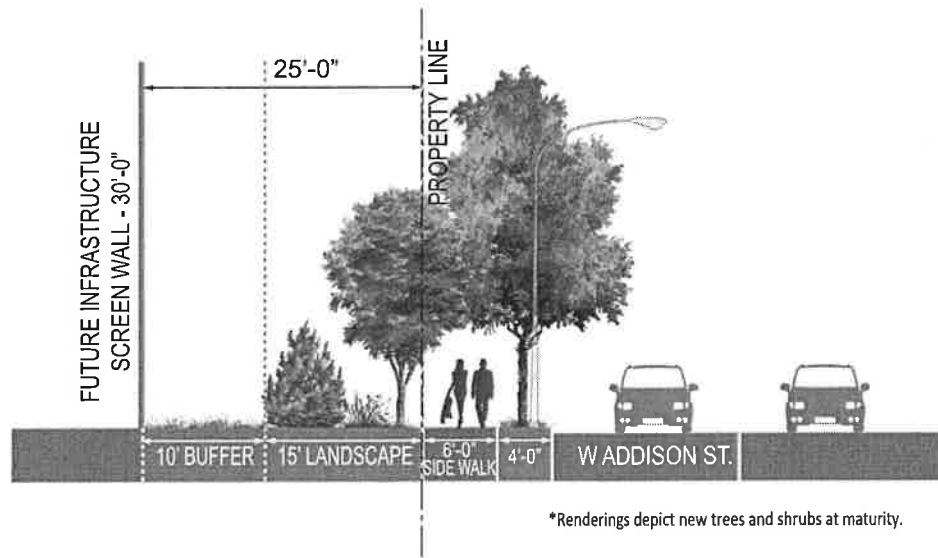
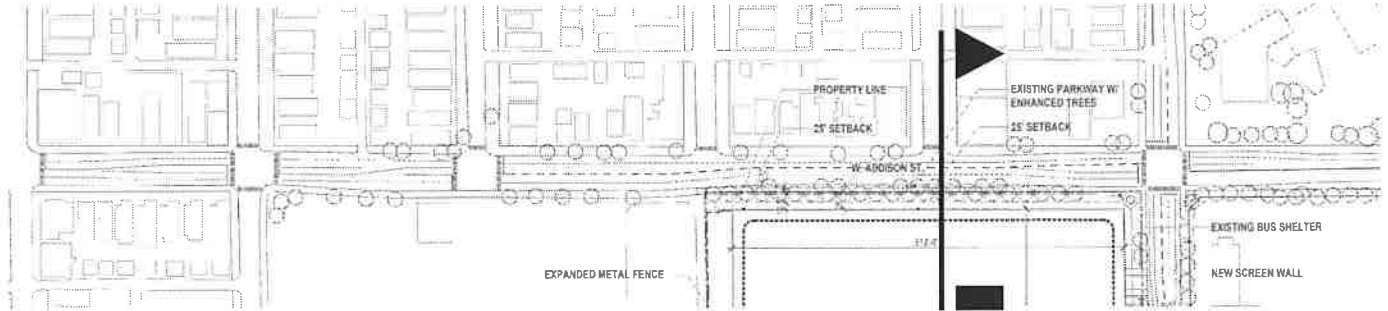
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INTERIM PHASE 4b PARTIAL SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
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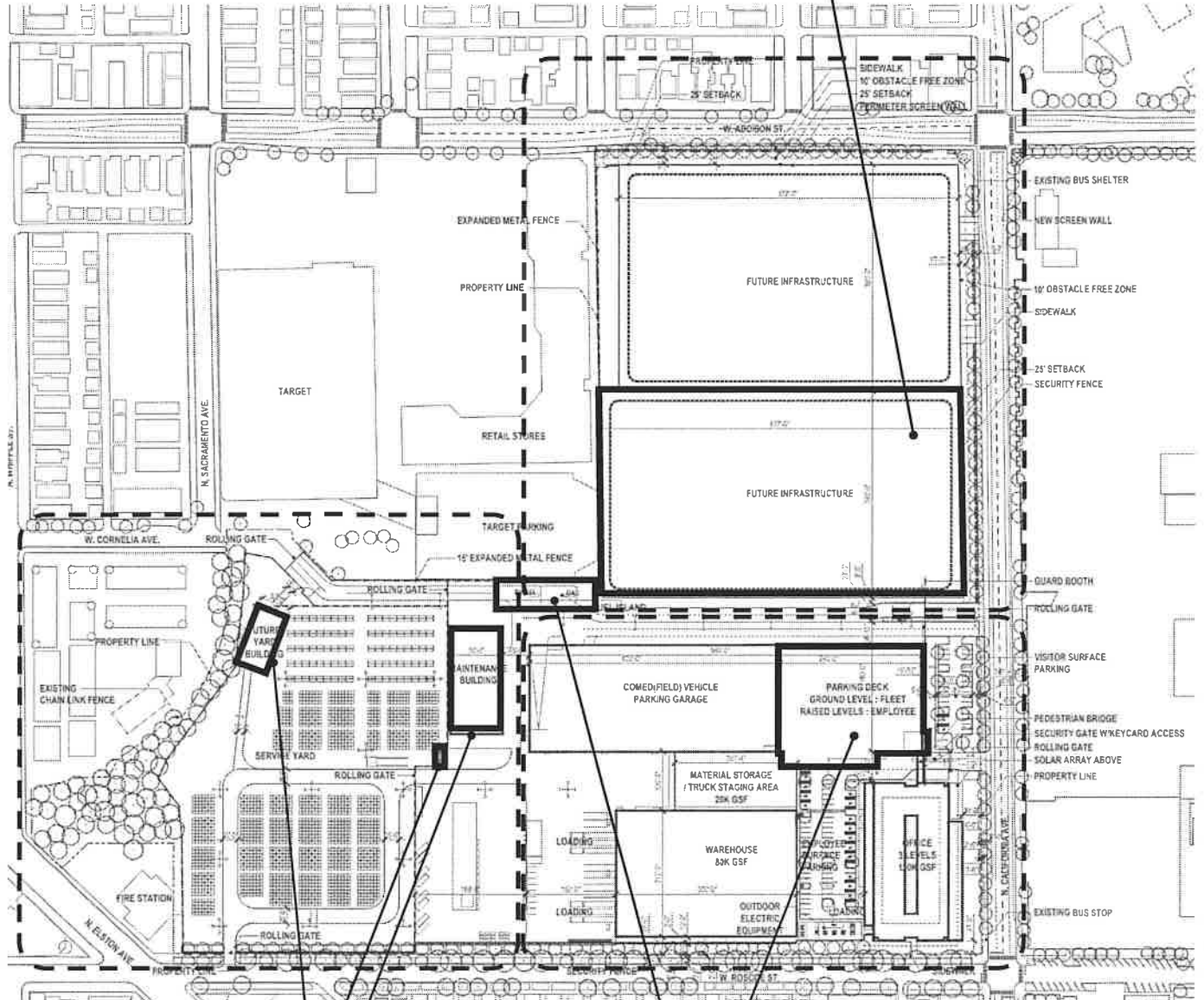
INTERIM PHASE 4b STREET SECTION ALONG ADDISON ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018

FUTURE INFRASTRUCTURE



FUTURE YARD BUILDING

COMED FLEET FUEL STATION
COMED FLEET MAINTENANCE BUILDING
FUTURE YARD OFFICE

COMED EMPLOYEE GARAGE ABOVE COMED FLEET GARAGE



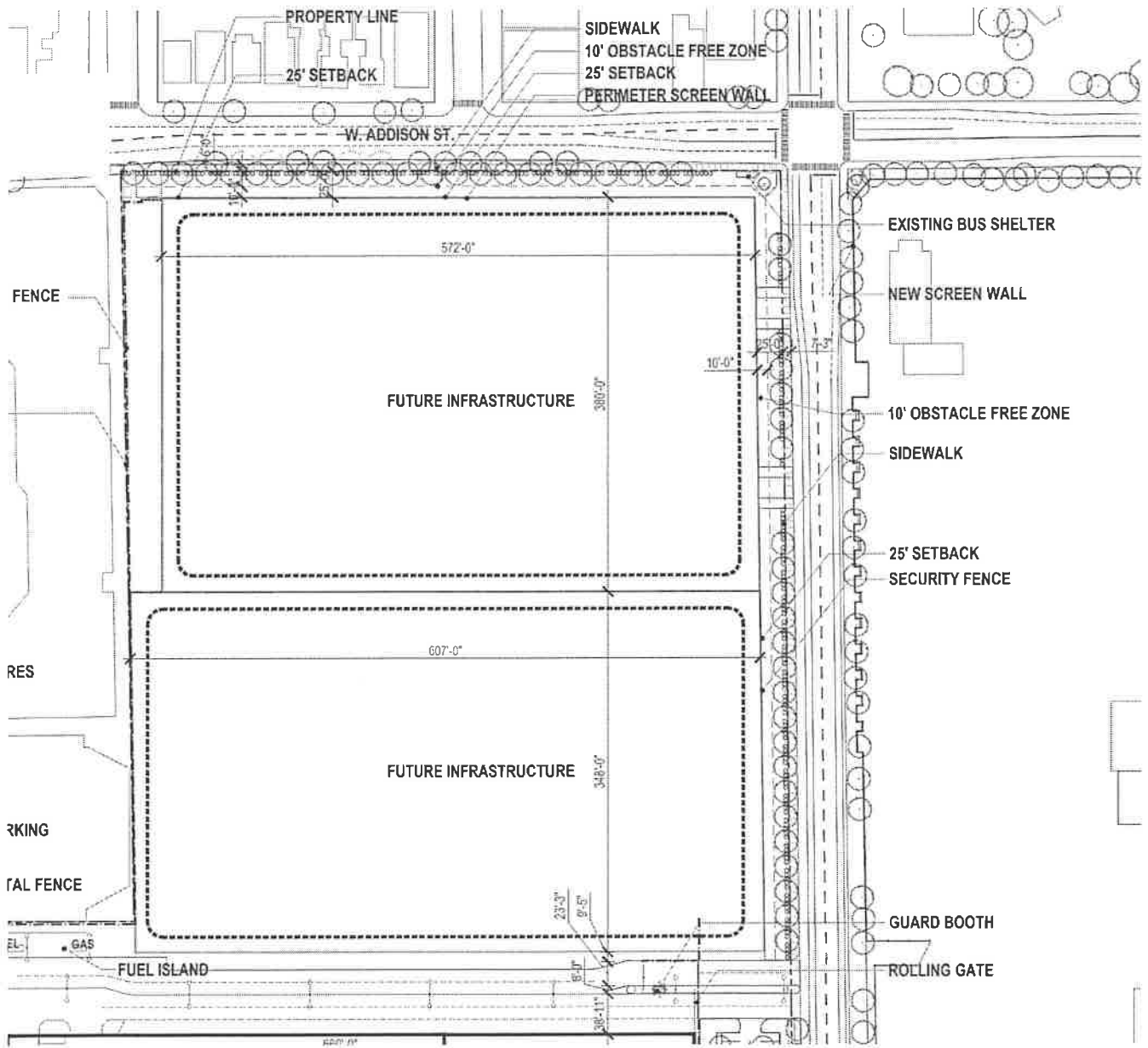
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PHASE 5 ULTIMATE SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018



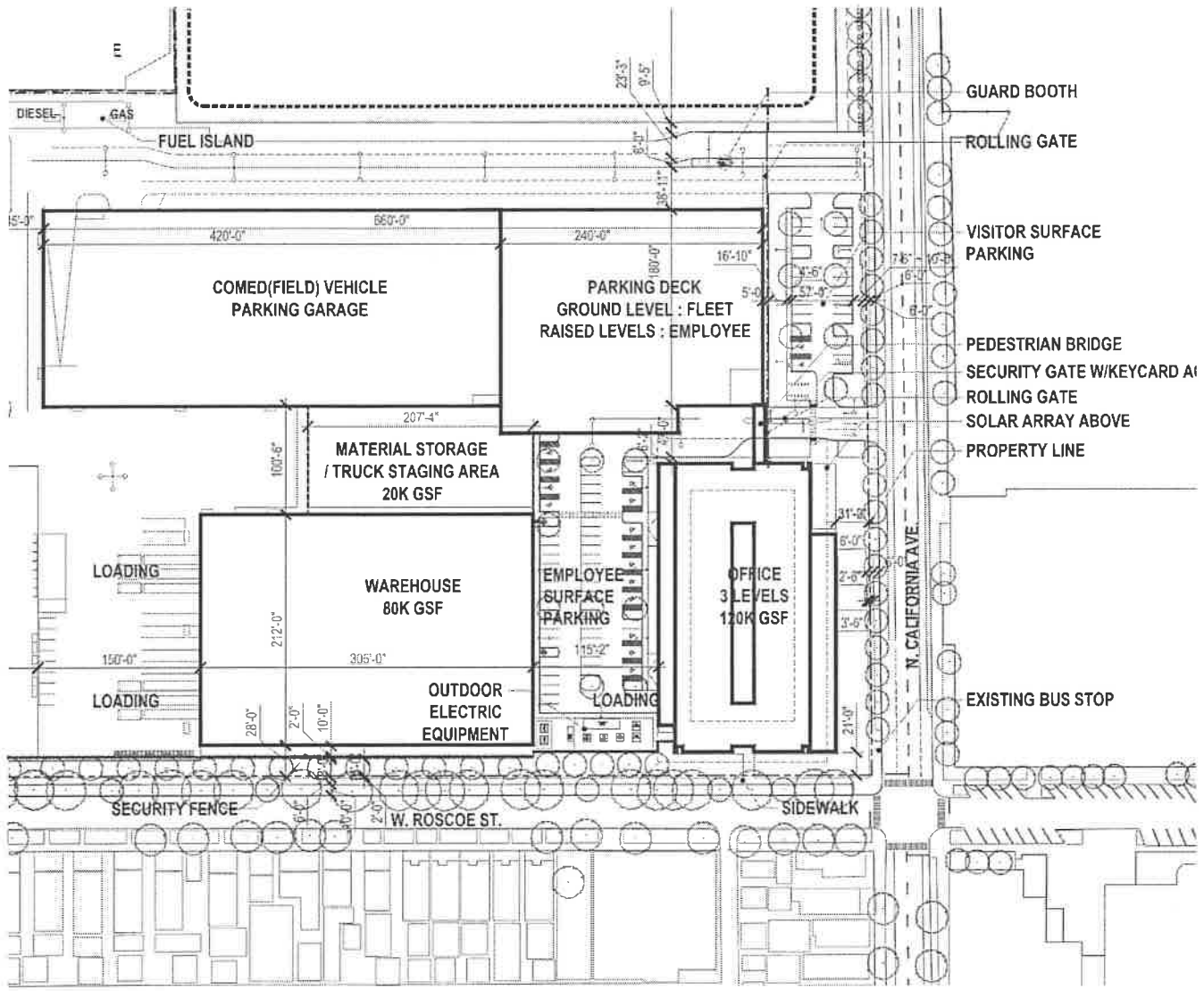
PHASE 5 PARTIAL ULTIMATE SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

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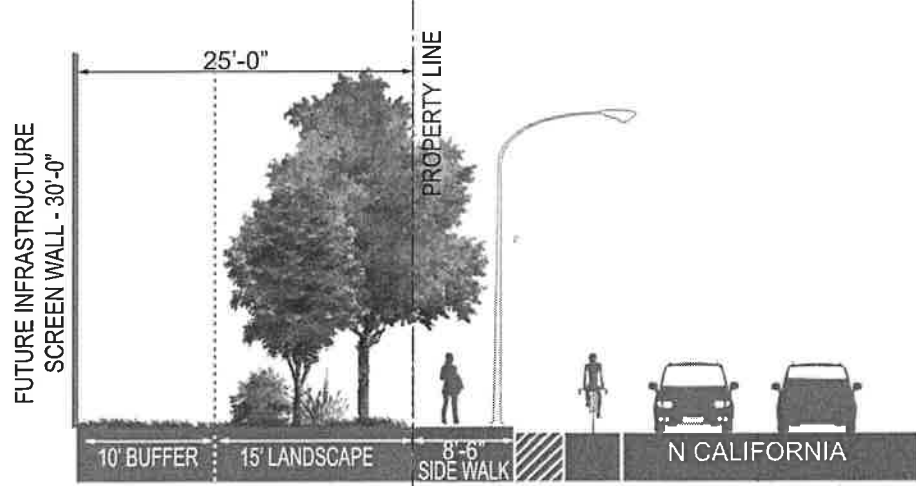
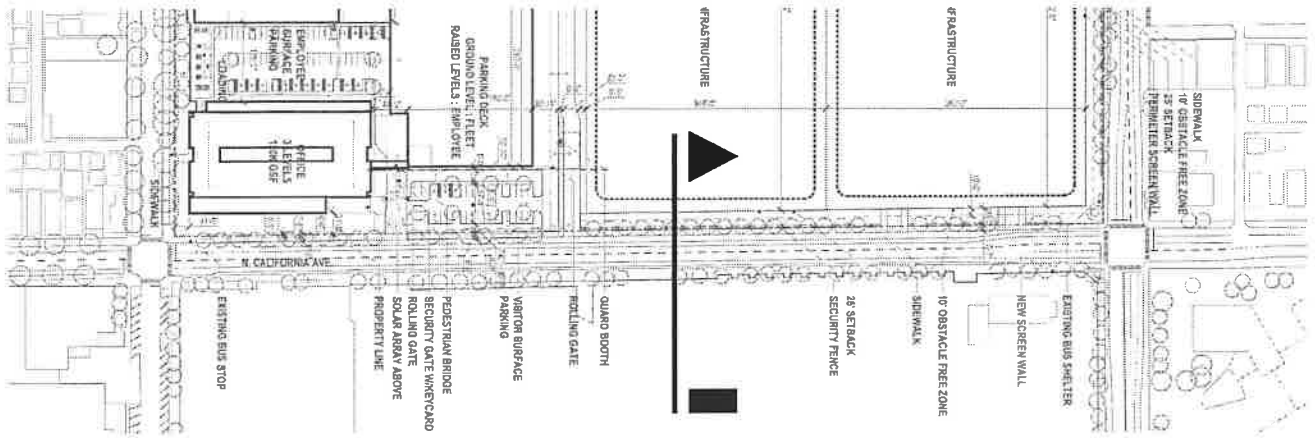
PHASE 5 PARTIAL ULTIMATE SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

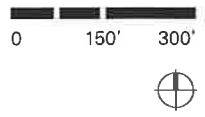
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*Renderings depict new trees and shrubs at maturity.



