

15-O-22

AN ORDINANCE

**Amending the Zoning Map to Rezone 1732-34, -40 Orrington Avenue
From the D2 Downtown Retail Core District to the D3 Downtown
Core Development District and Granting A Special Use Permit For a
New Ten-Story Mixed Use Planned Development at 1732-34, -40
Orrington Avenue**

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the “powers and functions of home rule units shall be construed liberally,” was written “with the intention that home rule units be given the broadest powers possible” (*Scadron v. City of Des Plaines*, 153 Ill.2d 164); and

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

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 2012, as amended, (“the Zoning Ordinance”); and

WHEREAS, John Carlson of Trammell Crow Chicago Development, Inc. (the “Applicant,”), for the proposed development located at 1732-34, -40 Orrington Avenue, Evanston, Illinois (the “Subject Property”), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, specifically Section 6-3-4, “Amendments”, to amend the Zoning Map to move the Subject Property from the D2 Downtown Retail Core District to the D3 Downtown Core Development District, and also specifically Section 6-3-5, “Special Uses”, Section 6-3-6 “Planned Developments”, and Subsection 6-11-1-10, “Planned Developments” in Downtown Zoning Districts, to permit the construction and operation of a Planned Development with a ten (10) story mixed use building and accessory parking located at the Subject Property in the D3 Downtown Core Development District (“D3 District”); and

WHEREAS, the Applicant sought approval to construct a new ten (10) story, 149 foot 6 inch tall, mixed-use building with a floor area ratio of 7.0, approximately five thousand one hundred seventy (5,170) square feet of ground floor retail and approximately one hundred twenty-three thousand fifty (123,050) square feet of office/laboratory space and thirty-five (35) enclosed parking stalls located at the Subject Property; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to floor area ratio (FAR), ziggurat setback along Orrington Avenue, building height, and parking requirements; and

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

WHEREAS, on January 26, 2022, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Land Use Commission held a public hearing, on an application for an amendment to the Zoning Map, cited in Section 6-7-2 of the Zoning Ordinance, to place the Subject Property from the D2 Downtown Retail Core District to the D3 Downtown Core Development District and an application for a Special Use Permit for a Planned Development with Site Development Allowances on the Subject Property, case no. 21PLND-0090, heard testimony and public comment and made written minutes, findings, and recommendations; and

WHEREAS, the Land Use Commission's written findings state that the application for the proposed amendment to the Zoning Map meets applicable standards set forth for Amendments in Subsection 6-3-4-5 of the Zoning Ordinance; and

WHEREAS, the Land Use Commission's written findings also state that the application for a Special Use Permit for a Planned Development meets applicable standards set forth for Special Uses in Subsection 6-3-5-10 of the Zoning Ordinance and Planned Development in the D3 Downtown Core Development District per Subsections 6-3-6-9 and 6-11-1-10 of the Zoning Ordinance; and

WHEREAS, on January 26, 2022, the Land Use Commission recommended approval of the application for an amendment to the Zoning Map and of the application for Special Use Permit for a Planned Development with Site Development Allowances for the Subject Property; and

WHEREAS, at its meeting of February 28, 2022, the Planning and Development Committee of the City Council held a meeting, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and reviewed the findings and recommendation of approval of the Land Use Commission in case no. 21PLND-0090 and recommended City Council approval thereof; and

WHEREAS, at its meetings of February 28, 2022, and March 14, 2022, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendations of the Planning and Development Committee, received additional public comment, made certain findings, and adopted said recommendations; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill.App.3d 747) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124),

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

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

SECTION 2: The City Council hereby amends the Zoning Map to remove those properties with the addresses and PINs listed in Exhibit B and identified in Exhibit C, both attached hereto and incorporated herein by reference, from the D2 Downtown Retail Core District and place them within the D3 Downtown Core Development District.

SECTION 3: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit for a Planned Development applied for in case 21PLND-0090, to allow the construction and operation of a new ten (10) story, 149 foot 6 inch tall, mixed-use building with a floor area ratio of 7.0, approximately five thousand one hundred seventy (5,170) square feet of ground-floor retail and approximately one hundred twenty-three thousand fifty (123,050) square feet of office/laboratory space and thirty-five (35) enclosed parking stalls on the Subject Property.

