



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2018-387

**Type:** Ordinance      **Status:** Passed

**File created:** 1/17/2018      **In control:** City Council

**Final action:** 5/25/2018

**Title:** Zoning Reclassification Map No. 9-I at 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 - App No. 19507

**Sponsors:** Misc. Transmittal

**Indexes:** Map No. 9-I

**Attachments:** 1. O2018-387.pdf, 2. SO2018-387.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed as Substitute	Pass
5/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/17/2018	1	City Council	Referred	

# WML FOR PUBLICATION

## ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That Title 17 of the Municipal Code of Chicago, 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 No. 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 SOUTH WEST 1/4 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 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 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 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 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 0 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 0 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.

## FINAL FOR PUBLICATION

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 FIVE (5) IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY FOUR (24), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (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 THIRTY THREE (33) FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK FIVE (5)); SAID POINT BEING TWO HUNDRED NINETY THREE (293) FEET EAST OF THE WEST LINE OF SAID BLOCK FIVE (5); THENCE SOUTH ALONG A LINE TWO HUNDRED NINETY THREE (293) FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID BLOCK FIVE (5) FOR A DISTANCE OF TWO HUNDRED TWENTY FIVE (225) FEET; THENCE SOUTHWESTERLY TO A POINT IN A LINE WHICH IS TWO HUNDRED FIFTY (250) FEET SOUTH OF AND PARALLEL TO SAID SOUTH LINE OF WEST CORNELIA AVENUE, SAID POINT BEING TWO HUNDRED SEVENTY THREE (273) FEET EAST OF THE WEST LINE OF SAID BLOCK FIVE (5); THENCE WEST ALONG A LINE TWO HUNDRED FIFTY (250) FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF WEST CORNELIA AVENUE FOR A DISTANCE OF FORTY (40) FEET; THENCE NORTH ALONG A LINE WHICH IS TWO HUNDRED THIRTY THREE (233) FEET OF AND PARALLEL TO THE WEST LINE OF SAID BLOCK FIVE (5) FOR A DISTANCE OF TWO HUNDRED FIFTY (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 1/4 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 ELSTON AVENUE AS SHOWN ON THE PLAT RECORDED JULY 5, 1905 1N 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 DEGREES 05 MINUTES 05 SECONDS WEST, ALONG SAID EAST LINE 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 DEGREES 06 MINUTES 52 SECONDS WEST FOR

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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 DEGREES 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 BLOCK 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 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, Chicago Zoning Ordinance, be

amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map No. 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 SOUTH WEST 1/4 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 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 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 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 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 0 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 0 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.

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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.

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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 BLOCK 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.

2801-63 W. Addison; 3400-3558 N. California; 2800-2964 W. Roscoe; 3421-25 N. Elston; & 3419-25 N. Whipple

**BUSINESS PLANNED DEVELOPMENT BULK**

**REGULATION AND DATA TABLE**

Net Site Area:

Maximum Floor Area Ratio:

Maximum Heights: Office Building Warehouse Building Parking Garage  
All other building structures/infrastructure not to exceed Screenwalls  
Wireless Communication Towers not to exceed

Minimum Accessory Parking Spaces: Maximum Fleet Vehicle Spaces:

Loading Berths: Office Building: Warehouse: Outdoor Storage:

Total Loading Berths:

Minimum Number of Bicycle Spaces:

Setbacks:  
1,342,067 sf (30.81  
acres) \*See also Statement 3

**2.2**

75'-0" 40'-0" 75'-0" 75'-0" 30'-0" 150'-0"

650 681

1 (10' x50') 6(10' x 50') 1(10'x 50')

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In substantial compliance with Approved Plans

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## STANDARD PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_\_, (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 title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the 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

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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 Seventeen 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-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

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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 title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable

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Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such

outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. 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 (PD) 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

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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 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' 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' 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 PD.

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 PD, the terms of the PD 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 PD.

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).

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Applicant:

Project: Intro Date:  
EXISTING ZONING MAP

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2954 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT  
oi - 17 - 2018 CPC Date: 04 - 15 - 2018

**EXISTING AND PROPOSED LAND USE MAP**

**Applicant:**

**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

ot - 17 - 2018

CPC Date: 04 - 19 - 2018

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

**PLANNED DEV. BOUNDARY AND PROPERTY LINE MAP**

**Applicant:**

**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

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## 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

PHASING 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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SUPPLY YARD & UNDERGROUND STORM WATER DETENTION

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W. ADDISON ST.