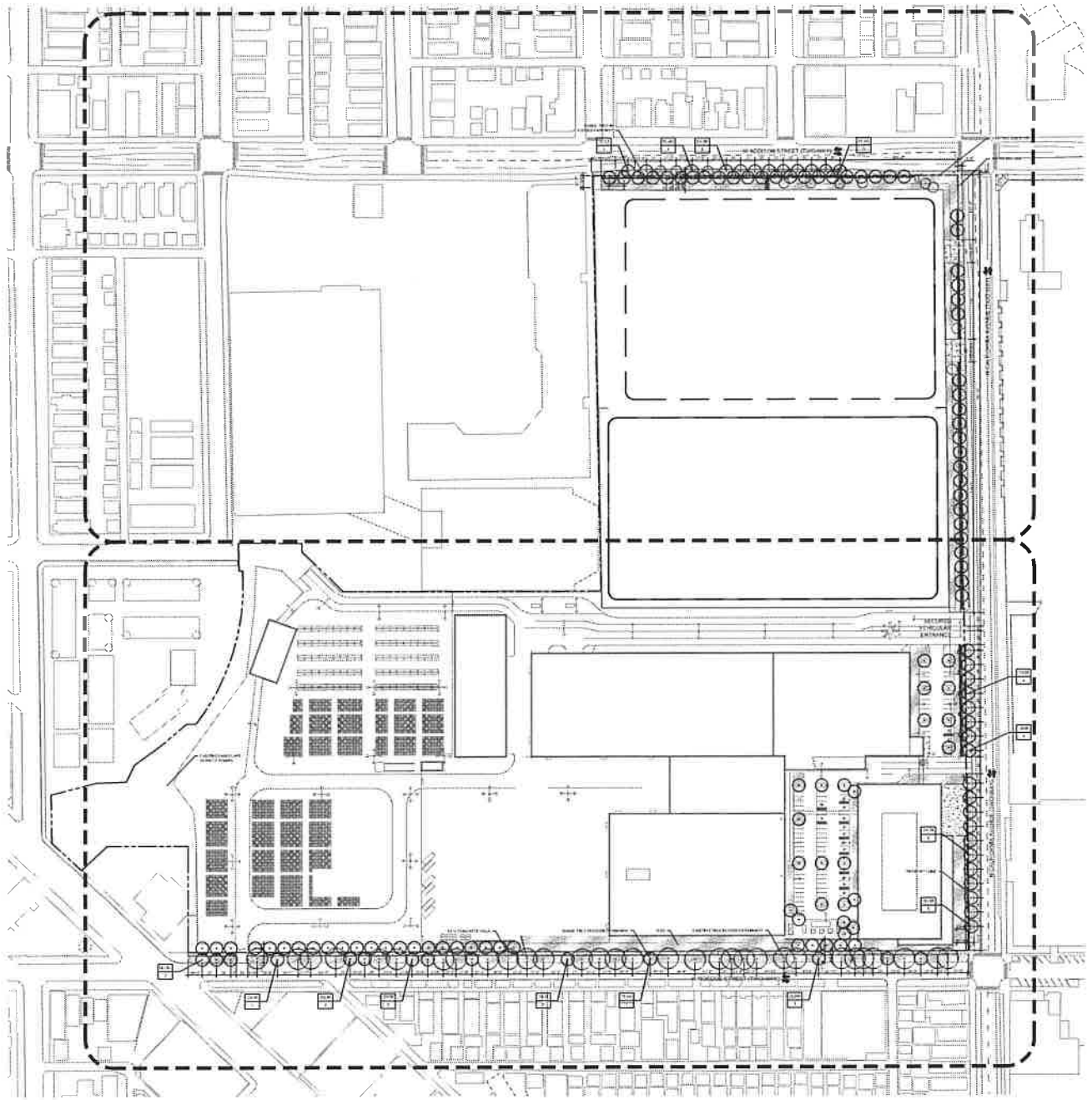
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PHASE 5 STREET SECTION ALONG CALIFORNIA AVE.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018



OVERALL LANDSCAPE PLAN






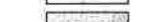


















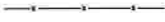


Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

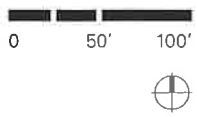
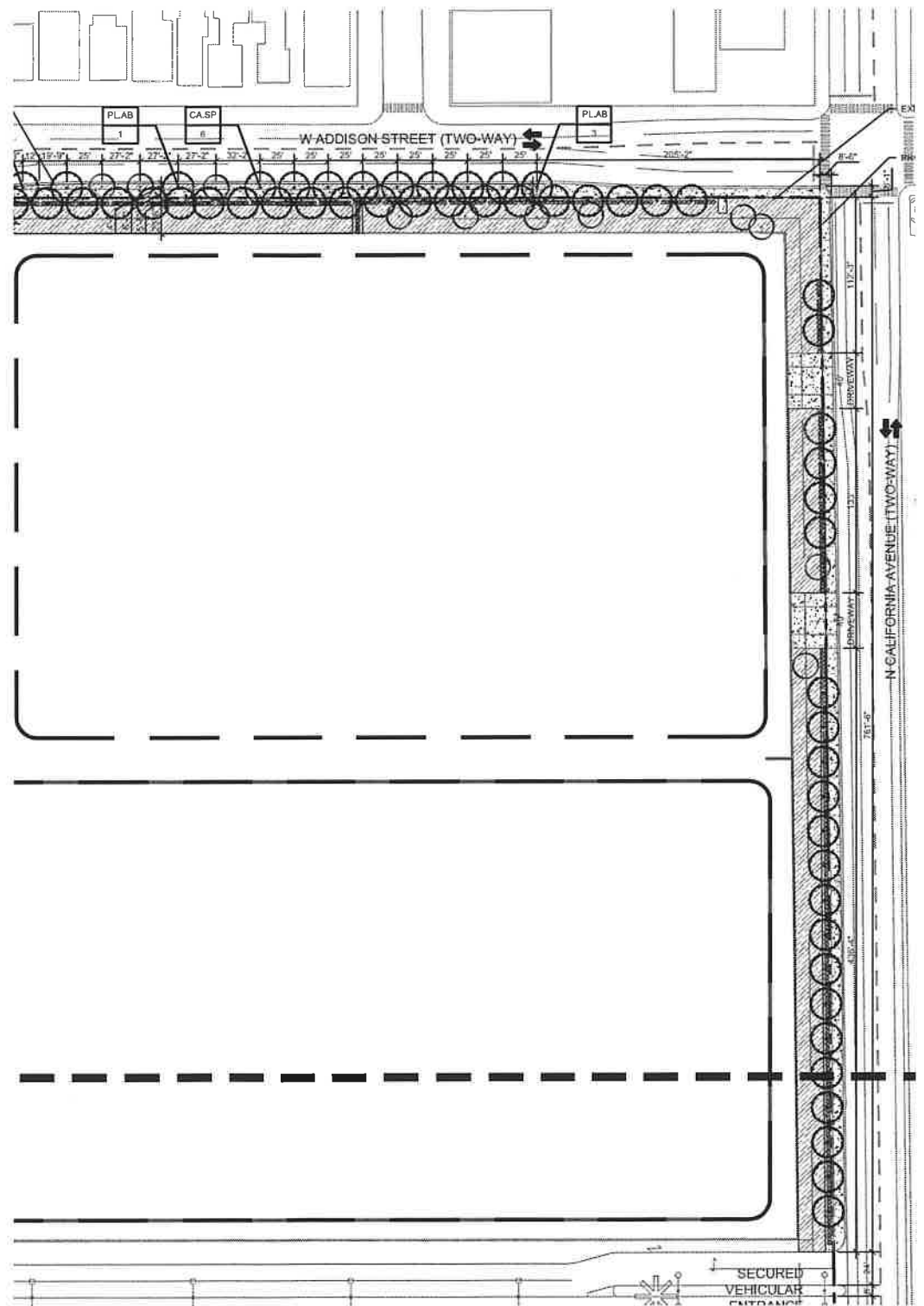
Project: COMED NORTH SIDE REDEVELOPMENT

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LEGEND

-  PROJECT LIMIT LINE
-  PROPERTY LINE
-  6" W FLUSH CONCRETE CURB
-  6" W X 6" H CONCRETE CURB
-  5" THICK CONCRETE
-  UNIT PAVING
-  CRUSHED STONE EDGE
-  DECOMPOSED GRANITE
-  TACTILE PAVING
-  RAIN GARDEN STONE CHANNEL
-  PERENNIALS/GROUND COVER
-  SOD
-  EXISTING TREE
-  SHADE TREE
-  ORNAMENTAL TREE
-  SECURITY FENCE
-  42" HT. GUARDRAIL
-  4' HT. ORNAMENTAL FENCE
-  6' HT WELDED WIRE FENCE
-  BIKE RACK
-  BOLLARD
-  PRECAST CONCRETE SEATWALL
-  PRECAST CONCRETE SEATWALL W/ WOOD TOP
-  TRENCH DRAIN
-  5'X10' TREE GRATE
-  HOSE BIB
-  MONOPOLE



PARTIAL LANDSCAPE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018



19507

78360

JOURNAL--CITY COUNCIL--CHICAGO

5/25/2018

Reclassification Of Area Shown On Map No. 9-1.
(As Amended)

BPD 1411

(Application No. 19507)

(Common Address: 2801 -- 2863 W. Addison St., 3400 -- 3558 N. California Ave., 2800 --
2964 W. Roscoe St., 3421 -- 3425 N. Elston Ave. And 3419 -- 3425 N. Whipple St.)

[SO2018-387]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the M1-1 Limited Manufacturing/Business Park District and M2-2 Light Industry District symbols and indications as shown on Map Number 9-1 in the area legally described as:

Lots (also called Blocks) 1, 2 and 5 through 9 and the south 33 feet of Lot 4, all taken as a tract, in Bickerdike Manor Subdivision of that part of the southwest quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois, the plat thereof recorded at Plat Book 90, page 11, except any part thereof taken or used for roads, and also except the following parcels: that part of Block 5 in Bickerdike Manor Subdivision, described as beginning at the intersection of the north line of West Roscoe Street and the northerly line of North Elston Avenue; thence east along the north line of West Roscoe Street a distance of 35 feet; thence north at right angles to the last described course, a distance of 185.90 feet; thence west at right angles to the last described course and parallel with the north line of West Roscoe Street, 143.26 feet; thence southwesterly 61.77 feet to a point on the northerly line of North Elston Avenue; thence southeasterly along the north line of North Elston Avenue 210.07 feet to the point of beginning all that part of Block 5 in Bickerdike Manor Subdivision of that part of the southwest quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, lying north of West Roscoe Street and east of Joseph Bickerdike's Third Subdivision and of North Elston Avenue, as shown by plat recorded July 5, 1905, in Book 90 of Plats, on page 11, more particularly described as follows:

beginning at a point on the east line of North Whipple Street, said point being 250 feet south of the south line of West Cornelia Avenue (as measured along the said east line of North Whipple Street) said east line of North Whipple Street being 33 feet east of and parallel with the west line of said Block 5 and said south line of West Cornelia Avenue being 33 feet south of and parallel with the north line of said Block 5; thence south 00 degrees, 45 minutes, 33 seconds east along said east line of North Whipple Street, 140.19 feet; thence north 75 degrees, 47 minutes, 43 seconds east, 82.17 feet to the northwesterly corner of a 6-inch wide concrete retaining wall; thence north 88 degrees, 00 minutes, 10 seconds east, 51.92 feet to an angle point in a 3-foot wide concrete abutment; thence north 26 degrees, 10 minutes, 12 seconds east, 32.63 feet to the westerly corner of a 3-foot wide concrete abutment; thence north 54 degrees, 31 minutes, 50 seconds east, 51.47 feet; thence north 50 degrees, 07 minutes, 52 seconds east, 64.65 feet; thence north 00 degrees, 45 minutes, 33 seconds west, parallel with the east line of

North Whipple Street 17.56 feet; thence north 89 degrees, 59 minutes, 09 seconds west, parallel with said south line of West Cornelia Avenue, 239.10 feet, to the point of beginning, all in Cook County, Illinois.

All that part of Blocks 5 and 6 in Bickerdike Manor Subdivision of that part of the southwest quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, lying north of West Roscoe Street and east of Joseph Bickerdike's Third Subdivision of North Elston Avenue as shown by plat recorded July 5, 1905, in Book 90 of Plats on page 11 described as follows:

beginning at a point on the south line of West Cornelia Avenue; said south line being 33 feet south of and parallel to the north line of said Blocks 5 and 6, said point being 293 feet east of the west line of Block 5; thence east on the last described line 82.82 feet to a point; thence southerly and westerly along a curved line convex to the southeast having a radius of 468.77 feet, said curved line being the easterly and southeasterly face of an existing 1.00-foot wide concrete wall 286.77 feet, more or less, to its intersection with a line that is 300.56 feet south of and parallel to the north line of said Block 5; thence west along the last described line to a point that is 272.10 feet east of the west line of said Block 5; thence north along a line parallel with the west line of said Block 5, 17.56 feet; thence east along a line parallel with the north line of said Block 5, 0.90 feet; thence northeasterly along a straight line 31.79 feet to a point in a line that is 293 feet east of and parallel with the west line of said Block 5, said point being 258.0 feet south of the north line of said Block 5; thence north along a line 293.00 feet east of and parallel with the west line of said Block 5, 225.00 feet to the point of beginning, in Cook County, Illinois.

All that part of Block 5 in Bickerdike Manor Subdivision of that part of the southwest quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, lying north of West Roscoe Street and east of Joseph Bickerdike's Third Subdivision and of Elston Avenue, as shown by plat recorded July 5, 1905, in Book 90 of Plats, at page 11, described as follows:

beginning at a point in the south line of West Cornelia Avenue (said south line being a line 33 feet south of and parallel with the north line of said Block 5; said point being 293 feet east of the west line of said Block 5; thence south along a line 293 feet east of and parallel to the west line of said Block 5 for a distance of 225 feet; thence southwesterly to a point in a line which is 250 feet south of and parallel to said south line of West Cornelia Avenue, said point being 273 feet east of the west line of said Block 5; thence west along a line 250 feet south of and parallel to the south line of West Cornelia Avenue for a distance of 40 feet; thence north along a line which is 233 feet of and parallel to the west line of said Block 5 for a distance of 250 feet to its intersection with the south line of West Cornelia Avenue; thence east along said south line to the point of beginning, situated in Cook County, Illinois; that part of Blocks 3, 4, 6 and 7 in Bickerdike Manor Subdivision of that part of the southwest

quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, north of West Roscoe Street and east of Joseph Bickerdike's Third Subdivision and of North Elston Avenue as shown on the plat recorded July 5, 1905, in Book 90 of Plats, at page 11, in Cook County, Illinois, described as follows, to-wit:

beginning at the intersection of the north line of the south 33.00 feet of said Block 3 with the east line of said Block 3; thence south 01 degree, 05 minutes, 05 seconds west along said east line of Block 3 and the east line of said Block 7 for 102.02 feet to a point in a line that is 102.00 feet south of and parallel with the north line of the south 33.00 feet of said Blocks 3 and 4; thence south 90 degrees, 00 minutes, 00 seconds west, along said parallel line for 451.58 feet; thence north 45 degrees, 29 minutes, 24 seconds west for 98.43 feet to the south line of said Block 4; thence north 01 degree, 06 minutes, 52 seconds west for 15.00 feet to the north line of the south 15.00 feet of said Block 4; thence south 90 degrees, 00 minutes, 00 seconds west along said north line of the south 15.00 feet of Block 4 for 110.00 feet to the east line of the west 33.00 feet of said Block 4; thence north 01 degree, 06 minutes, 52 seconds west, along said east line of the west 33.00 feet of Block 4 for 18.00 feet to the north line of the south 33.00 feet of said Block 4; thence north 90 degrees, 00 minutes, 00 seconds east along said north line of the south 33.00 feet of said Blocks 3 and 4 for 629.92 feet to the place of beginning. All situated in the County of Cook, in the state of Illinois,

to the designation of an M2-2 Light Industry District and a corresponding use district is hereby established in the area above described.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map Number 9-1 in the area legally described as:

Lots (also called Blocks) 1, 2 and 5 through 9 and the south 33 feet of Lot 4, all taken as a tract, in Bickerdike Manor Subdivision of that part of the southwest quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois, the plat thereof recorded at Plat Book 90, page 11, except any part thereof taken or used for roads, and also except the following parcels: that part of Block 5 in Bickerdike Manor Subdivision, described as beginning at the intersection of the north line of West Roscoe Street and the northerly line of North Elston Avenue; thence east along the north line of West Roscoe Street a distance of 35 feet; thence north at right angles to the last described course, a distance of 185.90 feet; thence west at right angles to the last described course and parallel with the north line of West Roscoe Street, 143.26 feet; thence southwesterly 61.77 feet to a point on the northerly line of North Elston Avenue; thence southeasterly along the north line of North Elston Avenue 210.07 feet to the point of beginning all that part of Block 5 in Bickerdike Manor Subdivision of that part of the southwest quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, lying north of West Roscoe Street and east of Joseph Bickerdike's Third Subdivision and of North Elston Avenue, as shown by plat recorded July 5, 1905, in Book 90 of Plats, on page 11, more particularly described as follows:

beginning at a point on the east line of North Whipple Street, said point being 250 feet south of the south line of West Cornelia Avenue (as measured along the said east line of North Whipple Street) said east line of North Whipple Street being 33 feet east of and parallel with the west line of said Block 5 and said south line of West Cornelia Avenue being 33 feet south of and parallel with the north line of said Block 5; thence south 00 degrees, 45 minutes, 33 seconds east, along said east line of North Whipple Street, 140.19 feet; thence north 75 degrees, 47 minutes, 43 seconds east, 82.17 feet to the northwesterly corner of a 6-inch wide concrete retaining wall; thence north 88 degrees, 00 minutes, 10 seconds east, 51.92 feet to an angle point in a 3-foot wide concrete abutment; thence north 26 degrees, 10 minutes, 12 seconds east, 32.63 feet to the westerly corner of a 3-foot wide concrete abutment; thence north 54 degrees, 31 minutes, 50 seconds east, 51.47 feet; thence north 50 degrees, 07 minutes, 52 seconds east, 64.65 feet; thence north 00 degrees, 45 minutes, 33 seconds west, parallel with the east line of North Whipple Street 17.56 feet; thence north 89 degrees, 59 minutes, 09 seconds west and parallel with said south line of West Cornelia Avenue, 239.10 feet to the point of beginning, all in Cook County, Illinois.

All that part of Blocks 5 and 6 in Bickerdike Manor Subdivision of that part of the southwest quarter of section 24, Township 40 north, Range 13, east of the third principal meridian, lying north of West Roscoe Street and east of Joseph Bickerdike's third subdivision of Elston Avenue as shown by plat recorded July 5, 1905 in Book 90 of Plats on page 11, described as follows:

beginning at a point on the south line of West Cornelia Avenue; said south line being 33 feet south of and parallel to the north line of said Blocks 5 and 6, said point being 293 feet east of the west line of Block 5; thence east on the last described line 82.82 feet to a point; thence southerly and westerly along a curved line convex to the southeast having a radius of 468.77 feet, said curved line being the easterly and southeasterly face of an existing 1-foot wide concrete wall 286.77 feet, more or less, to its intersection with a line that is 300.56 feet south of and parallel to the north line of said Block 5; thence west along the last described line to a point that is 272.10 feet east of the west line of said Block 5; thence north along a line parallel with the west line of said Block 5, 17.56 feet; thence east along a line parallel with the north line of said Block 5, 0.90 feet; thence northeasterly along a straight line 31.79 feet to a point in a line that is 293 feet east of and parallel with the west line of said Block 5, said point being 258.0 feet south of the north line of said Block 5; thence north along a line 293.00 feet east of and parallel with the west line of said Block 5, 225.00 feet to the point of beginning, in Cook County, Illinois.

All that part of Block 5 in Bickerdike Manor Subdivision of that part of the southwest quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, lying north of West Roscoe Street and east of Joseph Bickerdike's Third Subdivision and of North Elston Avenue, as shown by plat recorded July 5, 1905, in Book 90 of Plats, at page 11, described as follows:

beginning at a point in the south line of West Cornelia Avenue (said south line being a line 33 feet south of and parallel with the north line of said Block 5; said point being 293 feet east of the west line of said Block 5; thence south along a line 293 feet east of and parallel to the west line of said Block 5 for a distance of 225 feet; thence southwesterly to a point in a line which is 250 feet south of and parallel to said south line of West Cornelia Avenue, said point being 273 feet east of the west line of said Block 5; thence west along a line 250 feet south of and parallel to the south line of West Cornelia Avenue for a distance of 40 feet; thence north along a line which is 233 feet of and parallel to the west line of said Block 5 for a distance of 250 feet to its intersection with the south line of West Cornelia Avenue; thence east along said south line to the point of beginning, situated in Cook County, Illinois; that part of Blocks 3, 4, 6 and 7 in Bickerdike Manor Subdivision of that part of the southwest quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, north of West Roscoe Street and east of Joseph Bickerdike's Third Subdivision and of North Elston Avenue as shown on the plat recorded July 5, 1905 in Book 90 of Plats, at page 11, in Cook County, Illinois, described as follows, to-wit:

beginning at the intersection of the north line of the south 33.00 feet of said Block 3 with the east line of said Block 3; thence south 01 degree, 05 minutes, 05 seconds west along said east line of Block 3 and the east line of said Block 7 for 102.02 feet to a point in a line that is 102.00 feet south of and parallel with the north line of the south 33.00 feet of said Blocks 3 and 4; thence south 90 degrees, 00 minutes, 00 seconds west along said parallel line for 451.58 feet; thence north 45 degrees, 29 minutes, 24 seconds west for 98.43 feet to the south line of said Block 4; thence north 01 degree, 06 minutes, 52 seconds west for 15.00 feet to the north line of the south 15.00 feet of said Block 4; thence south 90 degrees, 00 minutes, 00 seconds west along said north line of the south 15.00 feet of Block 4 for 110.00 feet to the east line of the west 33.00 feet of said Block 4; thence north 01 degree, 06 minutes, 52 seconds west along said east line of the west 33.00 feet of Block 4 for 18.00 feet to the north line of the south 33.00 feet of said Block 4; thence north 90 degrees, 00 minutes, 00 seconds east along said north line of the south 33.00 feet of said Blocks 3 and 4 for 629.92 feet to the place of beginning. All situated in the County of Cook, in the state of Illinois,

to the designation 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 attached herewith and made a part thereof and to no others.