SECTION 4: The City Council hereby grants the following Site Development Allowances:

- (A) **Floor Area Ratio (FAR):** A Site Development Allowance is hereby granted for a FAR of 7.0, whereas Subsection 6-11-4-6 of the Zoning Ordinance allows a FAR of 4.5 in the D3 District with Subsection 6-11-1-10(C)(2) allowing for a FAR of up to 8.0 to be requested.
- (B) **Building Height:** A Site Development Allowance is hereby granted for an approximately one hundred forty-nine and one half (149.5) foot building height, whereas Subsection 6-11-4-8 of the Zoning Ordinance allows a maximum of eighty-five (85) feet in the D3 District with Subsection 6-11-1-10(C)(1) allowing a height of up to one hundred seventy (170) feet to be requested.
- (C) **Ziggurat Setback:** A Site Development Allowance is hereby granted for a ziggurat setback ranging from 6.4 feet to 11 feet at the building height of 32 feet above grade where a minimum of 40 feet at the building height of 24 to 42 feet above grade is required along Orrington Avenue pursuant to Subsection 6-11-1-4 of the Zoning Ordinance.
- (D) **Number of Parking Spaces:** A Site Development Allowance is hereby granted for thirty-five (35) on-site parking stalls where a minimum of two hundred thirteen (213) is required pursuant to Table B of Subsection 6-16-3-5 of the Zoning Ordinance.

SECTION 5: Pursuant to Subsection 6-3-8-14 of the Code, the City Council hereby imposes the following conditions on the Special Use Permit granted hereby, violation of any of which shall constitute grounds for penalties or revocation thereof pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

- A. **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with the following: the terms of this ordinance; the Development Plan in Exhibit D, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and

representations to the Design and Project Review Committee, the Land Use Commission, the P&D Committee, and the City Council.

- B. Construction Management Plan: The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the building permit. The CMP must include but is not limited to the following: water and sewer utility connections, construction staging plan, on-street and on-site construction parking restrictions, hours of operation, a plan including cross-sections showing pedestrian access around the site with the use of curb ramps, signage and/or striping, if necessary, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of construction, submittal of environmental testing report prior to construction, visibility diagram for all construction site access points, a proposed schedule for street opening for utility connections with cross-section details, and project updates via monthly newsletter and project website.
- C. Construction Schedule: Pursuant to Subsection 6-10-1-9(A)(4) of the Zoning Ordinance, no special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Land Use Commission. Pursuant to Subsection 6-10-1-9(A)(3), each planned development shall be completed within two (2) years of the issuance of the building permit for the Planned Development.
- D. Multi-Modal Transportation: The Applicant agrees to the following with regard to the City's multi-modal transportation network:
1. Install all bicycle parking on the interior and the exterior of the building in compliance with the Association of Pedestrian and Bicycle Professionals (APBP) Guidelines;
 2. Install showers in the locker room amenity on the tenth floor of the proposed building;
 3. Maintain a pedestrian walkway along the proposed building and between the building and any patio area or outdoor dining café;
 4. Construct the sidewalk along Orrington Avenue through the alley without a change in slope;
 5. Contribute at least, but no more than, \$5,000 to the City Divvy fund for the installation of a lightweight Divvy station;
 6. Contribute no less than \$100,000 to the City's public transit improvement fund; and