EXISTING OFFICE & WAREHOOUSE

- EXISTING BUS SHELTER

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'EMPLOYEE ■ PARKING SURFACE'  
'PARKING

trEXISTING VISITOR PARK

EWSTriG FUEL ^TATIOH

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TOOL BLDG  
J ■ ■ EMPLOYEE I SURFACE PARKING

COMED(FIELD) VEHICLE SURFACE PARKING

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i

W. ROSCOE ST.

**TEMPORARY YARD DURING CONSTRUCTION**

INTERIM PHASE 1 SITE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

[TEMPORARY YARD DURING CONSTRUCTION

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INTERIM PHASE 1 STREET SECTION ALONG ROSCOE ST.

Applicant:

Project : Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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SURFARCE PARKING & UNDERGROUND STORM WATER DETENTION  
NEW WAREHOUSE

INTERIM PHASE 2 SITE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

oi - 17 - 2018

CPC Date: 04 - 19 - 2018

INTERIM PHASE 2 PARTIAL SITE PLAN

Applicant:

**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT  
oi - 17 - 2018 CPC Date: 04 - 19 - 2018

**INTERIM PHASE 2 STREET SECTION ALONG ROSCOE ST.**

Applicant:

**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT  
oi - 17 - 2018 CPC Date: 04 - 19 - 201a

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**INTERIM PHASE 2 STREET SECTION ALONG ROSCOE ST.**

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT  
oi - 17 - 2018 CPC Date: 04 - 19 - 2018

INTERIM PHASE 2 STREET SECTION ALONG ROSCOE ST.

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT  
ot - 17 - 2018 CPC Date: 04 - 19 - 201a

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INTERIM PHASE 2 STREET SECTION ALONG ROSCOE ST.

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N ELSTON; 3419-25 N WHIPPLE COMED NORTH SIDE REDEVELOPMENT

01 - 17 - 2018

CPC Date: 04 - 19 - 2018

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COMED EMPLOYEE SURFACE PARKING

DEMOLISHED OFFICE FOOT PRINT PRESERVED EXISTING LANDSCAPE

Applicant:

Project: Intro Date:

INTERIM PHASE 3 SITE PLAN

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

01 - 17 - 2018

CPC Date: 04 - 19 - 2018

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JEW 5 GREEN WALL  
-SIDEWALK  
- 25' SETBACK -SECURITY FENCE  
■h GUARD BOOTH  
LING GATE

- EXISTING BUS SHELTER

INTERIM PHASE 3 PARTIAL SITE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON, 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

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Applicant:

Project: Intro Date:  
INTERIM PHASE 3 STREET SECTION ALONG CALIFORNIA AVE.

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

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INTERIM PHASE 3 STREET SECTION ALONG ADDISON ST.

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

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3 LEVEL COMED FLEET  
GARAGE UNDER CONSTRUCTION

INTERIM PHASE 4a SITE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

01 - 17 - 2018

CPC Date: 04 - 19 - 2018

VISITOR SURFACE PARKING  
SECURITY GATE W/KEYCARD ACCESS

ROLLING GATE SOLAR ARRAY ABOVE PROPERTY LINE

ING GATE

EXISTING BUS STOP  
iC^~" "SECURaTYTEtG

"FErGE" V.,' v.--" V.,X>:L X ^OpH4sp || SCOPE-BtibffBRY"" V.V^ SIDEWALK  
W. ROSCOE ST. ^ r-N -v

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INTERIM PHASE 4a PARTIAL SITE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2601-63 W. ADDISON; 3400-3556 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

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**FUTURE INFRASTRUCTURE  
3 LEVEL COMED FLEET GARAGE**

INTERIM PHASE 4b SITE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3556 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON, 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

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INTERIM PHASE 4b PARTIAL SITE PLAN

Applicant:



**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

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**INTERIM PHASE 4b PARTIAL SITE PLAN**