SECTION 3. This ordinance shall take effect upon its passage and due publication:

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

Standard Planned Development Statements.

1. The area delineated herein as Planned Development Number 1411 ("Planned Development") consists of approximately 1,342,067 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Commonwealth Edison Company.
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 titleholders 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 titleholder 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 Department of Transportation on behalf of the Applicant or its successors, assigns or grantees. It is further acknowledged that as part of the project, the Applicant has agreed to dedicate a portion of the current net site area surrounding the perimeter of the Property along portions of North California Avenue and West Addison Street for sidewalk widening purposes. The resulting dedications will decrease the overall net site area of the project (approximately 4,000 square feet) and the Applicant will pursue an administrative change (Minor Change) to the Planned Development to update the project's bulk table and other documents as may be necessary at the time of such dedication. The dedicated area for sidewalk widening purposes will be subject to a final survey and the review and approval of the Departments of Planning and Development and Transportation.

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 Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation'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 the Department of Transportation's Division of Infrastructure Management:

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

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation 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 with the Department of Transportation'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 the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing/Proposed Land-Use Map; a Planned Development Boundary and Property Line Map; Phasing Plan; Site Plans/Partial Site Plans (all phases); Overall Landscape Plan; Partial Landscape Plan; Detailed Landscape Plans; Street Section Plans (all phases) and Office/Warehouse Building Elevations (North, South, East and West) prepared by Solomon Cordwell Benz and dated April 19, 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: office, utilities and services, major and minor, including electrical substation and solar array panels, warehousing, outdoor storage of materials and vehicles, fuel stations, accessory parking, motor vehicle repair shop, co-located and freestanding (towers) wireless communication facilities, interim surface accessory parking and related, ancillary and accessory uses.
6. On-premises 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-premises 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 Regulations and Data Table has been determined using a net site area of 1,342,067 square feet and a base FAR of 2.20. (See also Statement 3).
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. The Applicant commits to installing a screen wall and landscaping along the south side of Addison Street and the east side of California Avenue as an off-site infrastructure improvement to screen the existing electrical substation located at the southeast corner of Addison Street and California Avenue prior to issuance of the final Certificate of Occupancy for the office building.
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 titleholders 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 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent 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

* Editor's Note: Numbering sequence error; (i) missing in original document.

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. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) of any future development phases (per Phasing Exhibit), the Applicant shall submit a site plan, landscape plan and building elevations for the specific development phase(s) for review and approval by the Department of Planning and Development (DPD). The Applicant shall also make a courtesy presentation to the Chicago Plan Commission to keep the Plan Commission informed of Phases 4a, 4b and 5. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) for these phases, need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire phase, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest phase area. The site plan provided shall include all dimensioned and planned street rights-of-way.

The Applicant agrees, as part of site plan approval for the interim surface parking lot condition after the Phase 3 demolition of the existing office building, to provide an interim setback of not less than 50 feet along Addison Street for a distance of approximately 335 feet west of the east property line and a setback of not less than 75 feet along California Avenue for a distance of approximately 400 feet south of the north property line (as opposed to the 25-foot setback to be provided along Addison Street and California Avenue beyond the footprint of the existing office building as depicted in the attached Phase 3 Interim Site Plan Exhibit). Thereafter, as part of the site plan approval for the future infrastructure identified in Phase 4 and Phase 5, the Applicant shall be allowed to reduce the setback along Addison Street and California Avenue to 25-feet from the property line as depicted in the attached Phase V Ultimate Site Plan Exhibit. The above referenced 25-foot setback dimension is to be measured from the Property line existing as of the date of passage of this Planned Development and shall include any area dedicated for sidewalk purposes as counting towards the overall 25-foot future setback.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals for the various phases, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Site Plan Approval Submittals for the phases shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject phase, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

17. 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 M2-2 (Light Industry District).

[Existing Zoning Map; Existing and Proposed Land-Use Map; Boundary and Property Line Map; Phasing Plan; Interim Phase 1 Site Plan; Interim Phase 1 Street Section along Roscoe Street; Interim Phase 2 Site Plan; Interim Phase 2 Partial Site Plan; Interim Phase 2 Street Sections along Roscoe Street; Interim Phase 2 Street Section along California Avenue; Interim Phase 3 Site Plan; Interim Phase 3 Partial Site Plan; Interim Phase 3 Sections along California Avenue; Interim Phase 3 Street Sections along Addison Street; Interim Phase 4a Site Plan; Interim Phase 4a Partial Site Plan; Interim Phase 4b Partial Site Plan; Interim Phase 4b Street Section along Addison Street and California Avenue; Interim Phase 5 Ultimate Site Plan; Interim Phase 5 Partial Ultimate Site Plans; Interim Phase 5 Street Section along California Avenue; Overall Landscape Plan; Partial Landscape Plans; Detailed Landscape Plan; Landscape Details; and Building Elevations referred to in these Plan of Development Statements printed on pages 78372 through 78413 of this *Journal*.]

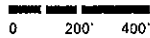
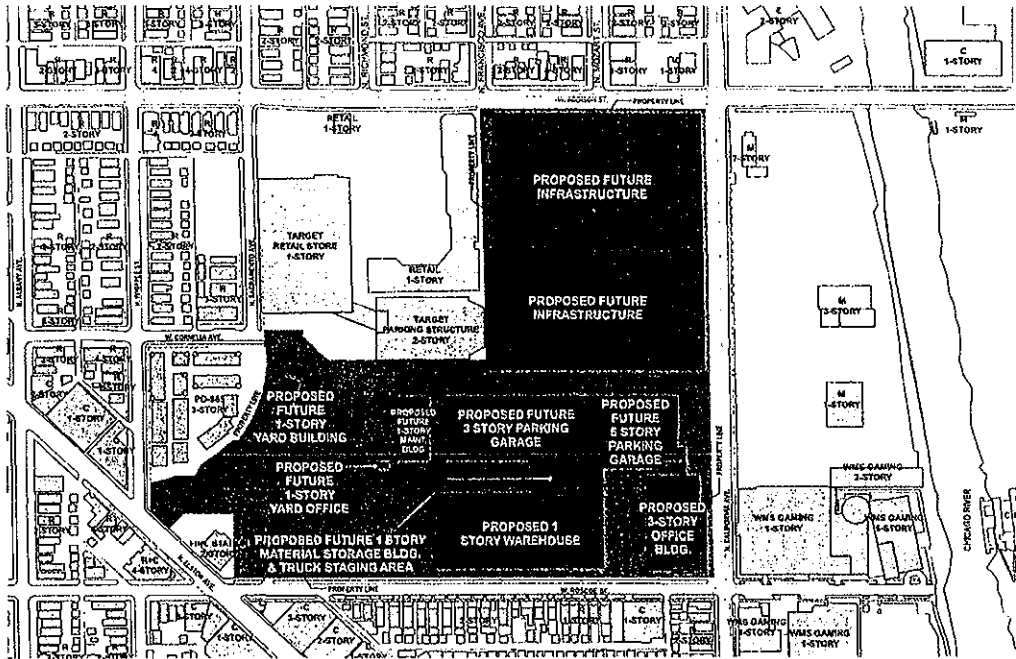
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Business Planned Development.

Bulk Regulations And Data Table.

Net Site Area:	1,342,067 square feet (30.81 acres) *See also Statement 3
Maximum Floor Area Ratio:	2.2
Maximum Heights:	
Office Building:	75 feet, 0 inches
Warehouse Building:	40 feet, 0 inches
Parking Garage:	75 feet, 0 inches
All other building structures/infrastructure not to exceed:	75 feet, 0 inches
Screenwalls:	30 feet, 0 inches
Wireless Communication Towers not to exceed:	150 feet, 0 inches
Minimum Accessory Parking Spaces:	650
Maximum Fleet Vehicle Spaces:	681
Loading Berths:	
Office Building:	1 (10 feet by 50 feet)
Warehouse:	6 (10 feet by 50 feet)
Outdoor Storage:	1 (10 feet by 50 feet)
Total Loading Berths:	8
Minimum Number of Bicycle Spaces:	50
Setbacks:	In substantial compliance with Approved Plans

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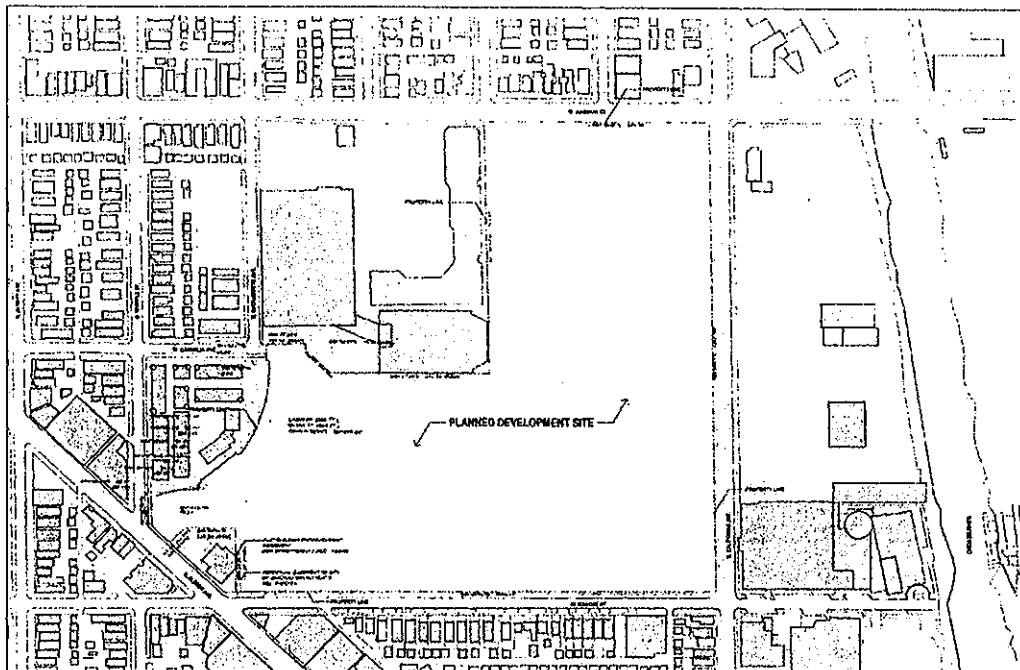
EXISTING AND PROPOSED LAND USE MAP

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3568 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

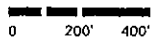
Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018

FOR PUBLICATION



NET SITE AREA:	1,342,067 SF
AREA IN RIGHT OF WAY:	0 SF
GROSS SITE AREA:	1,342,067 SF



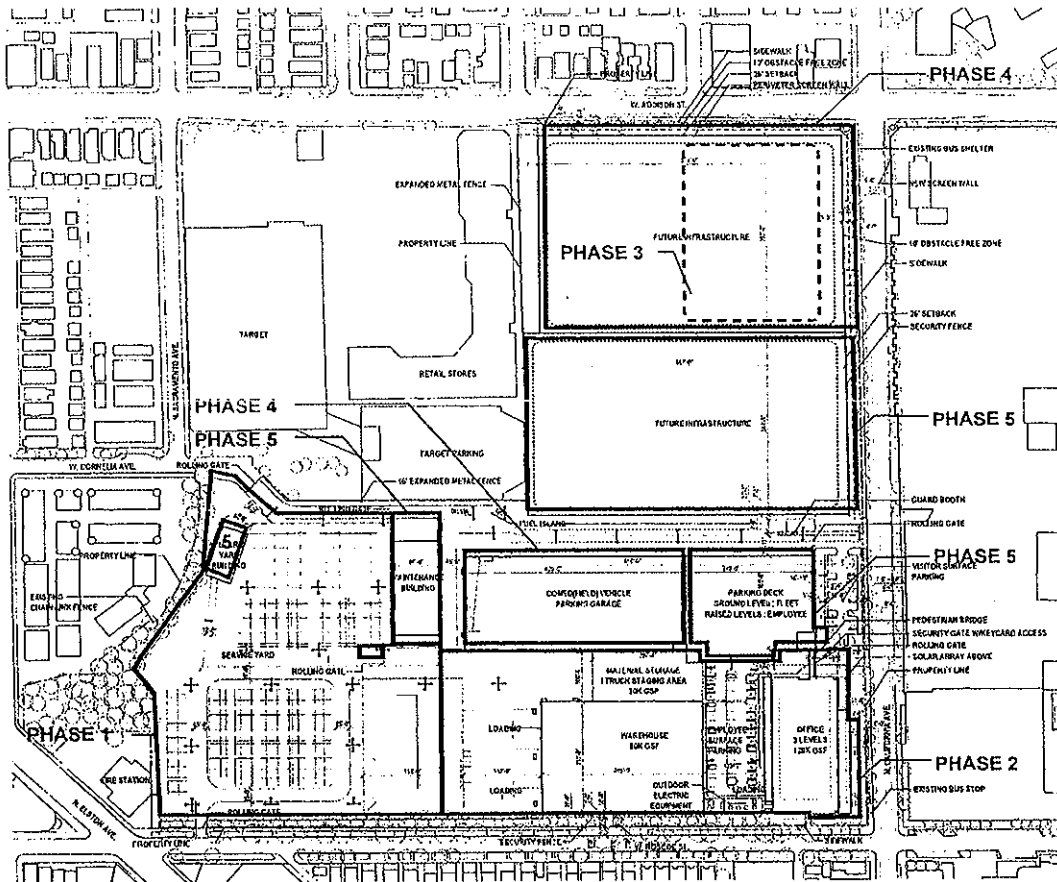
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PLANNED DEV. BOUNDARY AND PROPERTY LINE MAP

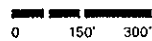
Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018



- PHASE 1 - 2018**
-CONSTRUCT SUPPLY YARD RACKING & PAVING AND WATER DETENTION
- PHASE 2 - 2018-2019**
-CONSTRUCT OFFICE BUILDING AND WAREHOUSE
- PHASE 3 - 2019-2020**
-DEMOLISH EXISTING BUILDING
- PHASE 4 - TBD**
-NORTH INFRASTRUCTURE, COMED VEHICLE PARKING STRUCTURE
- PHASE 5 - TBD**
-SOUTH INFRASTRUCTURE, EMPLOYEE PARKING STRUCTURE, ACCESSORY BUILDINGS



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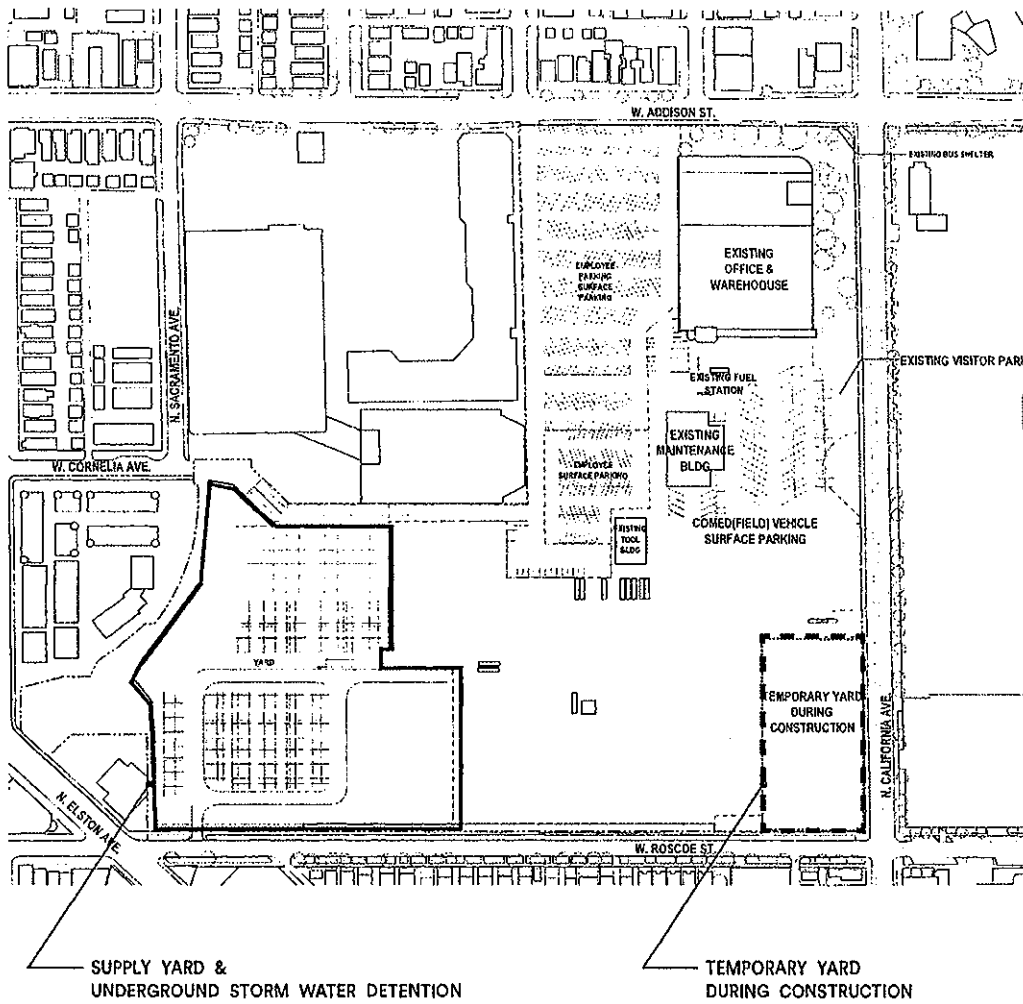
PHASING PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-03 W. ADDISON; 3400-3550 N. CALIFORNIA; 2800-2560 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018

FINAL FOR PUBLICATION

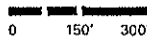


INTERIM PHASE 1 SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3668 N. CALIFORNIA; 2900-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

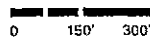
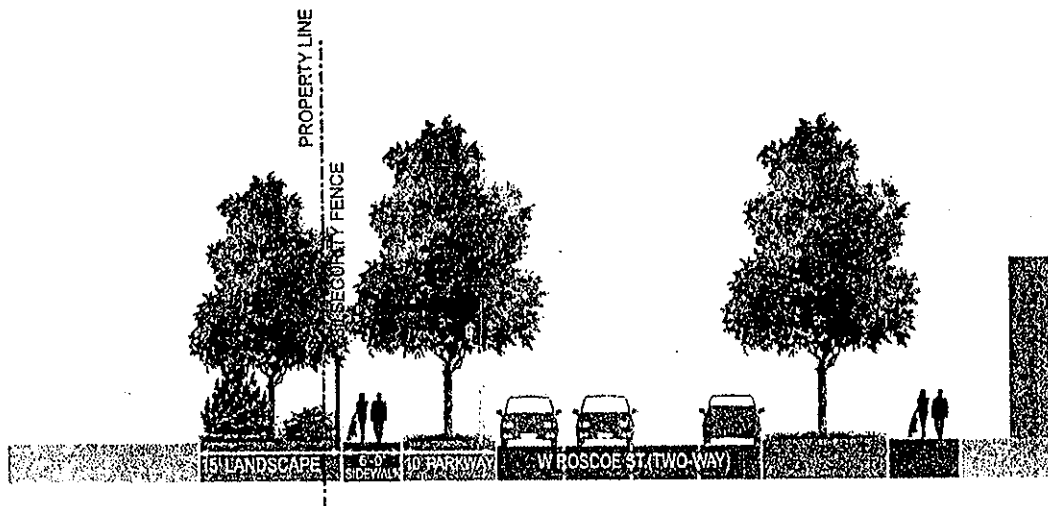
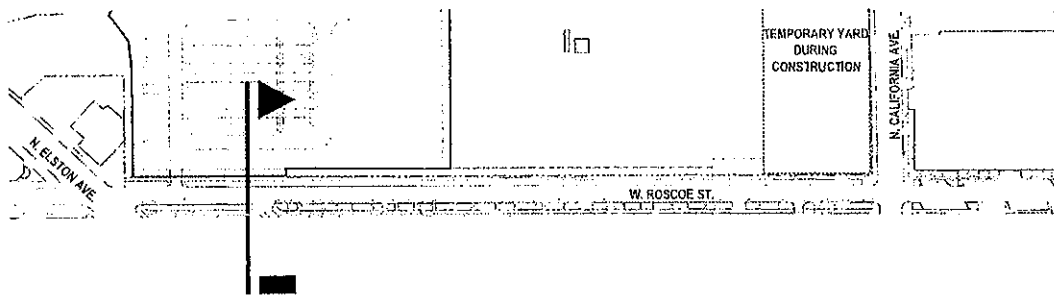
Project: COMED NORTH SIDE REDEVELOPMENT