7. Install a Transit Tracker Board or similar system in the proposed building (TV and software).
- E. Green Building Ordinance: The Applicant agrees to comply with the City of Evanston Green Building Ordinance and obtain a LEED Silver Certification Rating or equivalent certification rating deemed acceptable by the Building Official.
 - F. Affordable Housing Fund Contribution: The Applicant agrees to contribute no less than \$310,000 to the City's Affordable Housing Fund for the public benefit of creating affordable housing, reducing homelessness, and other goals and objectives which support the purpose and intent of the creation of said fund, as approved by the City Council in their annual budget.
 - G. Waste Management Plan: The Applicant agrees to provide a waste management plan which includes recycling, composting, and laboratory materials.
 - H. Public Space Improvements: The Applicant agrees to contribute \$50,000 toward the street furniture, activities, and other aesthetic improvements in downtown Evanston to enhance the public realm.
 - I. Bird-Friendly Measures: The Applicant agrees to provide the exhibited Bird-Friendly in the final design and construction of the proposed building and continue to involve Bird-Friendly Evanston in design finalization.
 - J. Off-Site Parking: Prior to issuance of a building permit, the Applicant shall execute a long-term parking lease agreement with the City of Evanston to lease a minimum of 100 spaces from either the 525 Church Street parking garage, or in agreement with the Parking Division Manager and in accordance with Section 6-16-2-1 of the Evanston Zoning Ordinance, any City-owned parking garage within 1,000 feet of the Subject Property. The standard current monthly parking fee shall be that of the City-owned garage or garages from which the total of no less than 100 parking stalls are leased. The lease of 30 parking spaces would be initiated upon issuance of a Temporary Certificate of Occupancy (TCO) for the first tenant. The remaining leased spaces would be leased by the Applicant as the building is occupied and pro-rated by a percentage gross floor area occupied (e.g., if the building is 50% occupied, the applicant would be required to lease 75 spaces). Upon the building reaching stabilization, (i.e. 95% occupancy), the Applicant would be required to lease the full 100 spaces regardless of the building occupancy. The parking spaces shall be leased at market rate without fixed pricing and be subject to increases annually, and such increases shall not exceed the increases applied to other public parking spaces in the City-owned garage or garages. For a period of 60 months, starting from the issuance of the

TCO, the Applicant must provide annually to the City parking data detailing how many parking spaces (leased from the City and provided within the building) are utilized by the building tenants. The data must be provided by January 31st of each year following the issuance of a TCO. At the end of the 36th month following the building reaching stabilization (as defined above) but no earlier than 36 months following the issuance of the TCO, the Applicant shall have the right to amend the parking lease agreement to match the highest number of vehicles cumulatively leased within the Church Street parking garage and/or any combination of City-owned garages per Section 6-16-2-1 of the Zoning Ordinance.

- K. Substantive Changes: The Applicant agrees that any substantive changes in the use or the building on the Subject Property must be approved as an amendment to this Planned Development by Subsection 6-3-6-12 of the Zoning Ordinance.
- L. Loading Stall Use: The Applicant agrees to prohibit deliveries to and pick up from the loading stall during the hours of 7:00 am to 9:00 am and 4:00 pm to 6:00 pm, Monday through Friday.
- M. Burial of Proximate Above-Ground Utilities: The Applicant agrees to bury all existing above-ground utilities in the alley located to the south of the Subject Property in conjunction with the associated alley reconstruction.
- N. Alley Reconstruction: The Applicant shall reconstruct the entirety of the public alley to the south of the Subject Property from Sherman Avenue to Orrington Avenue located to the south of the subject properties;
- O. Prohibition of Tax Exemption: The Applicant agrees to record a covenant against the subject properties reflecting the following terms in a form acceptable to and enforceable by the City:
 1. upon the completion of the proposed development, the applicant and any successors, owners, or operators, shall not petition Cook County or the State of Illinois for exemption from obligation in whole or in part real estate taxes;
 2. in the event a change in law exempts the applicant from payment of real estate taxes on the basis of not-for-profit status, the applicant shall make annual payments in lieu of real estate taxes only to the City of Evanston, School District 65 and Evanston Township High School District 202 in an amount equal to the real estate taxes that the applicant would pay only to such taxing district if the applicant were not then so treated as an exempt not-for-profit; and
 3. release from any and all provisions of said covenant shall require written approval by two-thirds ($\frac{2}{3}$) of Councilmembers elected to the City Council.