**Applicant:**

**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

**Applicant:**

**Project: Intro Date:**  
**INTERIM PHASE 4b STREET SECTION ALONG ADDISON ST.**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON. 3419-25 N WHIPPLE COM ED NORTH SIDE REDEVELOPMENT  
01 - 17 - 2018 CPC Date: 04 - 19 - 2018

**25'-0"**

**INTERIM PHASE 4b STREET SECTION ALONG CALIFORNIA AVE.**

**Applicant:**

**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

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

**FUTURE INFRASTRUCTURE  
MAINTENANCE BUILDING FUTURE YARD OFFICE**

PHASE 5 ULTIMATE SITE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2601-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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PHASE 5 PARTIAL ULTIMATE SITE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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PHASE 5 PARTIAL ULTIMATE SITE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON, 3419-25 N WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

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PHASE 5 PARTIAL ULTIMATE SITE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

01 - 17 - 2018

CPC Date: 04 - 19 - 2018

PHASE 5 STREET SECTION ALONG CALIFORNIA AVE.

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON, 3400-3556 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON, 3419-25 N WHIPPLE COMED NORTH SIDE REDEVELOPMENT

01 - 17 - 2018

CPC Date: 04 - 19 - 2018

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## OVERALL LANDSCAPE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

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

CPC Date: 04 - 19 - 2018a

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### LEGEND

PROJECT LIMIT LINE

PROPERTY LINE

6" W FLUSH CONCRETE CURB

6" W K (7H CONCRETE CURB

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ORNAMENTAL TREE 5" THICK CONCRETE UNIT PAVING CRUSHED STONE EDGE DECOMPOSED GRANITE TACTILE PAVING RAIN GARDEN STONE CHANNEL" PE REN NI ALS/G ROU N DCOVE R

SECURITY FENCE AT HT. GUARDRAIL 4' HT. ORNAMENTAL FENCE IF HT WELDED WIRE FENCE BIKE RACK BOLLARD

PRECAST CONCRETE SEA,

PRECAST CO NCR W/WOODTOP

TRENCH DRAIN 5"X1 IT TREE GRATE HOSE BIB MONOPOLE  
EXISTING TREE

SECURED VEHICULAR ENTRANCE

Applicant:

Project: Intro Date:

### PARTIAL LANDSCAPE PLAN

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA, 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

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PROJECT LIMIT LINE

PROPERTY LINE 6-W FLUSH CONCRETE CURB 6"W X 6"H CONCRETE CURB

4' HT GUARDRAIL 4" HT ORNAMENTAL FENCE 6' HT WELDED WIRE FENCE BIKE RACK

PARTIAL LANDSCAPE PLAN

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

01 - 17 - 2018

CPC Date: 04 - 19 - 2018

PROJECT LIMIT LINE

PROPERTY LINE

6"W FLUSH CONCRETE CURB 6-W X 5"H CONCRETE CURB

5" THICK CONCRETE

UNIT PAVING

CRUSHED STONE EDGE

DECOMPOSED GRANITE

TACTILE PAVING

RAIN GARDEN STONE CHANNEL

PERENNIALS/GROUND COVER

III

@

SCOURED FENCE

4' HT GUARDRAIL

4" HT ORNAMENTAL FENCE BIKE RACK 6' HT WELDED WIRE FENCE BIKE RACK BOLLARD

PRECAST CONCRETE SEAT WALL

PRECAST CONCR W/ WOOD TOP

TRENCH DRAIN 6"X10" TRAPEZOIDAL GRATE HOSE BIB MONOPOLE

EXISTING TREE

EXISTING TREE

**PARTIAL LANDSCAPE PLAN**

**Applicant:**

**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON, 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

01 - 17 - 2018

CPC Date: D4 - 19 - 201a

**DETAILED LANDSCAPE PLAN**

**Applicant:**

**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON, 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON; 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

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CPC Date: 04 - 19 - 2018

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PROJECT LM111 LINE

PROPCHTY LINE

6"W FLUSH CONCRETE CURB 6"W X 6"H CONCRETE CURB

5-TUCK CONCRETE

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OVERALL MTE PLAN ENLARGEMENT (FOR REFERENCE ONLY)