Intra Date: 01 - 17 - 2018 CPC Date: 04 - 15 - 2018



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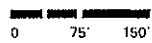
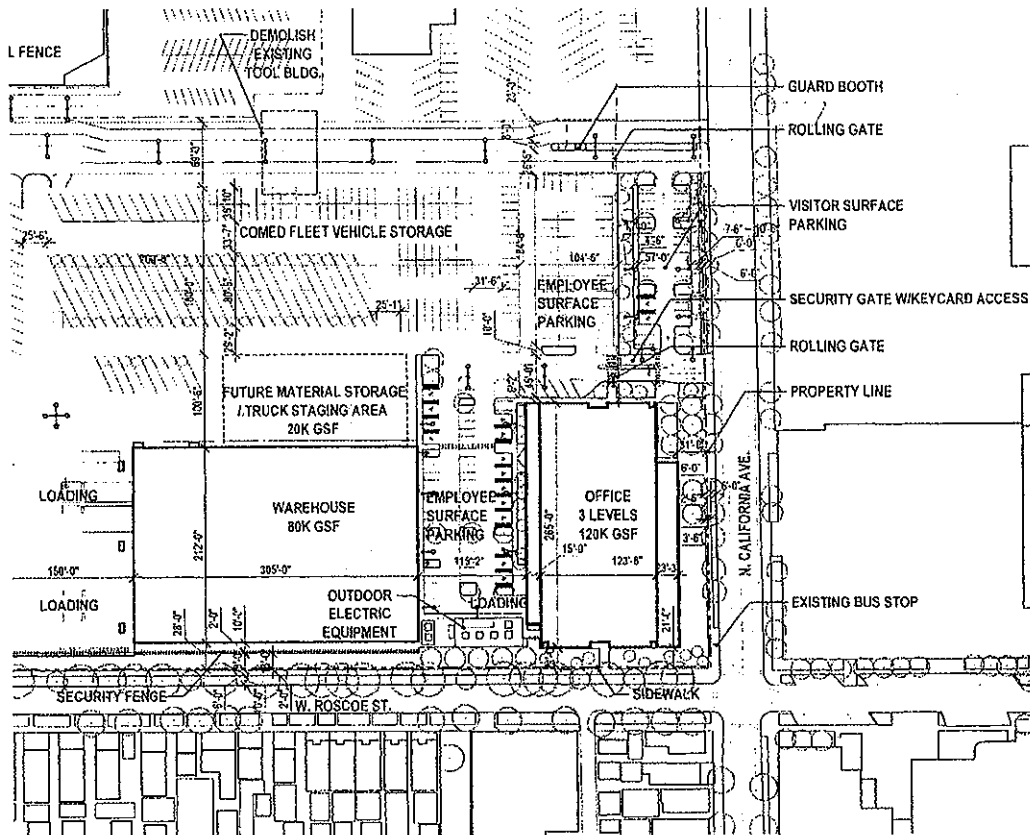
INTERIM PHASE 1 STREET SECTION ALONG ROSCOE ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3568 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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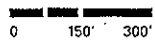
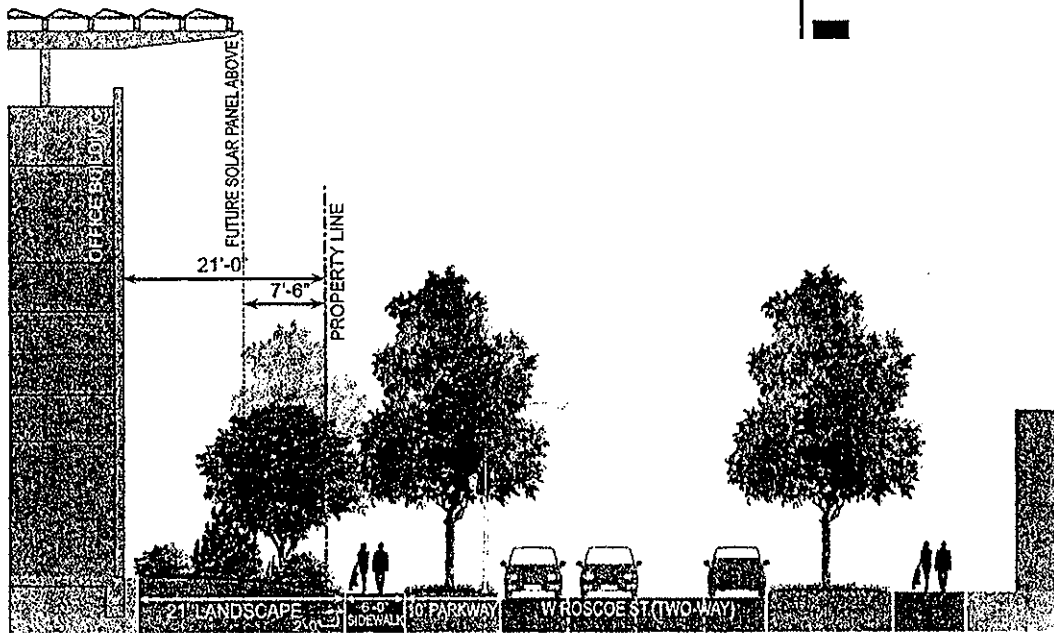
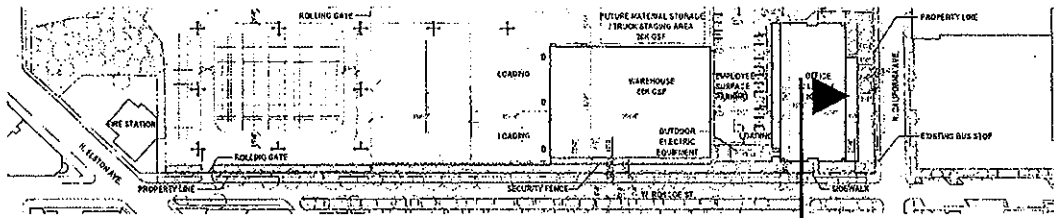
INTERIM PHASE 2 PARTIAL SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2000-2964 W.
 ROSCOE; 3425-25 N. ELSTON; 3419-26 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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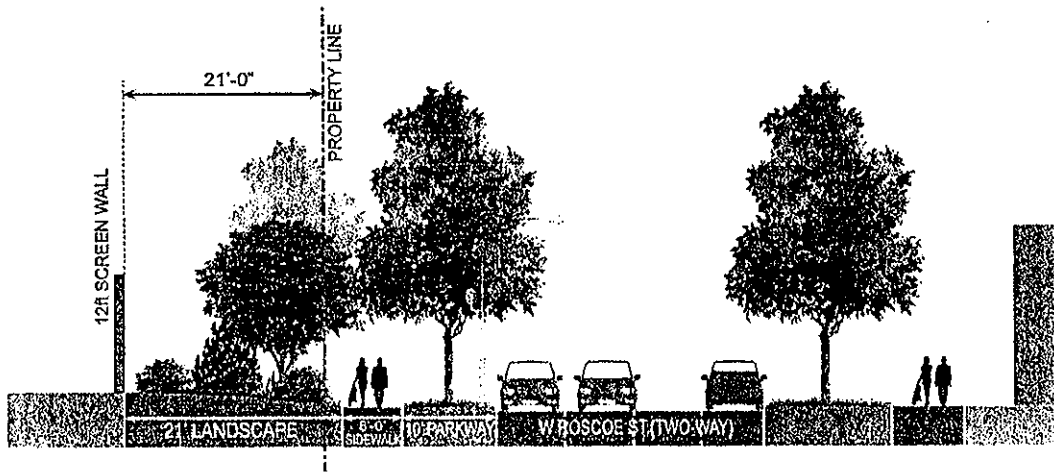
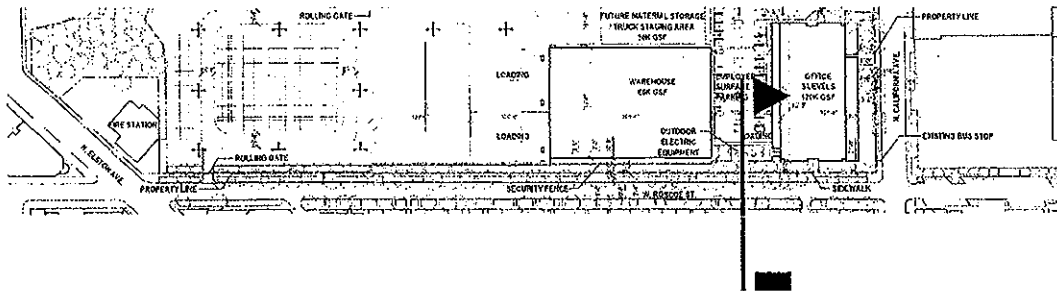
INTERIM PHASE 2 STREET SECTION ALONG ROSCOE ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3668 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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0 150' 300'



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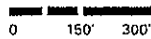
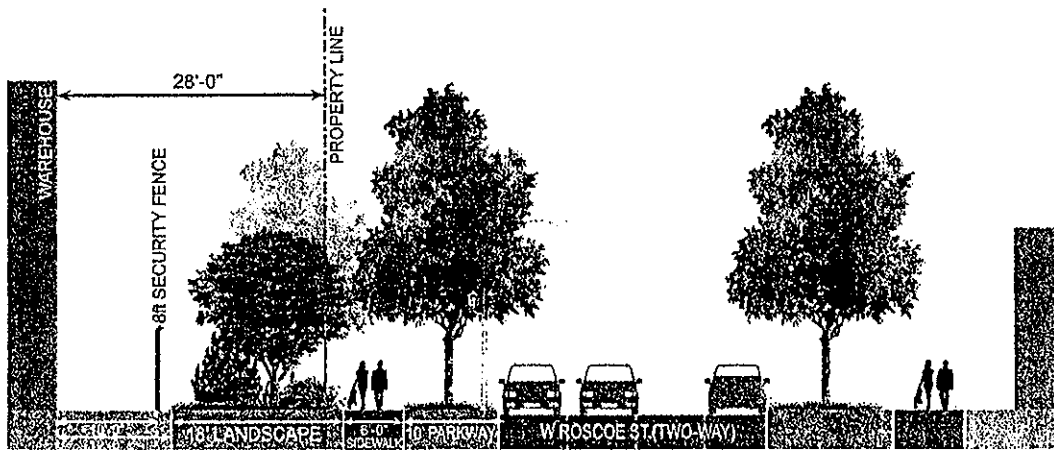
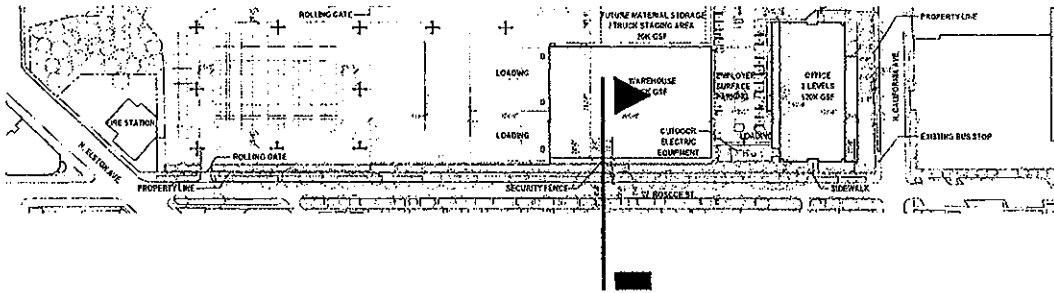
INTERIM PHASE 2 STREET SECTION ALONG ROSCOE ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-26 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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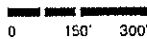
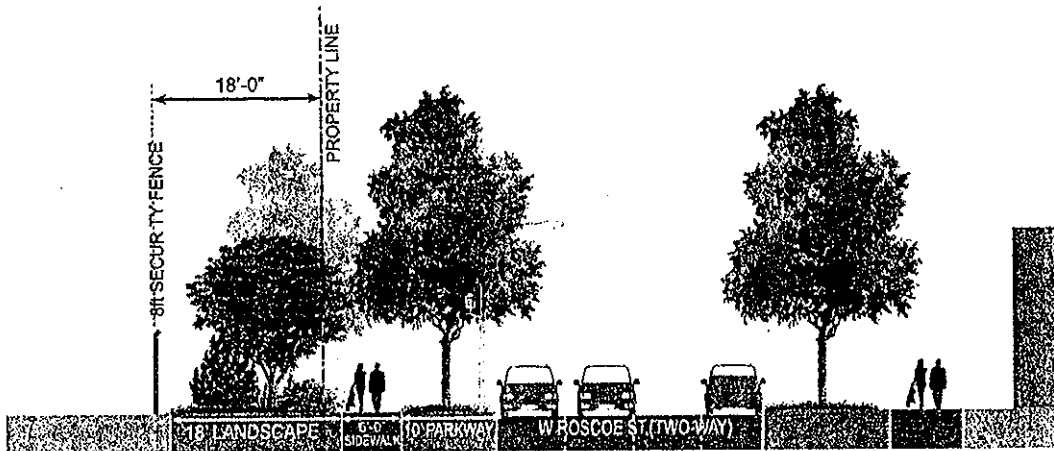
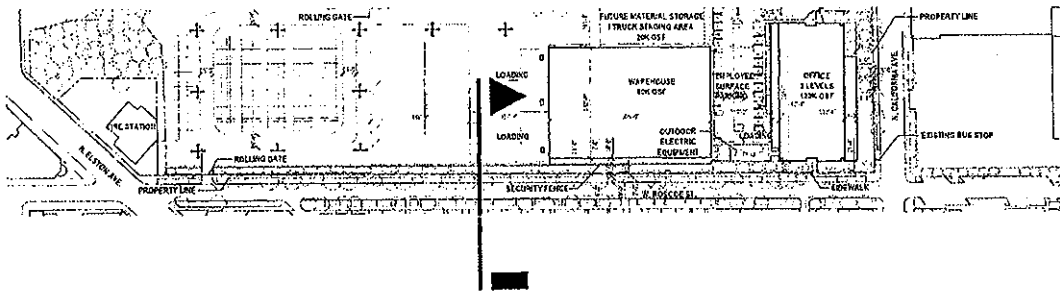
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INTERIM PHASE 2 STREET SECTION ALONG ROSCOE ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT
 Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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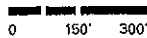
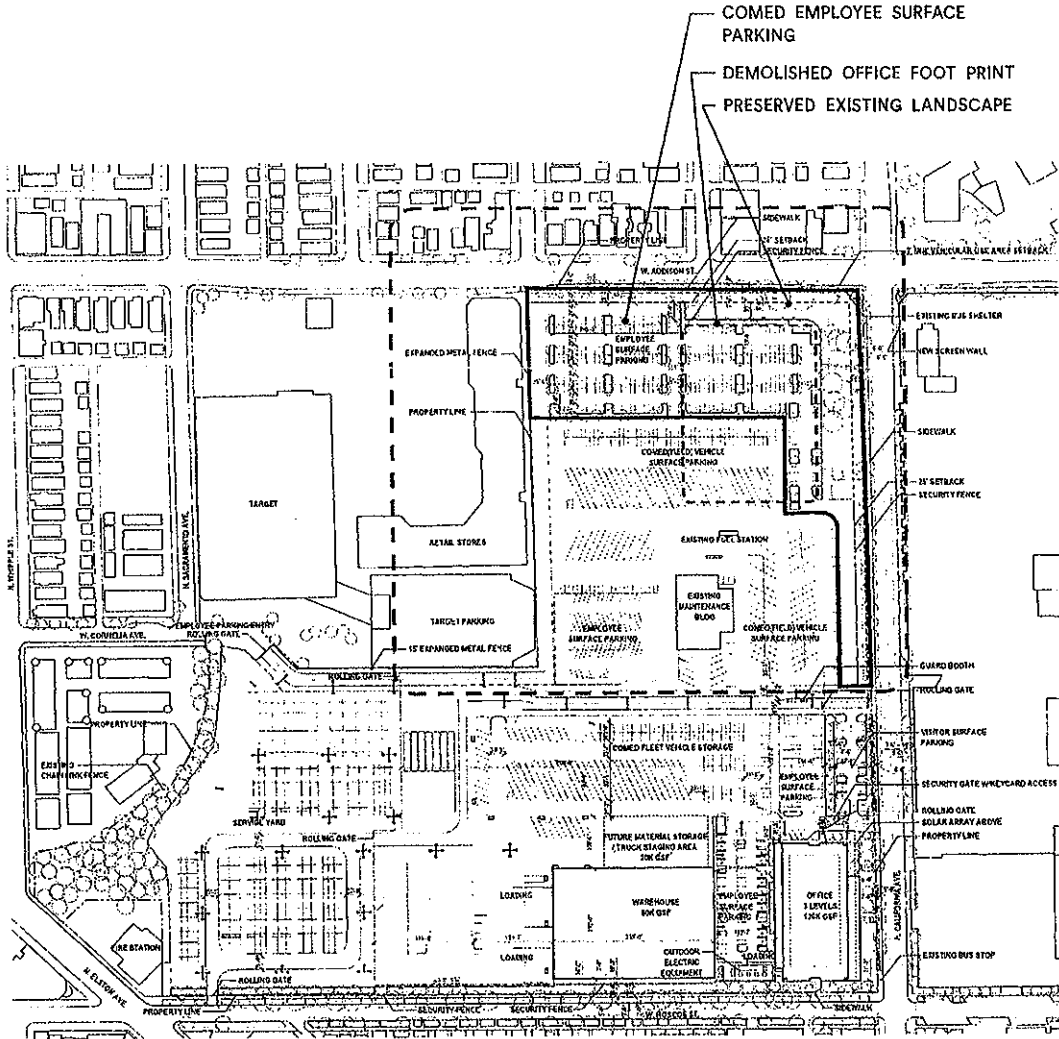
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INTERIM PHASE 2 STREET SECTION ALONG ROSCOE ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADOISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 15 - 2018



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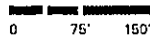
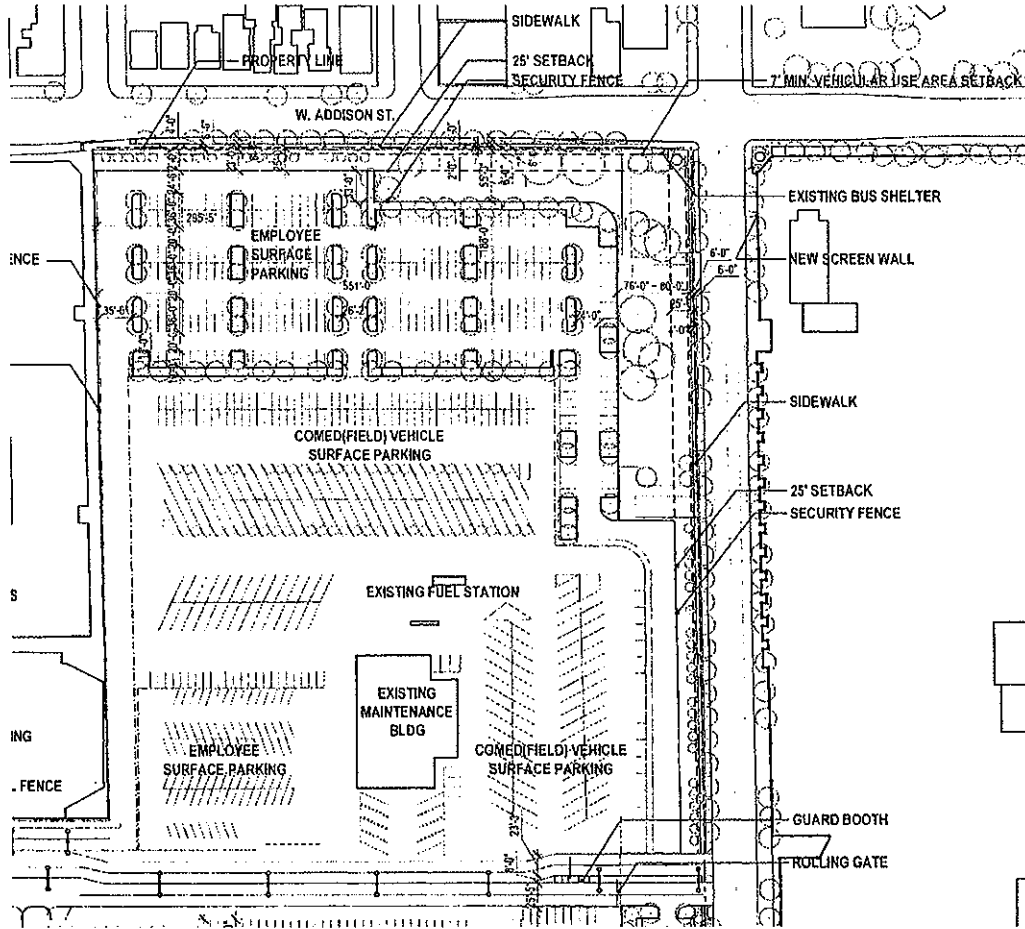
INTERIM PHASE 3 SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2660-2564 W. ROSCOE; 3421-25 N. ELSION; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