- P. Recordation: Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

SECTION 6: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 7: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

SECTION 8: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: March 3, 2022

Adopted: March 14, 2022

Approved:

March 24, 2022

Daniel Biss

Daniel Biss, Mayor

Attest:

Stephanie Mendoza

Stephanie Mendoza, City Clerk

Approved as to form:

Nicholas E. Cummings

Nicholas E. Cummings, Corporation
Counsel

EXHIBIT A**LEGAL DESCRIPTION**

Parcel 1: The east 50 feet of lot 12 in block 16 in the village (now city) of Evanston in the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of section 18, township 41 north, range 14 east of the third principal meridian, in Cook County, Illinois.

Also, Parcel 2: Part of lot 1 in block 16 in village (now city) of Evanston in section 18, township 41 north, range 14 east of the third principal meridian, as described as follows: commencing at a point on the easterly line of said lot 1, 81 feet northeasterly of the southeast corner of said lot; running thence northeasterly on said easterly line, 77 feet 9 $\frac{5}{8}$ inches to the northeast corner of said lot 1; running thence westerly on the north line of said lot 1, 118 feet 7 $\frac{1}{2}$ inches, more or less to the northwest corner of said lot 1; running thence south on the west line of said lot, 51 feet 3 inches to a point on said west line 99 feet north of the southwest corner of said lot; running thence southeasterly 96 feet 7 inches more or less, to the point of beginning, Cook County, Illinois.

Also, part of lot 1 in block 16 in village (now city) of Evanston in section 18, township 41 north, range 14 east of the third principal meridian, described as follows: commencing at a point on the easterly line of said lot 1, 49 feet northerly of the southeast corner of said lot, thence running northeasterly on said east line 32 feet; thence northwesterly 96 feet 7 inches, more or less, to a point on the west line of said lot, 99 feet north of the southwest corner of said lot, running thence south on said west line, 32 feet; thence southeasterly 85 feet 7 $\frac{1}{2}$ inches, to the point of beginning in Cook County, Illinois.

That part of lot 1 in block 16 in Evanston, described as follows: commencing at the southeasterly corner of said lot 1; thence northeasterly along the easterly line 49 feet; thence northwesterly to a point in the west line 67 feet north of the southwest corner of said lot; thence southerly along the westerly line 67 feet to the southwest corner of said lot; thence east along the south line 70.38 feet to the place of beginning, in Cook County, Illinois.

PINs: 11-18-127-012-0000, 11-18-127-019-0000

Commonly Known As: 1732-34, -40 Orrington Avenue

EXHIBIT B

Addresses and PINs of Properties Removed from the D2 Downtown Retail Core District and Placed Within D3 Downtown Core Development District