**Applicant:**

**Project: Intro Date:**  
**DETAILED LANDSCAPE PLAN**

COMMONWEALTH EDISON COMPANY

2601-63 W. ADDISON; 3400-3658 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON, 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

ci - 17 - 2018

CPC Date: 04 - 19 - 2018

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**LANDSCAPE DETAILS**

**Applicant:**

**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-296 ROSCOE. 3421-25 N. ELSTON. 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

ci - 17 - 2018

CPC Date: 04 - 19 - 2018

**ELEVATIONS**

**Applicant:**

**Project: Intro Date:**

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W ROSCOE. 3421-25 N. ELSTON. 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

ci - 17 - 2018

CPC Date: 04 - 19 - 2018

T/ANTENNA  
150' - 0"

MONOPOLE ANTENNA

i ;

FUTURE:  
PHOTOVOLTAIC  
PANELS-SUPPORTED  
ON STEEL FRAME

METAL LOUVER -

TERRACOTTA RAINSCREEN ■ SYSTEM

METAL WINDOW FRAME -

INSULATED GLASS

-9

\ MATCH LINE STONE

- PRECAST CONCRETE PANEL W/FORMLINER 8, STAIN TO  
JJ SCREEN WALL\ 12'-0"

**OFFICE & SCREEN WALL - SOUTH ELEVATION**



T/ANTENNA  
150'-0"

MONOPOLE ANTENNA ■

FUTURE:  
PHOTOVOLTAIC PANELS  
SUPPORTED ON  
STEEL . FRAME

s

METAL LOUVER

WINDOW METAL FRAME ^ \  
INSULATED GLASS N X ^

JI PV PANELS  
68' - 0" =

-- FUTURE BRIDGETO  
FUTURE GARAGE  
TERRACOTTA  
RAINSCREEN  
SYSTEM

a PODIUM 18'-0"

OFFICE - NORTH ELEVATION

Applicant:

Project: Intro Date:  
ELEVATIONS

COMMONWEALTH EDISON COMPANY

2801-63 W. ADDISON; 3400-3558 N. CALIFORNIA; 2800-2964 W ROSCOE. 3421-25 N. ELSTON, 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT  
01-17-2018 CPC Date: 04 - 19 - 2018

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L.

MONO POLE ANTENNA ■

METAL DOOR

PRECAST CONCRETE PANEL W/MASONRY FORMLINER & STAIN TO MATCH BRICK PRECAST CONCRETE PANEL W/FORMLINER & STAIN TO MATCH LINE  
STONE

T/ANTENNA 150' -  
0"

T/PARAPET 40' - 0"

MONOPOLE ANTENNA ...  
BEYOND

PRECAST CONCRETE PANEL

W/MASONRY FORMLINER

& STAIN TO MATCH BRICK -

PRECAST CONCRETE PANEL

W/FORMLINER & STAIN TO

MATCH LINE STONE -

METAL LOADING DOOR

GLASS WINDOW - -7

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WAREHOUSE - WEST ELEVATION

Applicant:

Project Intro Date:  
ELEVATIONS

COMMONWEALTH EDISON COMPANY

2801-63 W ADDISON. 3400-3558 N. CALIFORNIA; 2800-2964 W. ROSCOE; 3421-25 N. ELSTON. 3419-25 N. WHIPPLE COMED NORTH SIDE REDEVELOPMENT

oi - it - 2018

CPC Date: 04 - 19 - 201a

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ELEVATIONS

Applicant:

Project: Intro Date:

COMMONWEALTH EDISON COMPANY

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF  
CHICAGO

MEMORANDUM

Chairman City Council Committee on Zoning

To: Alderman Daniel Solis

From:

David L. Keifman Commissioner

Department of Planning and Development Date: April 19, 2018

Re: Proposed Planned Development (generally located at 3500 N. California Avenue)

On April 19, 2018, the Chicago Plan Commission recommended approval of a proposed Planned Development submitted by the Applicant, Commonwealth Edison Company. The Planned Development would authorize the construction of a three-story office building, warehouse building, future parking garage and infrastructure facilities as well as accessory parking and fleet storage on a 30 acre site located at 3500 N. California Avenue. A copy of the proposed ordinance, planned development statements, exhibits and bulk table are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano

PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602