COMED NORTH SIDE REDEVELOPMENT



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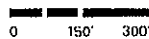
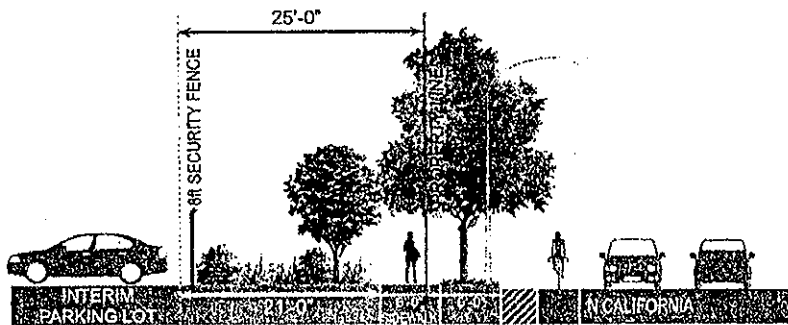
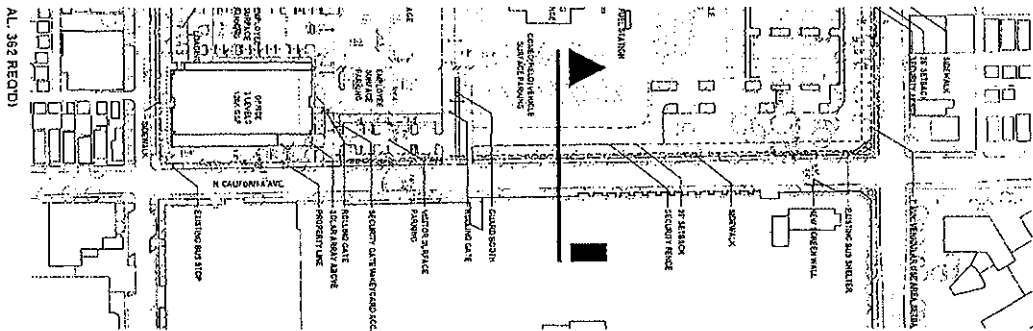
INTERIM PHASE 3 PARTIAL SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

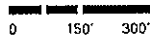
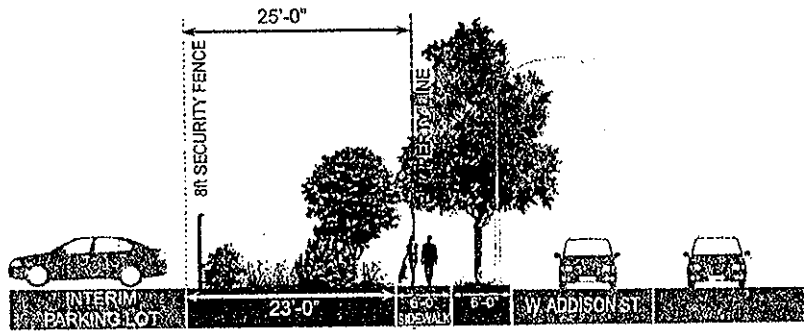
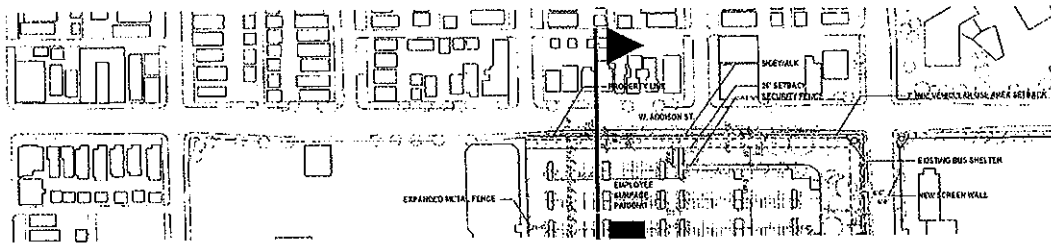
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INTERIM PHASE 3 STREET SECTION ALONG CALIFORNIA AVE.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE
Project: COMED NORTH SIDE REDEVELOPMENT
Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018



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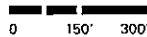
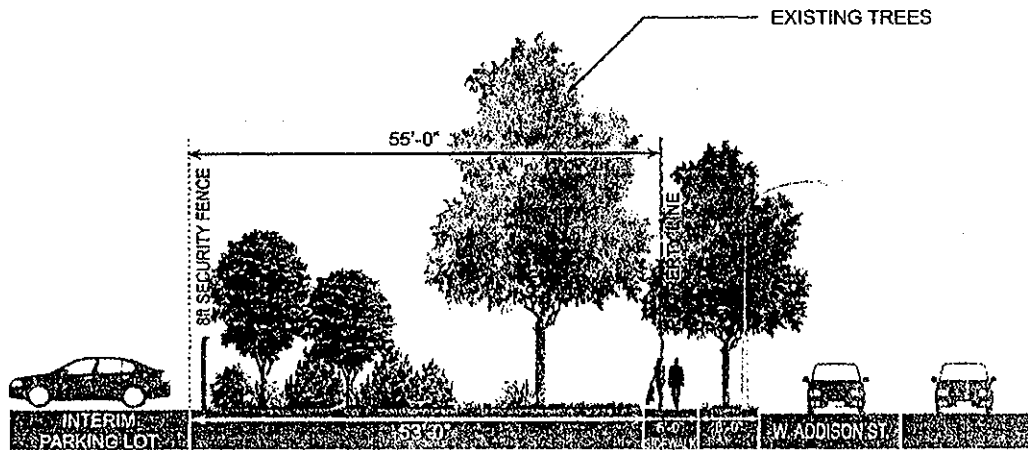
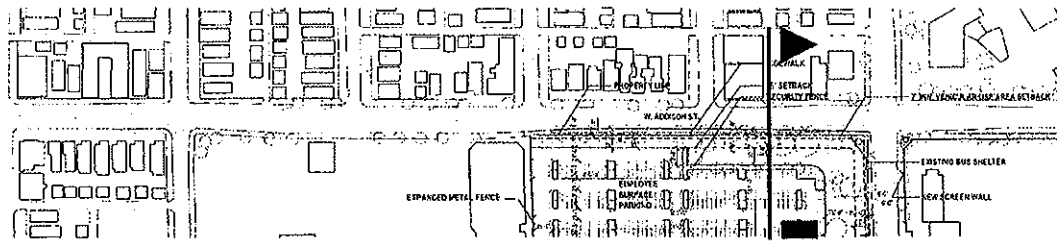
INTERIM PHASE 3 STREET SECTION ALONG ADDISON ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3658 N. CALIFORNIA; 2900-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 03 - 17 - 2018 CPC Date: 04 - 19 - 2018

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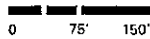
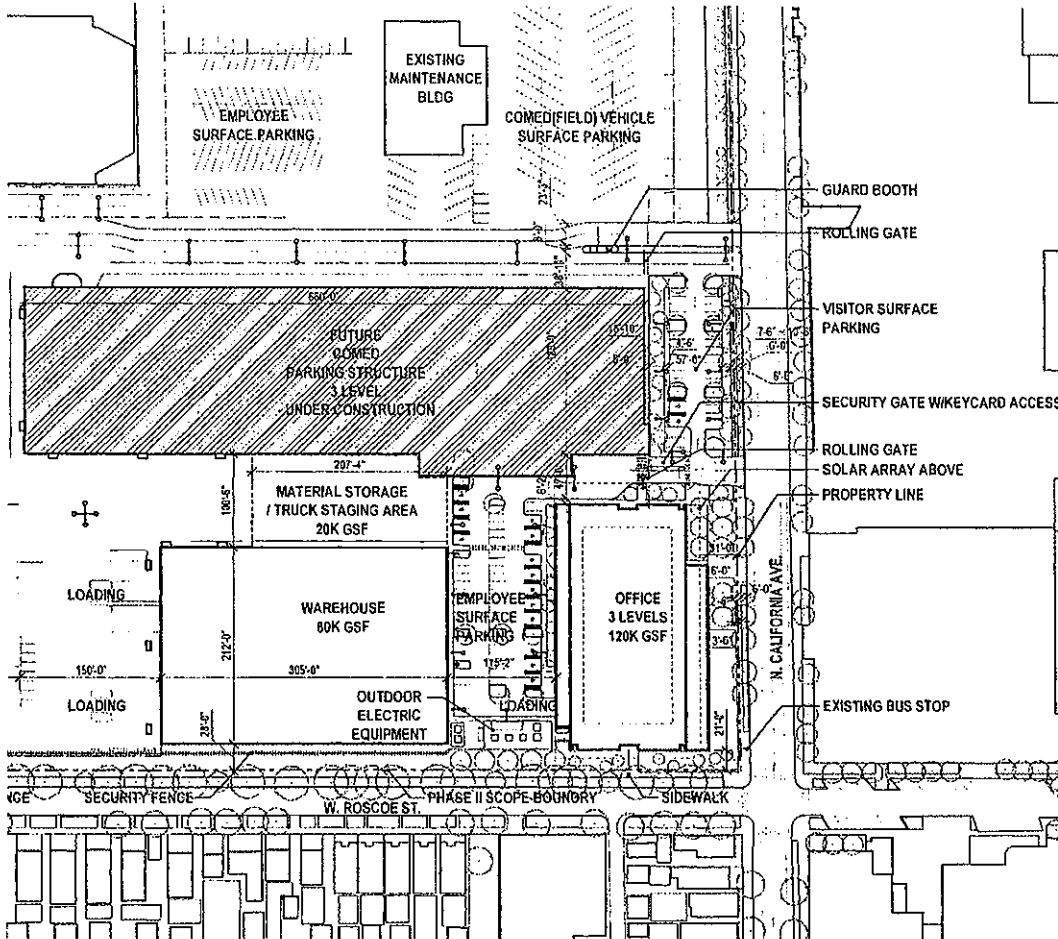
INTERIM PHASE 3 STREET SECTION ALONG ADDISON ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3658 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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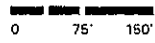
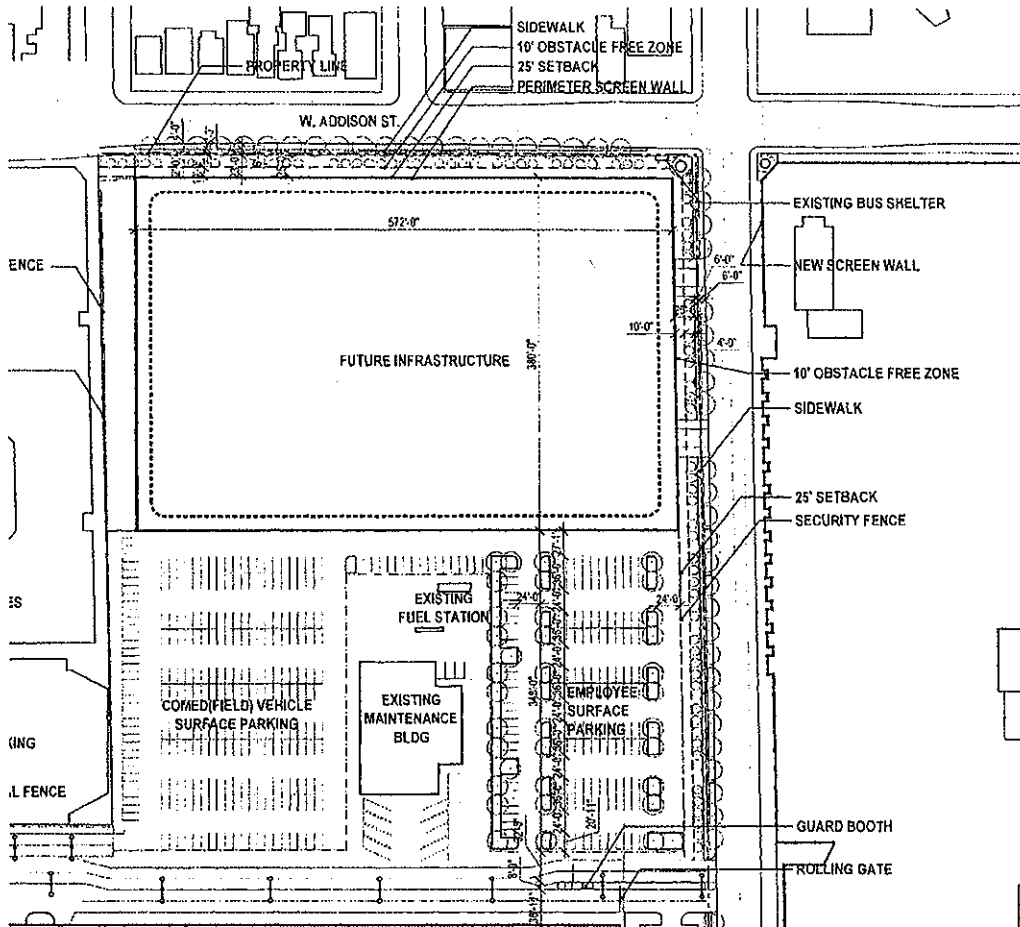
INTERIM PHASE 4a PARTIAL SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018

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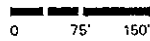
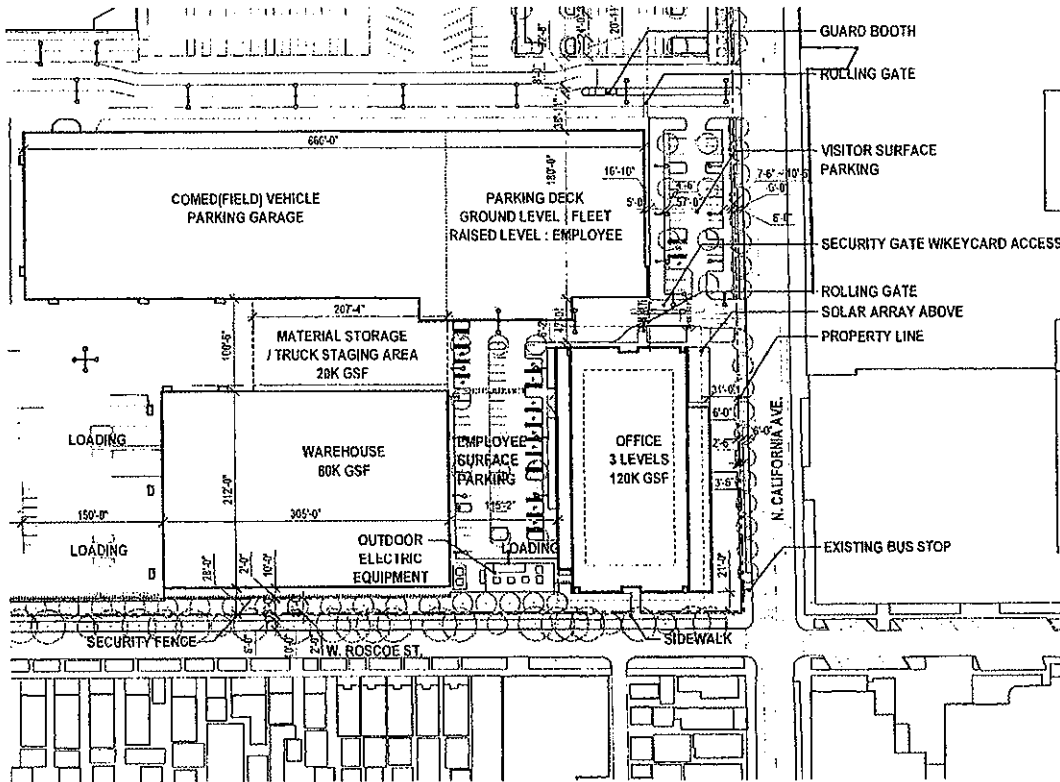
INTERIM PHASE 4b PARTIAL SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-62 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

DATE FOR PUBLICATION



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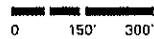
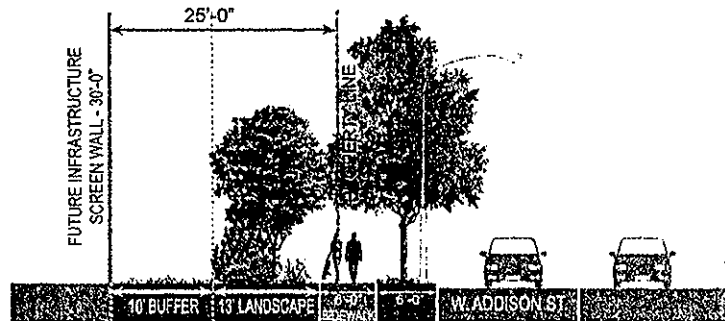
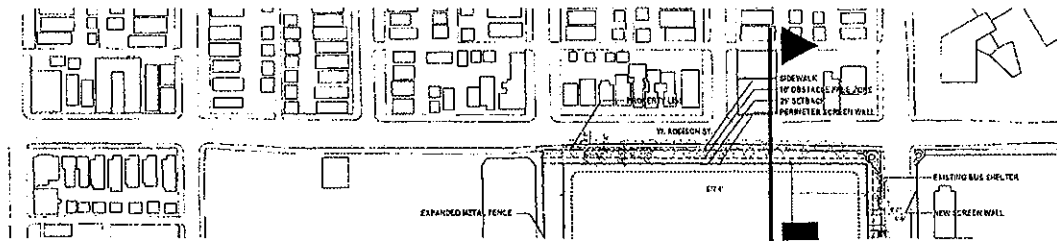
INTERIM PHASE 4b PARTIAL SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3550 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSION; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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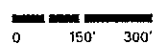
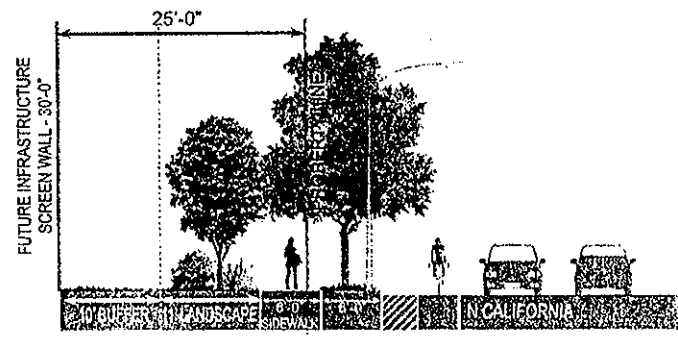
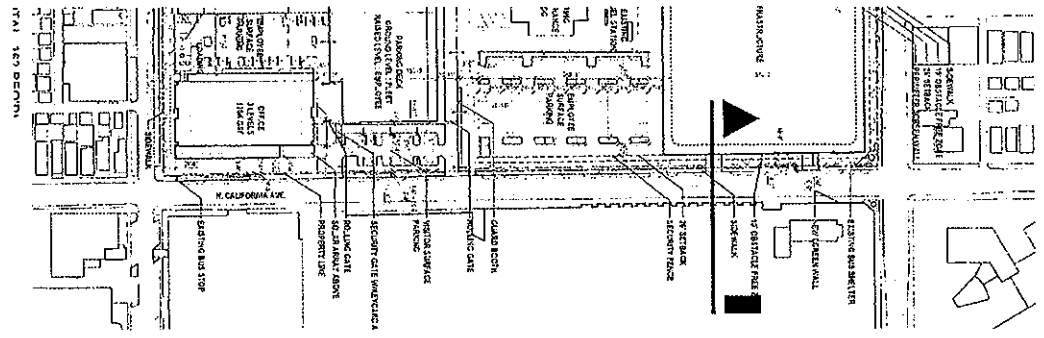
INTERIM PHASE 4b STREET SECTION ALONG ADDISON ST.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-83 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 RUSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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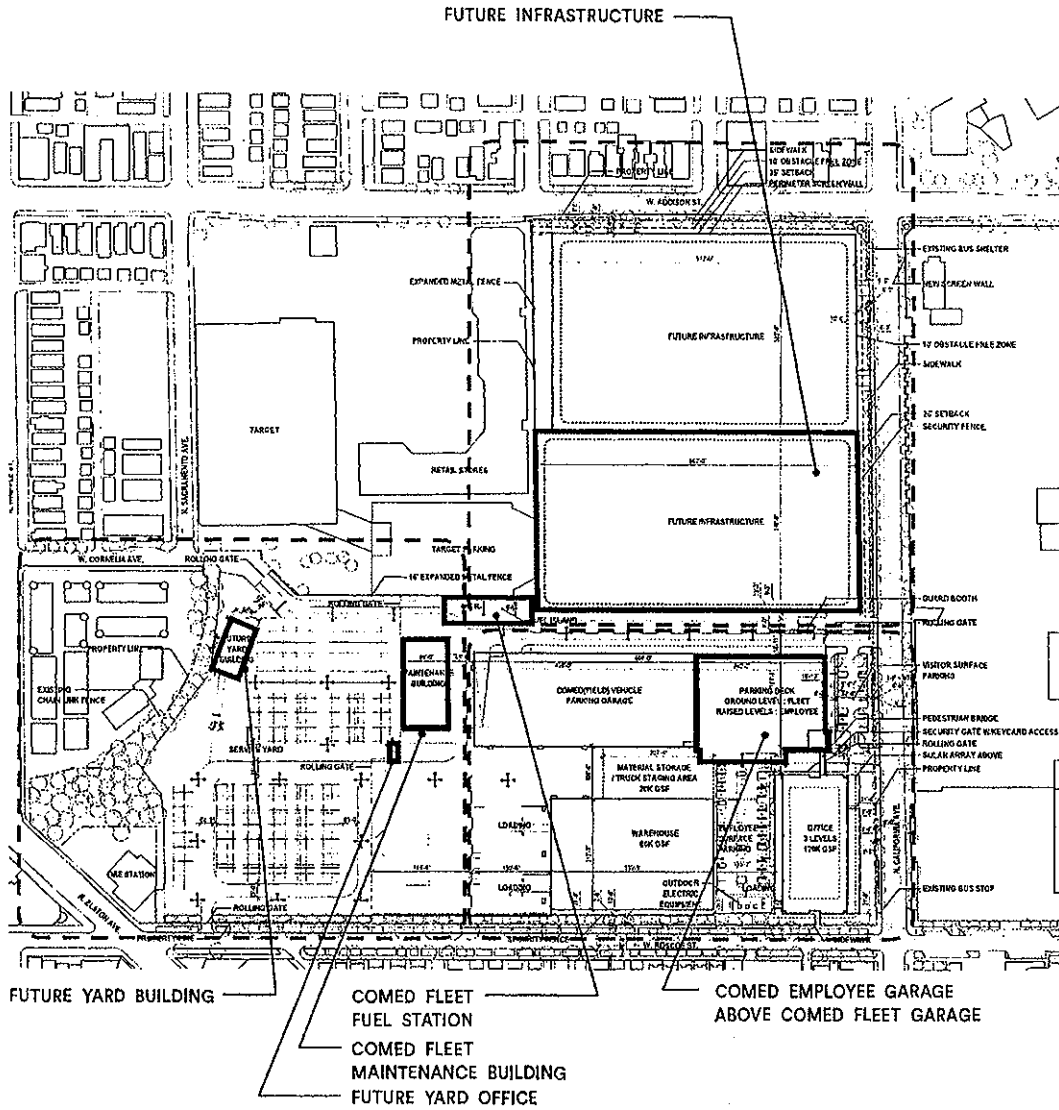
INTERIM PHASE 4b STREET SECTION ALONG CALIFORNIA AVE.