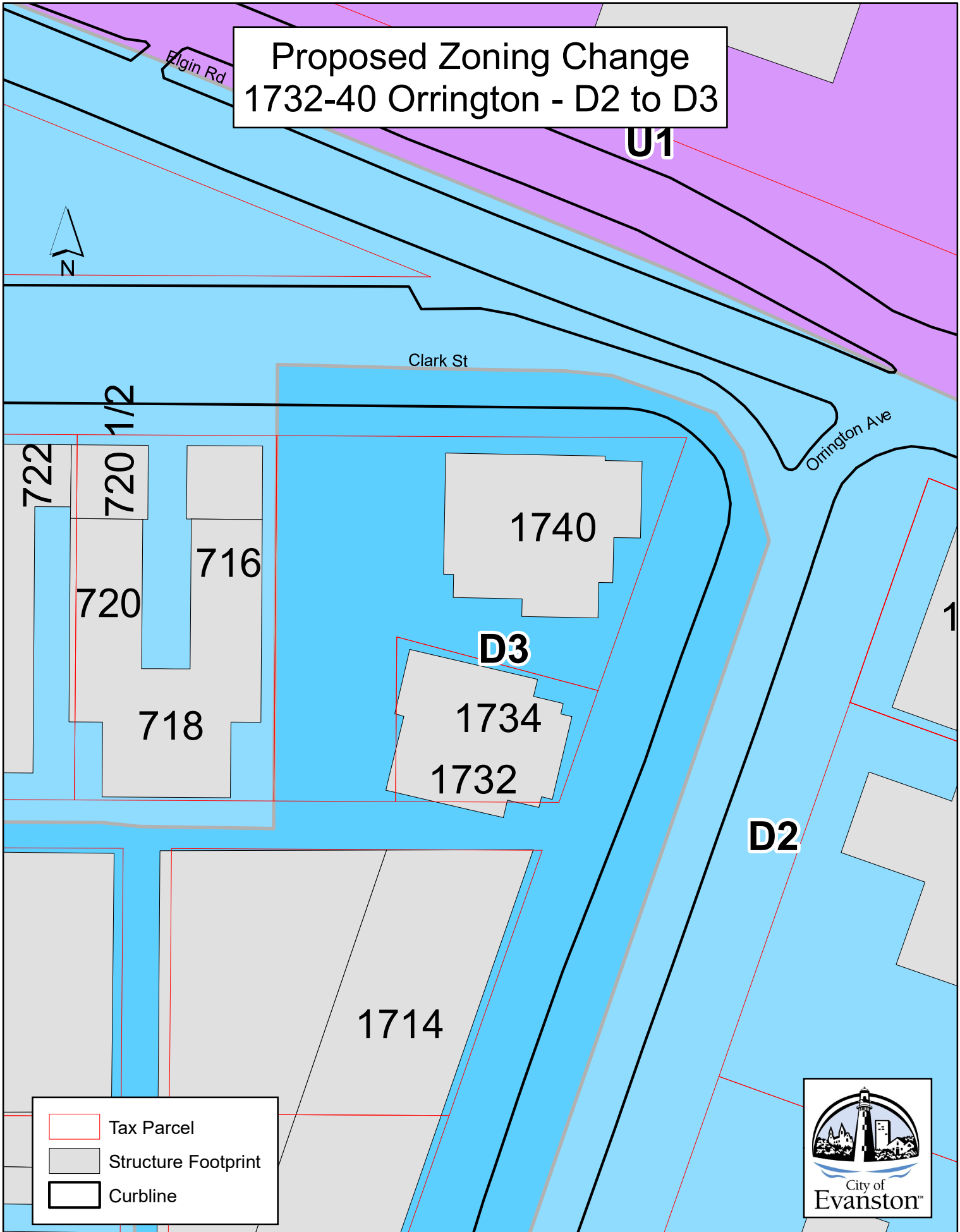
PINs: 11-18-127-012-0000, 11-18-127-019-0000

Commonly Known As: 1732-34, -40 Orrington Avenue

EXHIBIT C

**Map of Properties Removed from the D2 Downtown Retail Core District and
Placed Within D3 Downtown Core Development District**