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-26 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

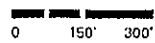
DRAFT FOR PUBLICATION



FUTURE YARD BUILDING

COMED FLEET
FUEL STATION
COMED FLEET
MAINTENANCE BUILDING
FUTURE YARD OFFICE

COMED EMPLOYEE GARAGE
ABOVE COMED FLEET GARAGE



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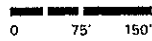
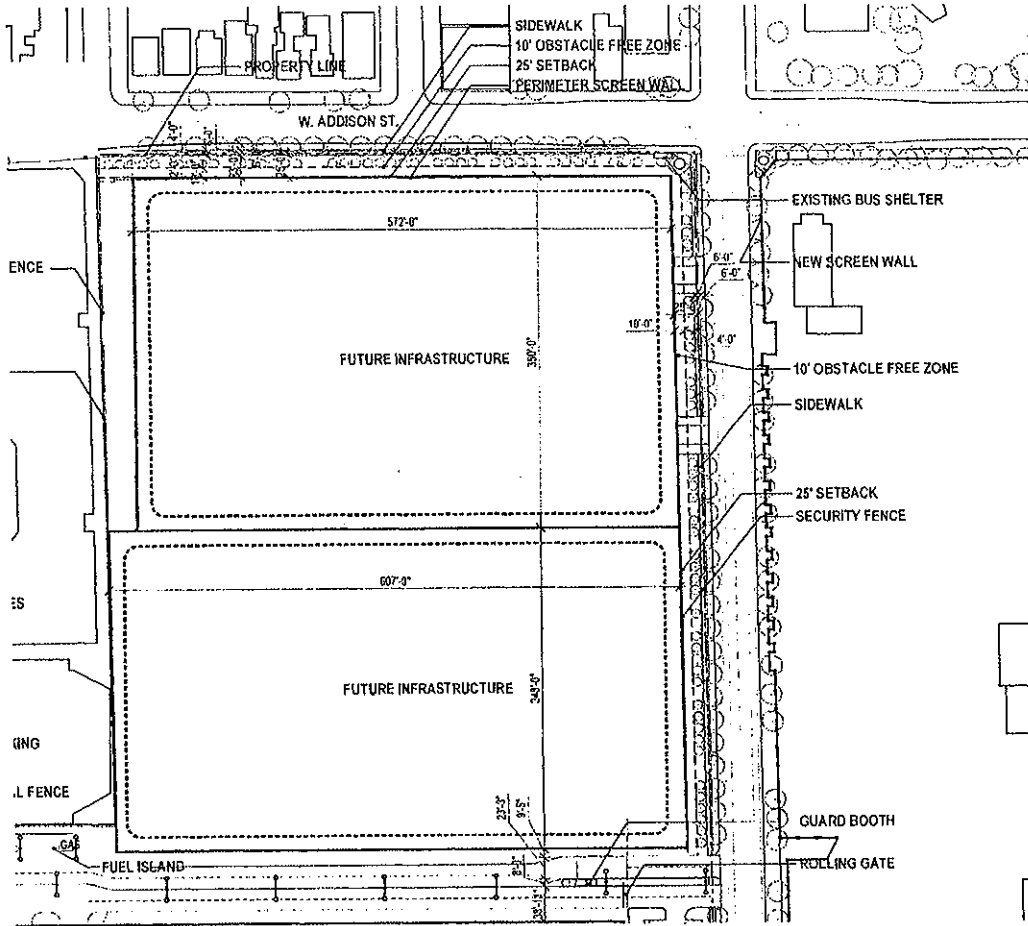
PHASE 5 ULTIMATE SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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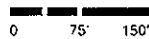
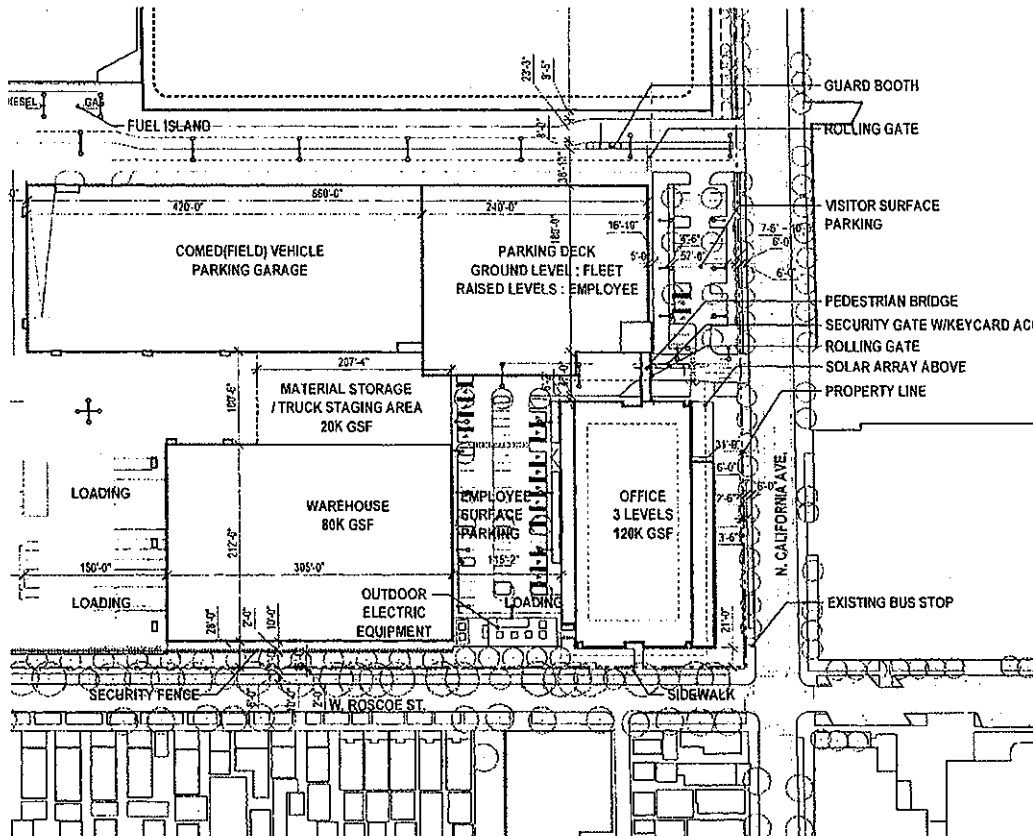
PHASE 5 PARTIAL ULTIMATE SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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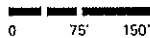
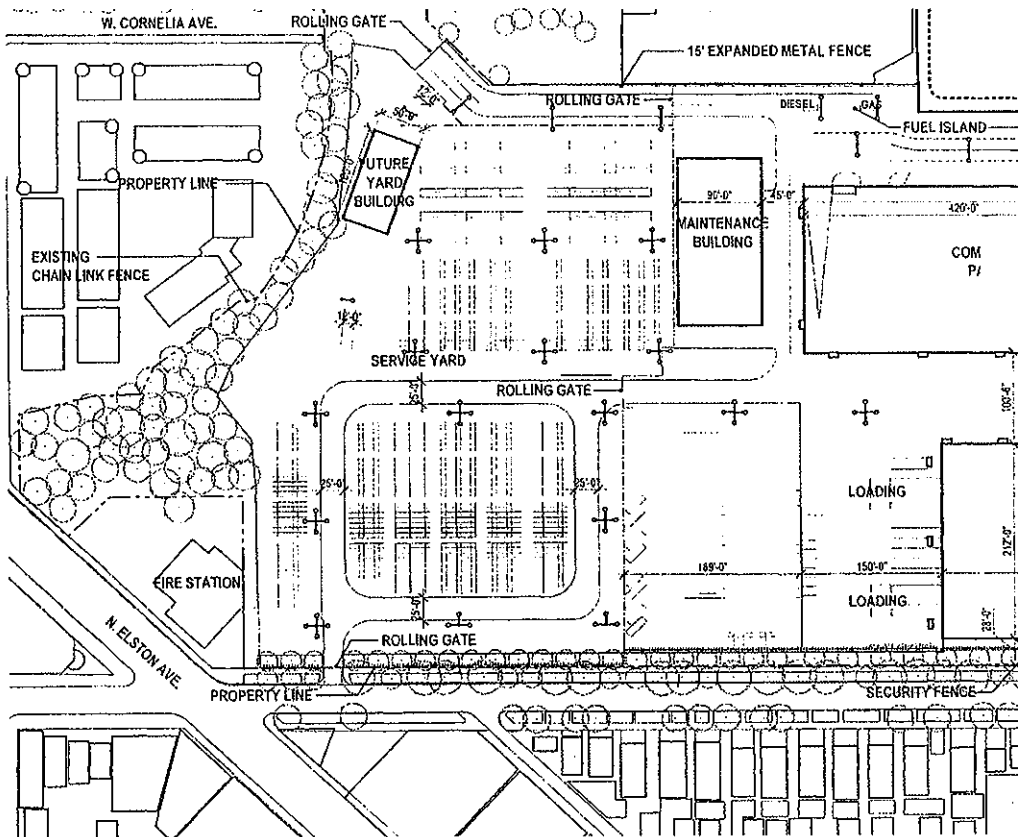
PHASE 5 PARTIAL ULTIMATE SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3410-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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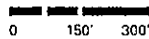
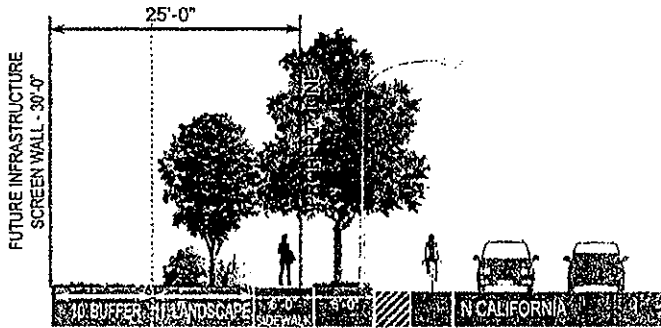
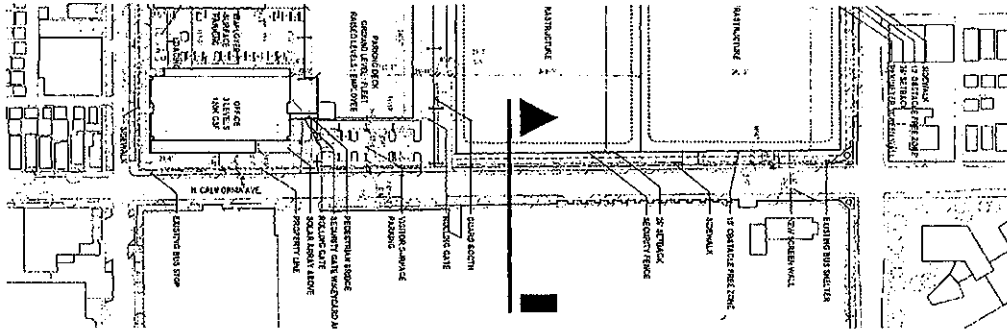
PHASE 5 PARTIAL ULTIMATE SITE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 15 - 2018

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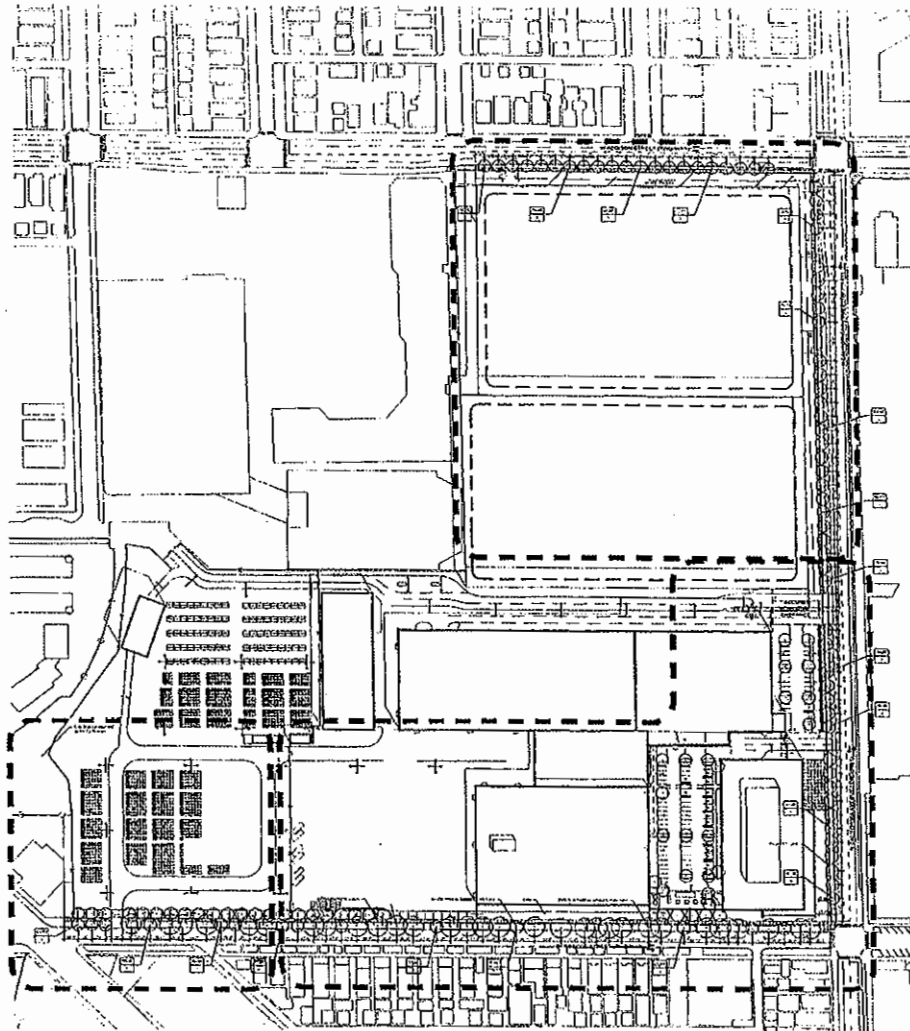
PHASE 5 STREET SECTION ALONG CALIFORNIA AVE.

Applicant: COMMONWEALTH EDISON COMPANY
 2501-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2600-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intra Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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0 125' 250'



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OVERALL LANDSCAPE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2564 W.
 ROSCOE; 3421-25 N. ELSTON, 3419-25 N. WHIPPLE

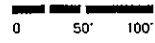
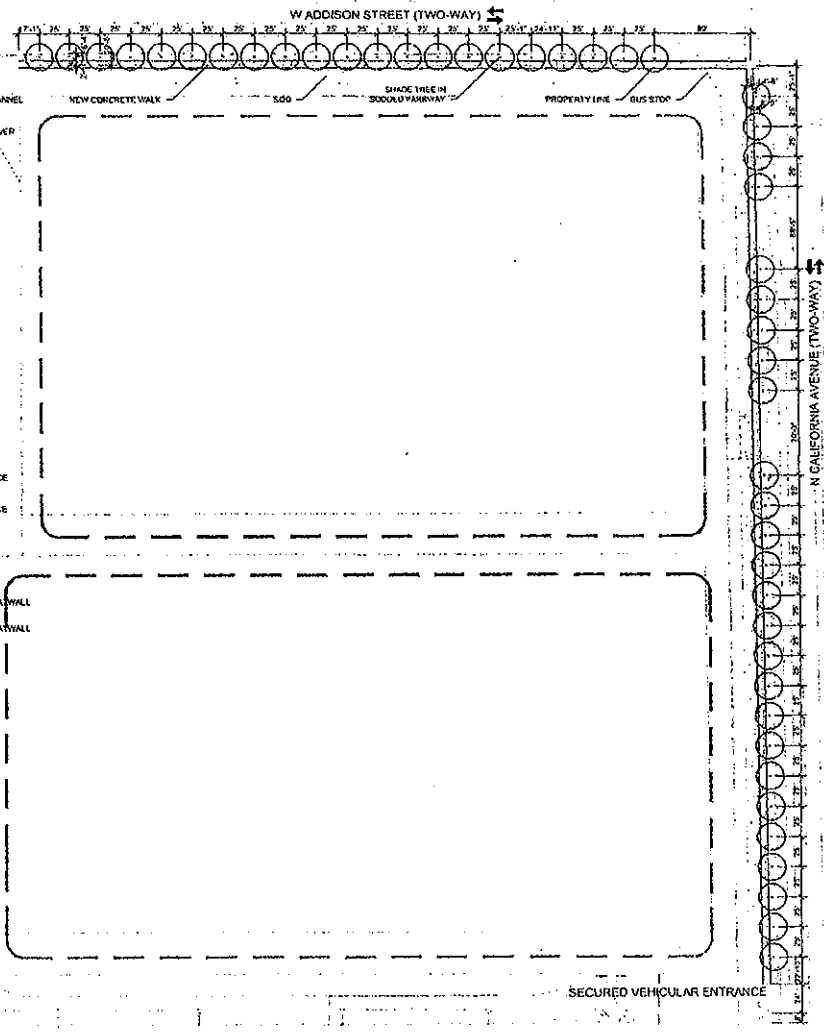
Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

PLAN FOR PURVIEW

LEGEND

- PROJECT LIMIT LINE
- - - - - PROPERTY LINE
- ==== 6" W FLUSH CONCRETE CURB
- ==== 6" W X 21" CONCRETE CURB
- 5' THICK CONCRETE
- [Pattern] UNIT PAVING
- [Pattern] CRUSHED STONE EDGE
- [Pattern] DECOMPOSED GRANITE
- [Pattern] TACTILE PAVING
- [Pattern] RAIN GARDEN STONE CHANNEL
- [Pattern] PERENNIALS SIGNATURE COVER
- 500
- [Symbol] EXISTING TREE
- [Symbol] SHADE TREE
- [Symbol] ORNAMENTAL TREE
- SECURITY FENCE
- 42" HT. GUARDRAIL
- 4" HT. ORNAMENTAL FENCE
- 6" HT WELDED WIRE FENCE
- ||||| BONE HACK
- BOLLARD
- PRECAST CONCRETE SEAWALL
- PRECAST CONCRETE SEAWALL W/ WOOD TOP
- TRENCH DRAIN
- [Pattern] 5X10' TREE GRATE
- HOSE BIB
- MONOPOLE



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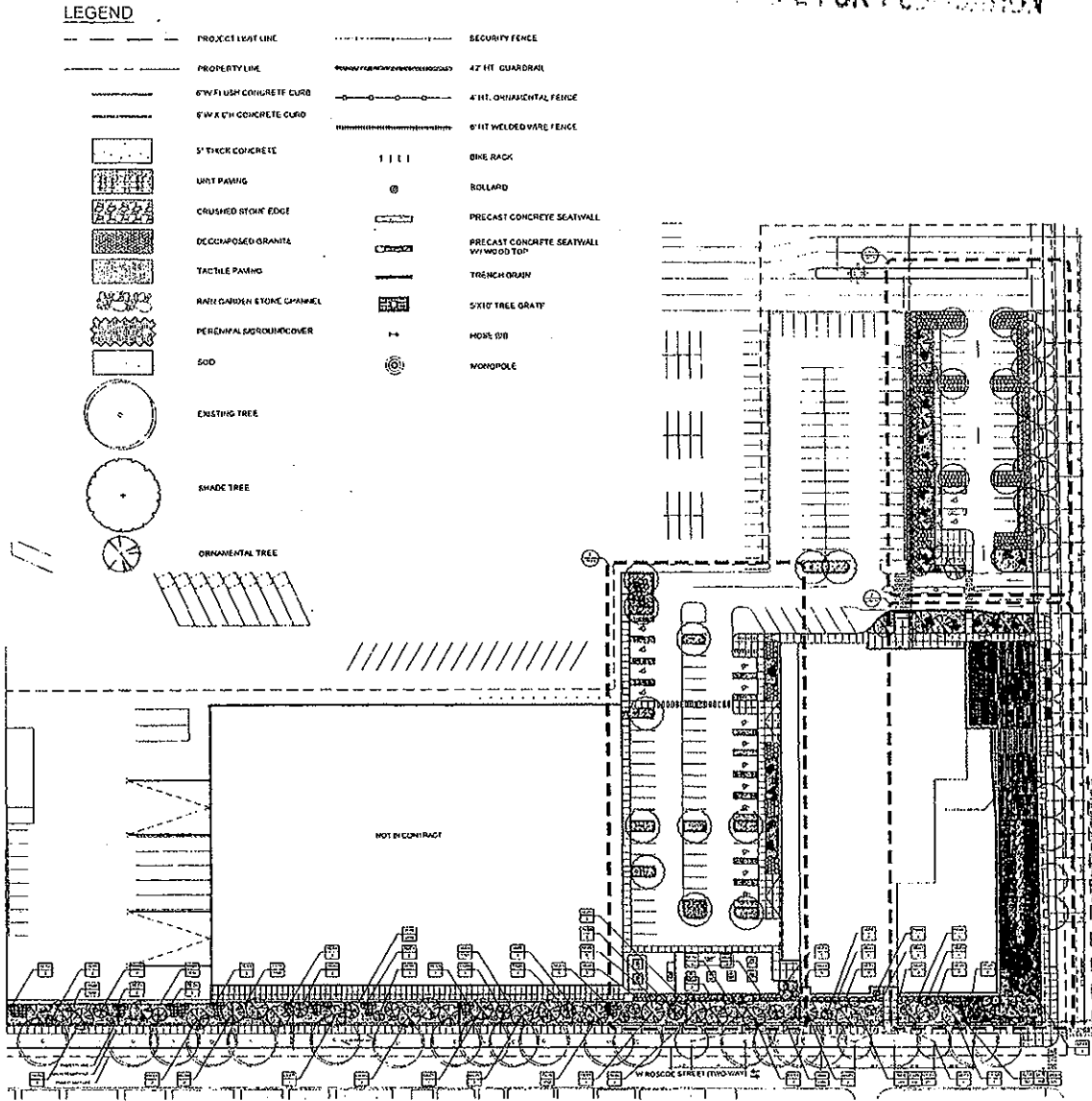
PARTIAL LANDSCAPE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 05 - 17 - 2018 CPC Date: 04 - 19 - 2018

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0 50' 100'



PARTIAL LANDSCAPE PLAN

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 2801-63 W. ADDISON; 3400-3658 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

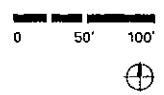
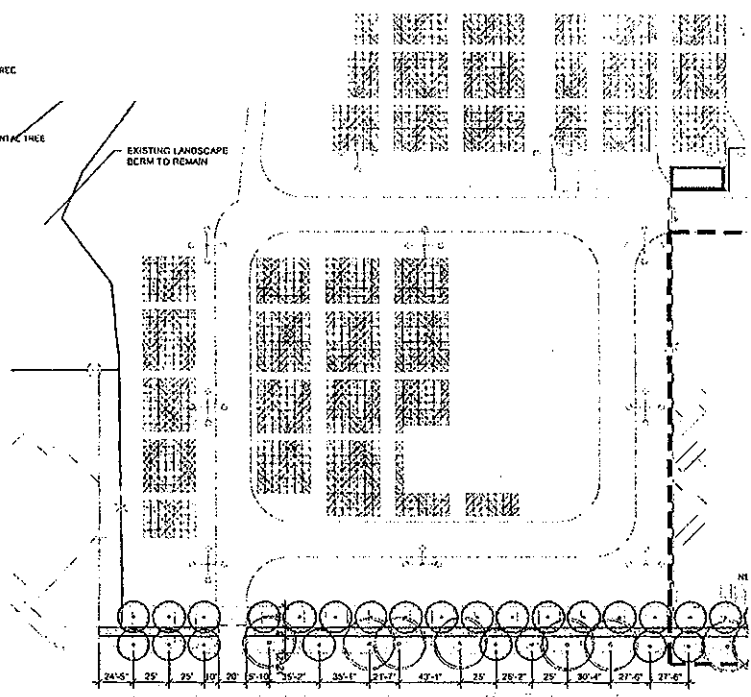
Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018

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LEGEND

	PROJECT LIMIT LINE		SECURITY FENCE
	PROPERTY LINE		4' HT. GUARDRAIL
	6" W FLUSH CONCRETE CURB		4' HT. ORNAMENTAL FENCE
	4" W X 4" H CONCRETE CURB		6' HT. WELDED WIRE FENCE
	5" THICK CONCRETE		BIKE RACK
	WAT PAVING		BOLLARD
	CRUSHED STONE EDGE		PRECAST CONCRETE SEATWALL
	DECOMPOSED GRANITE		PRECAST CONCRETE SEATWALL WITH 10" LOG
	TACTILE PAVING		TRENCH DRAIN
	RAIN GARDEN STONE CHANNEL		5' X 10' TREE GRATE
	PERENNIALS/BOROUGH COVEN		HOSE GIB
	SOD		MONOPOLE
	EXISTING TREE		
	SHADE TREE		
	ORNAMENTAL TREE		



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PARTIAL LANDSCAPE PLAN

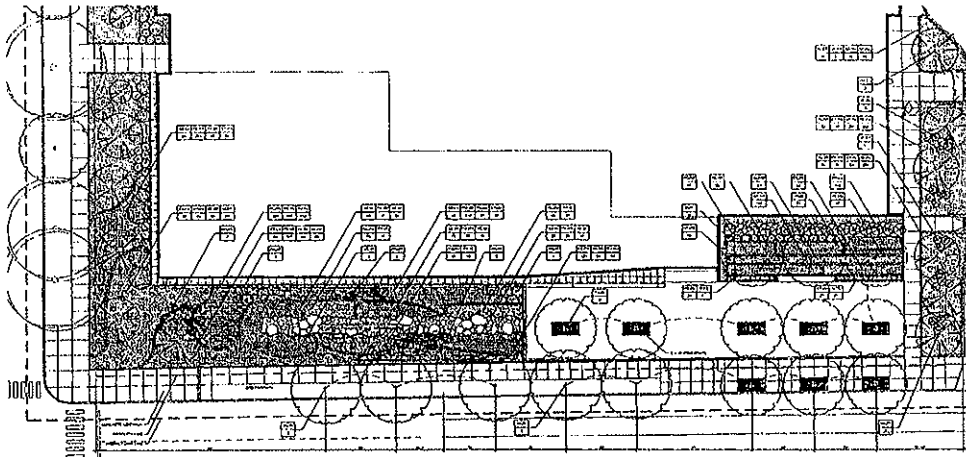
Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3658 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

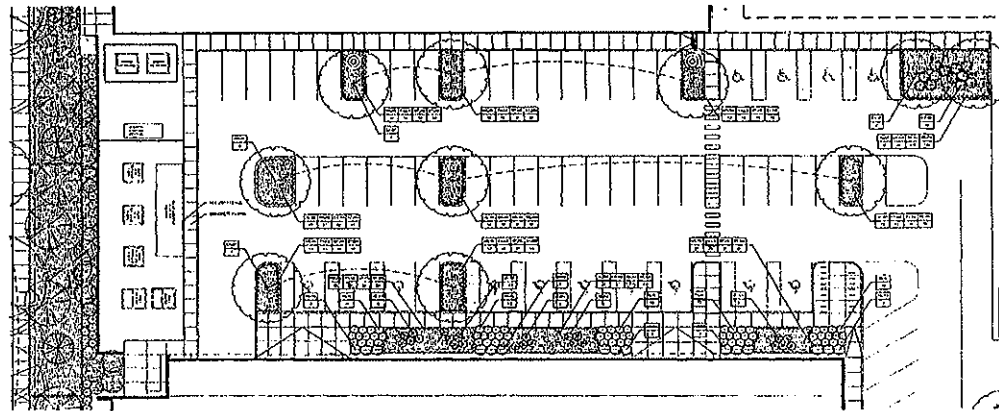
Intro Date: 01 - 17 - 2018 CPC Date: 04 - 16 - 2018

LEGEND

	PROJECT LIMIT LINE		RAIN GARDEN STONE CHANNEL		BIYUDES		TREE CROWN
	PROPERTY LINE		PERENNIALS/GROUNDCOVER		SECURITY FENCE		SAFETY TREE DRINK
	6" FLUSH CONCRETE CURB		SOIL		42" HT. GUARDRAIL		NOSE BILD
	6" x 6" W. CONCRETE CURB		EXISTING TREE		5 FT. ORNAMENTAL FENCE		MANHOLE
	5" THICK CONCRETE		SHADE TREE		8 FT. WELDED WIRE FENCE		
	LEAF PAVING		ORNAMENTAL TREE		BIKE RACK		
	CRUSHED STONE EDGE				BOLLARD		
	DECOMPOSED GRANITE				PRECAST CONCRETE SEAWALL		
	TACTILE PAVING				PRECAST CONCRETE SEAWALL WITH WOOD TOP		



1 SPECIAL USE PERMIT APPLICATION FOR TREE REMOVAL



1 SPECIAL USE PERMIT APPLICATION FOR TREE REMOVAL

0 25' 50'



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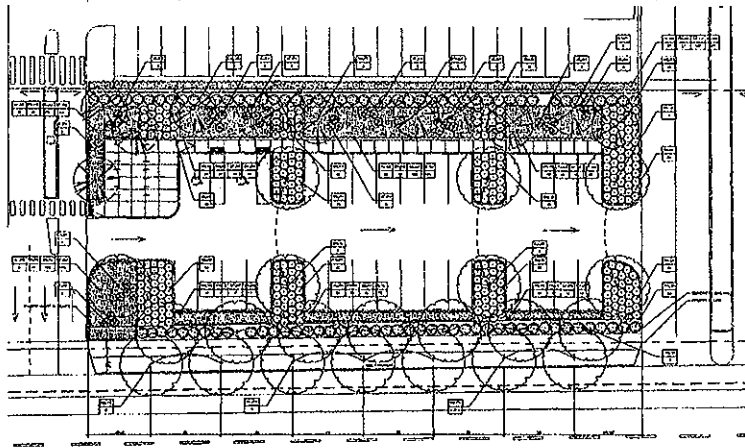
DETAILED LANDSCAPE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3568 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3423-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 13 - 2018

LEGEND					
---	PROJECT UNIT LINE		RAIN GARDEN/STONE CHANNEL		SIPHON
---	PROPERTY LINE		PERENNIALS/GROUND COVER		SECURITY FENCE
---	4" X 4" CONCRETE CURB		ADA		4" FT. GUARDRAIL
---	4" X 8" CONCRETE CURB		EXISTING TREE		4" FT. ORNAMENTAL FENCE
	5" THICK CONCRETE		SHADE TREE		6" FT. GALVANIZED FENCE
	GRAVEL PAVING		ORNAMENTAL TREE		BIKE RACK
	CRUSHED STONE EDGE				BOLLARD
	DECOMPOSED GRANITE				PRECAST CONCRETE SEATWALL
	TACTILE PAVING				PRECAST CONCRETE SEATWALL W/ WOOD TOP
					INFILTRATION
					36" DIA. GATE
					HOSE BIB
					MANHOLE



1 ORIGINAL SITE PLAN AND EXISTING UTILITIES (NO. 1)

0 25' 50'



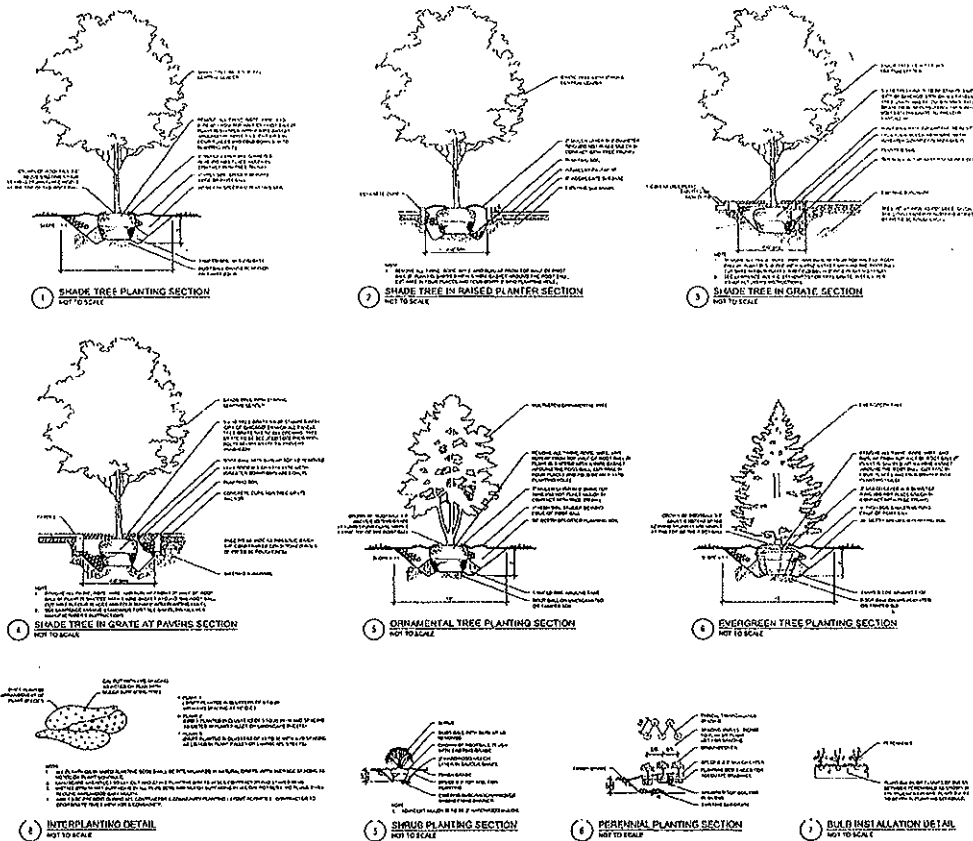
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DETAILED LANDSCAPE PLAN

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 2400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

Project: COMED NORTH SIDE REDEVELOPMENT

Intro Date: 01 - 17 - 2018 CPC Date: 04 - 19 - 2018



GENERAL PLANTING NOTES

1. DETERMINE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES AND VERIFY IN FIELD. REPORT ANY CONFLICTS TO ARCHITECT PRIOR TO COMMENCEMENT.
2. INQUIRY AS TO EACH PHASE OF WORK IS UNDER TAKEN.
3. PROTECT EXISTING VEGETATION INCLUDING ALL EXISTING PARKWAY AND INTERIOR TREES. REPLACE DAMAGED VEGETATION WITH APPROVED 3" CALIBER MATERIAL.
4. MAINTAIN SITE DRAINAGE DURING LANDSCAPE INSTALLATION.
5. SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM GRADE LAP.
6. PRIOR TO LANDSCAPE INSTALLATION, VERIFY PLANTING AREAS ARE GRADED AT +0.0 FEET TO FINISH GRADE.
7. IN LANDSCAPE AREAS, FINISH GRADE TO 4" MINIMUM BELOW ADJACENT BUILDING FINISH FLOOR ELEVATION UNO.
8. FINISH GRADE TO 1" BELOW FINISH PAVING SURFACE IN CURBSIDE AREAS AND 2" BELOW BY PLANTING AREAS.
9. COVER ALL PLANT QUANTITIES. PROVIDE PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON PLANS AT THE SPACINGS INDICATED.
10. PROVIDE SINGLE TRUNKS IN TRUNKS UNO.
11. PROVIDE IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL PLANT NAMES FOR AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE. PROTECT ALL PLANTS AGAINST HEAT, SUN, WIND AND MOST DURING TRANSITATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DISHONEST MORE THAN ONE DAY.
12. DO NOT DAMAGE PLANT ROOT BALL DURING TRANSPORTATION OR PLANTING.
13. NOTIFY THE ARCHITECT AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL THAT IS DAMAGED OR IN POOR CONDITION.
14. ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS BEFORE PLANTING. MATERIAL MAY BE REJECTED AT ANY TIME DUE TO CONSTRUCTION, FURTHER OR DAMAGE BEFORE OR AFTER PLANTING.
15. REMOVE ALL HOLES AND DEBRIS 1" AND LARGER FROM PLANTING AREAS. LEGALLY DISPOSE ALL EXCESS MATERIALS RESULTING FROM THE WORK.
16. IN PLANTING SOIL, DO NOT REMOVE CRUSHED AGGREGATE TO AN ADEQUATE DEPTH TO ENSURE THAT NO PART OF THE PLANT MATERIAL IS IN CONTACT OR AFFECTED BY THE ONE OR MORE IN THE AGGREGATE.

17. PROVIDE NEW TOPSOIL THAT IS FERTILE, FRAGILE AND NATURAL LOAM SURFACE SOIL. RECOMMEND MIXTURES OF BUNSCOR, CLAY, CLAY LUMPS, BRUSH, WOODS AND OTHER LITTER AND FREE OF ROOTS, DRUGS, OILS, TOBACCO, PLASTIC, RUBBER, GLASS AND OTHER EXCESSIVE OR TOXIC MATERIALS HARMFUL TO PLANT GROWTH. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT HERE SHOWN FOR VERIFICATION OF SPECIFIC PLANTINGS. OBTAIN TOPSOIL THAT OCCURS IN A DEPTH OF NOT LESS THAN 4". DO NOT OBTAIN SOIL FROM ROADS OR HIGHWAYS. SEE SPECIFICATIONS 33.03.11 PLANTINGS AND/OR 33.03.22 SOODING.
18. NOTIFY ARCHITECT AND INSTALLERS WITH TOPSOIL ON A SITE SPECIFIC BASIS AT RATES APPROPRIATE FOR PLANTINGS IN ACCORDANCE WITH SPECIFICATION SECTION 33.03.11 PLANTINGS AND/OR 33.03.22 SOODING.
19. STAKE LOCATION OF ALL TREES, HEDGE LINES AND PLANTING AREAS AND NOTIFY ARCHITECT PRIOR TO PLANTING.
20. THE PLANTING PLANS ARE DIAGRAMMATIC. EXACT PLANT MATERIALS SHALL BE APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWING AND NOTIFY ARCHITECT BEFORE REMOVAL FROM CONTAINERS.
21. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS.
22. REMOVE ALL PLANT TYPERS, LATERAL AND WASHING TAPES AT THE TIME OF PLANTING.
23. INSTALL A 1/2" LAYER OF HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING AREAS UNO. CREATE A NATURAL SPADED EDGE WHERE PLANTING BEDS MEET TURF AREAS. SEE SPECIFICATION SECTION 33.03.11 PLANTINGS.
24. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. PLANTING AREAS SHOULD BE WATERED FIRST EVERY FOUR HOURS PERIOD OF PLANTING.
25. CUT AND STAKE TREES, AS DIRECTED BY ARCHITECT IMMEDIATELY AFTER PLANTING. PROVIDE A MINIMUM OF TWO GUY WIRES PER TREE ON THE UPPER SIDE OF TREES PLANTED ON SLOPES STEEPER THAN 5:1.
26. PRUNE ALL DECIDUOUS SHADE TREES FOR A MINIMUM LOWEST BRANCH HEIGHT OF 7 FEET.
27. INSTALL AND MAINTAIN SOOT TO PREVENT EVIDENT SEALS.
28. PROTECT SEEDING AREAS AND SLOPES AGAINST EROSION AND SEED LOSS DUE TO WINDS AND DISTURBANCE BY APPLYING SHORT TERM EROSION CONTROL. MAINTAIN THIS EROSION METHOD AFTER COMPLETION OF SECOND OPERATIONS AND CARE TO MANUFACTURER'S SPECIFICATIONS FOR PROPER PLACEMENT AND STAKING.
29. WARRANTY ALL PLANTS AND LAWN EXCEPT FOR WEATHER AND DEFECTS INCLUDING UNSATISFACTORY GROWTH, EXCEPT FOR EFFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS OR UNUSUAL PESTICIDE OR INDEEDS WHICH ARE BEYOND CONTRACTORS CONTROL.

LANDSCAPE DETAILS

Applicant: COMMONWEALTH EDISON COMPANY
 2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W.
 ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE

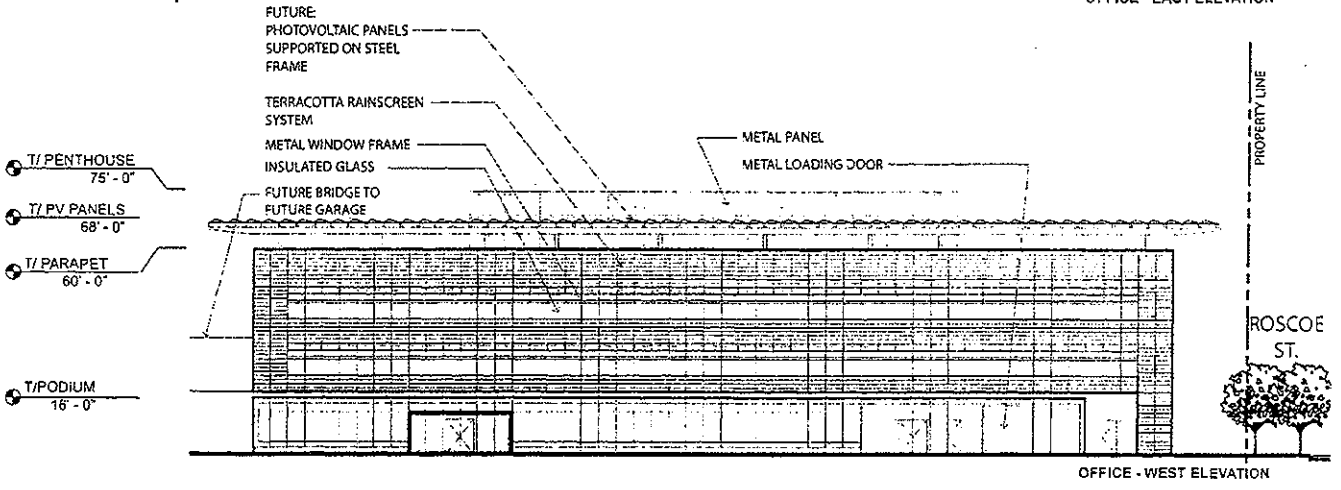
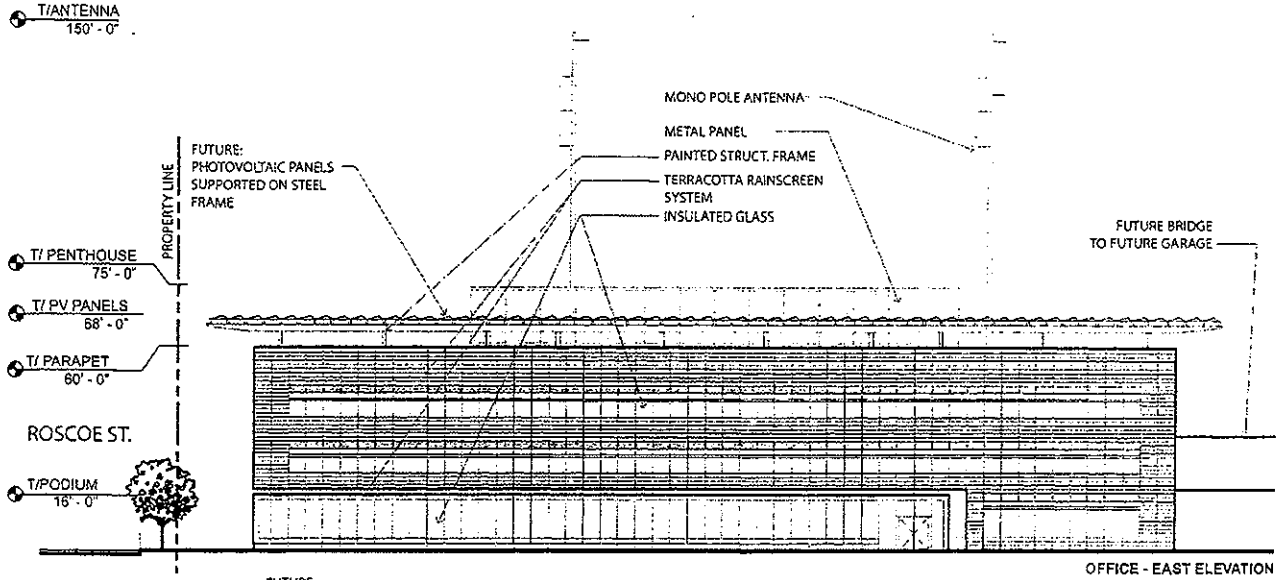
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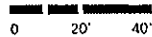
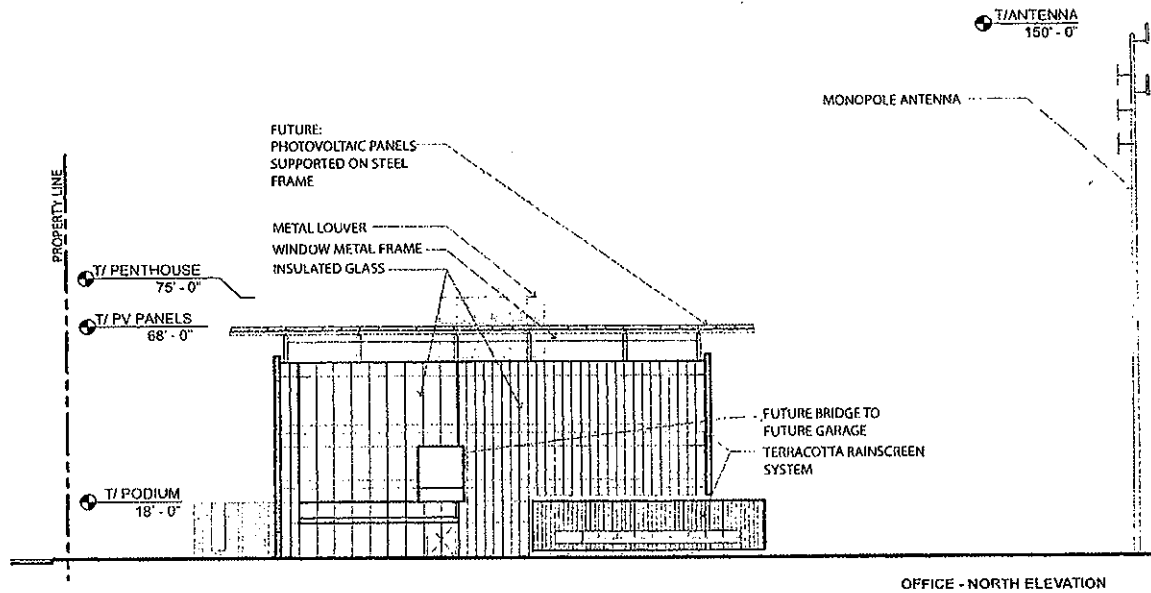
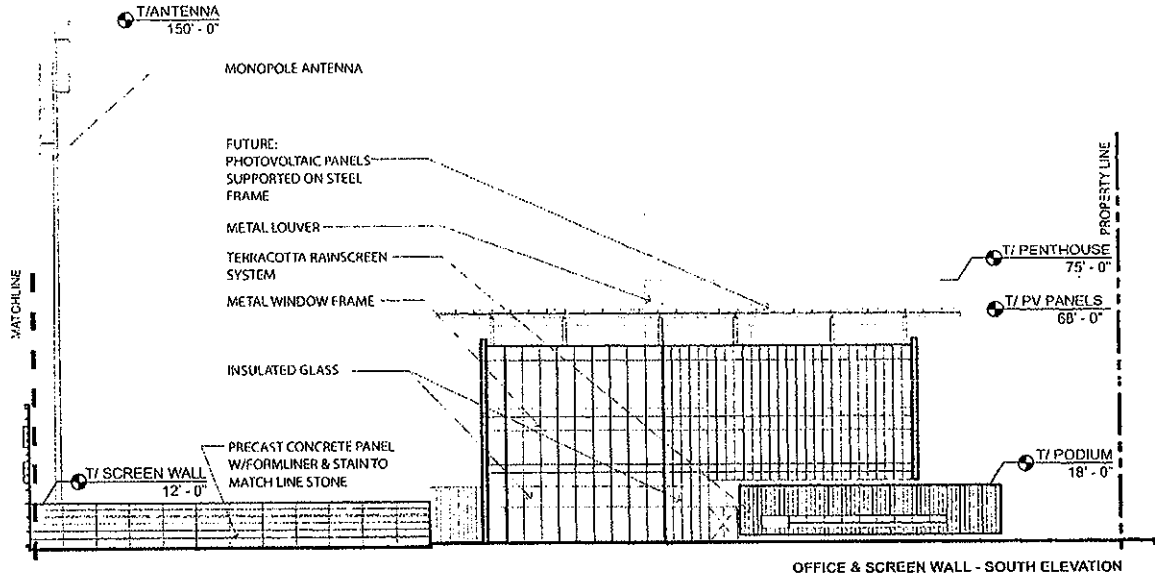
ELEVATIONS



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Applicant: COMMONWEALTH EMISSION COMPANY
 2801-63 W. ADOLSON; 3400-3528 N. CALIFORNIA; 2800-2964 V
 ROSCOE; 3421-75 N. ELSTON; 3419-23 N. WINDYPILE
 COMED NORTH SIDE REDEVELOPMENT
 01 - 17 - 2018
 Project: Intro Date: CFC Date: 04 - 19 - 2018

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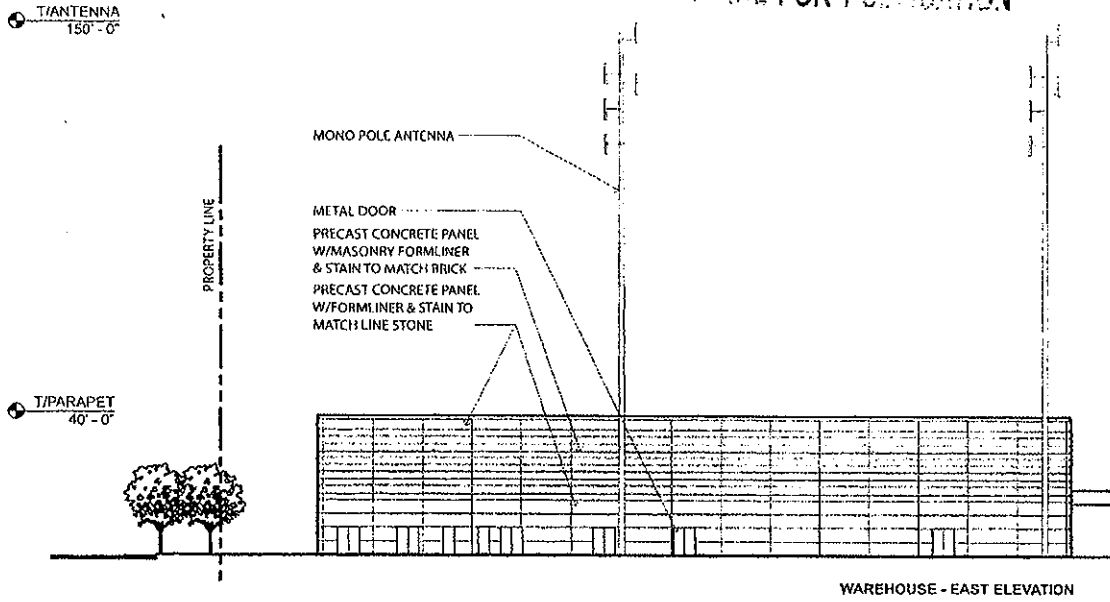


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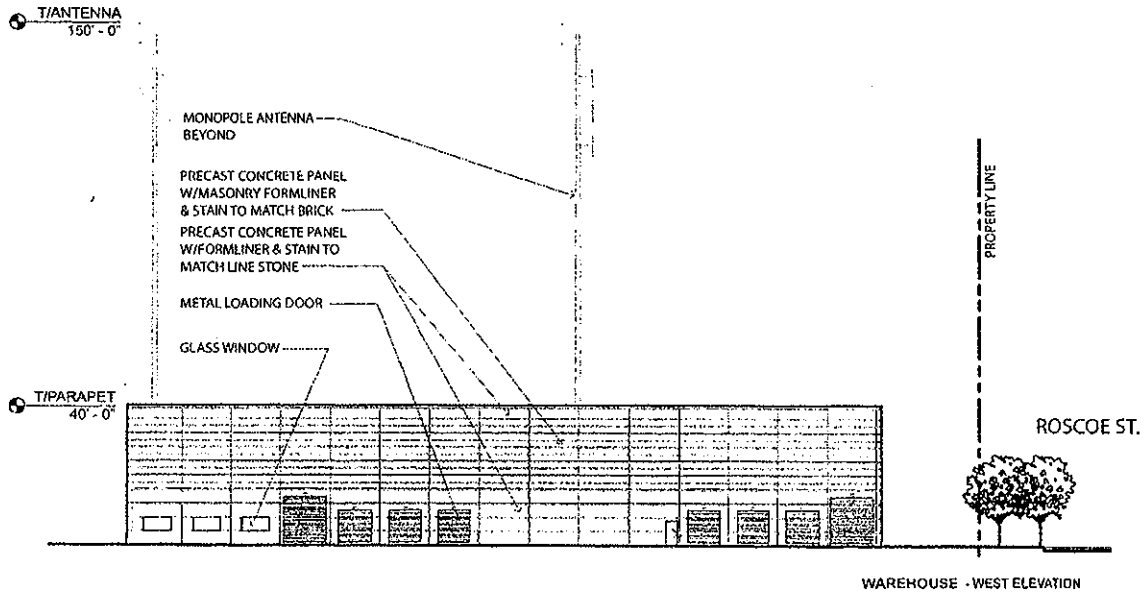
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Applicant: COMMONWEALTH EDISON COMPANY
 2861-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3423-26 N. ELSTON; 3419-26 N. WHIPPLE
Project: COMED NORTH SIDE REDEVELOPMENT
Intro Date: 01 - 17 - 2018 **CPC Date:** 04 - 19 - 2018

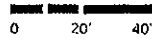
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WAREHOUSE - EAST ELEVATION



WAREHOUSE - WEST ELEVATION



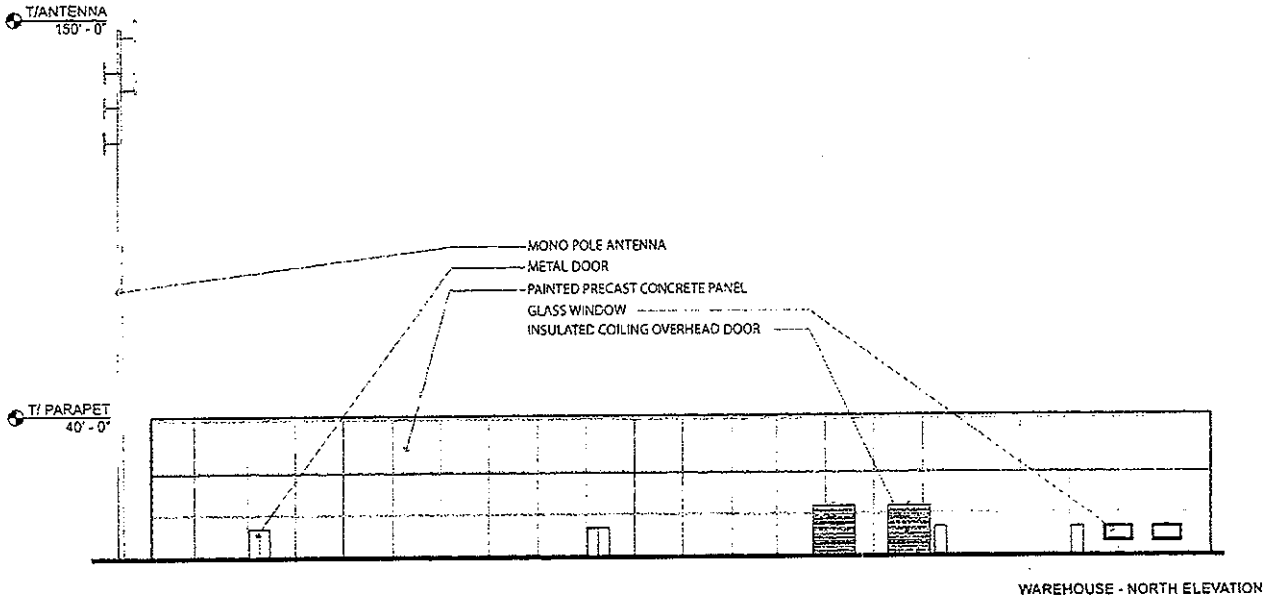
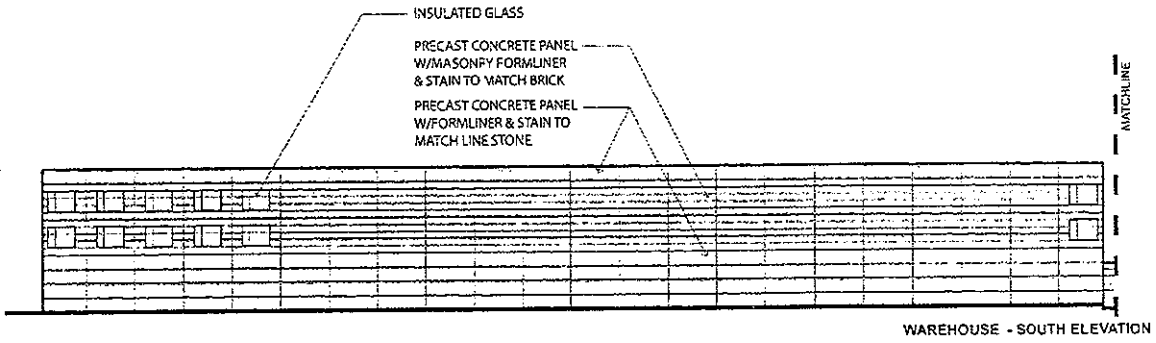
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 ROSCOE; 3421-23 N. ELSTON; 3419-23 N. WHIPPLE
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