Proposed Zoning Change 1732-40 Orrington - D2 to D3



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

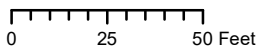


EXHIBIT D
Development Plan

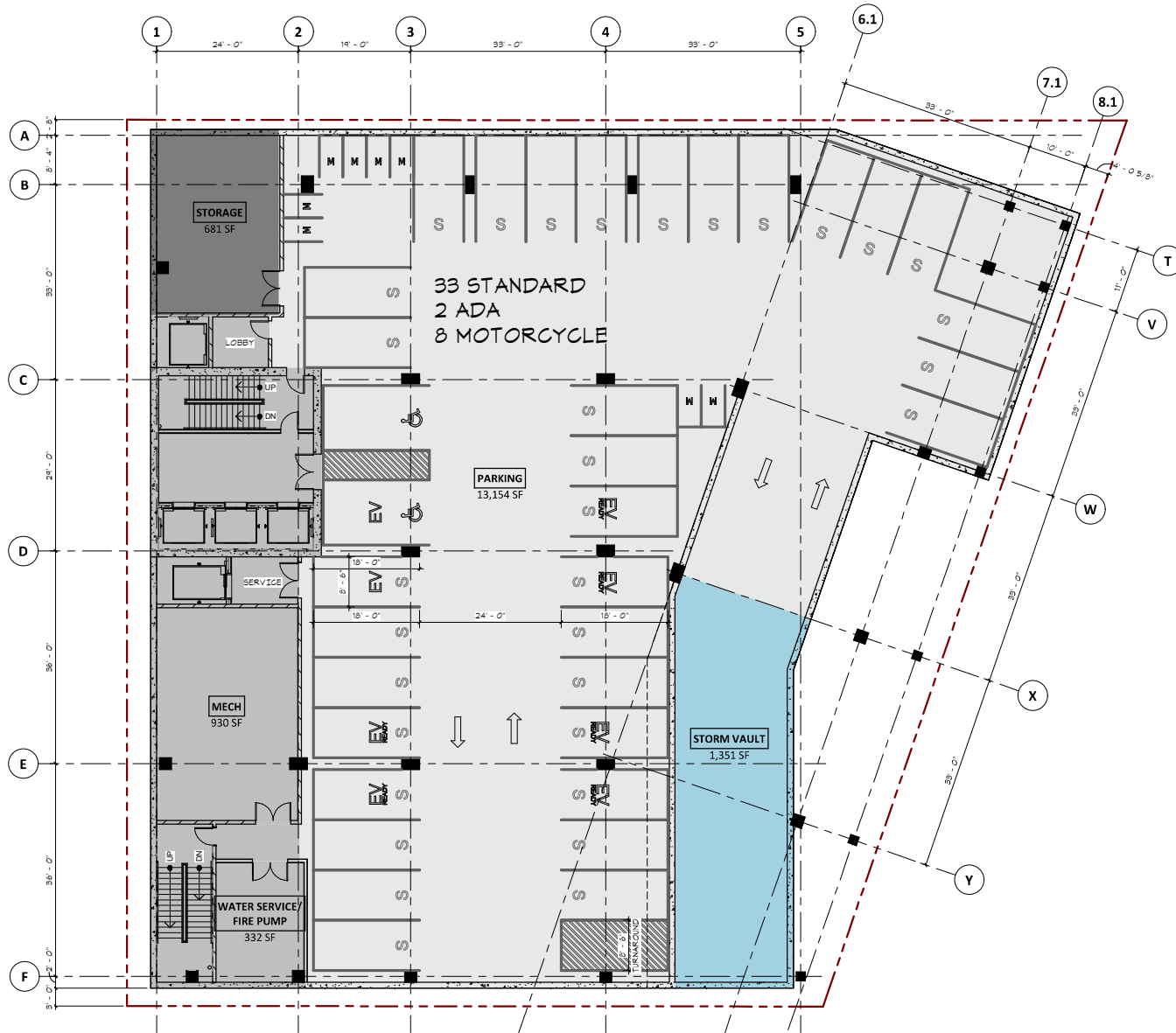
Site Plan



Area Summary

AREA SUMMARY														
	Use	Total GSF	Parking/ Loading	Vertical Circulation	MEP/ Acc	Retail	Office/Lab	Balcony	Other (BOH, Toilets, etc.)	Green Roof/ Terrace*	Floor Area	Parking		
												Standard	ADA	Motorcycle
Level -1	Parking	18149	13154	1701	3294		0	0	0	0	0	33	2	8
Level 1	Multiple	18454	2556	1626	4500	5,170	0	0	4602	0	9,772			
Level 2	Office/Lab	18833	0	1676	632		15850	0	675	0	16525			
Level 3	Office/Lab	19554	0	1556	632		14800	410	638	1518	15848			
Level 4	Office/Lab	18576	0	1556	632		15400	350	638	0	16388			
Level 5	Office/Lab	18576	0	1556	632		15400	350	638	0	16388			
Level 6	Office/Lab	18576	0	1556	632		15400	350	638	0	16388			
Level 7	Office/Lab	18576	0	1556	632		15400	350	638	0	16388			
Level 8	Office/Lab	18576	0	1556	632		15400	350	638	0	16388			
Level 9	Office/Lab	18576	0	1556	632		15400	350	638	0	16388			
Level 10	Amenity	18576	0	1556	632		0	0	9216	7172	9216			
Level 11	Mechanical	11351	0	1556	9795		0	0	0	0	0			
TOTALS		216,373	15,710	19,007	23,277	5,170	123,050	2,510	18,959	8,690	149,689	33	2	8
											GSF applicable to FAR	149,689		
											Parcel Area	21,524		
											FAR (Total GSF excluding Parking/Loading, Vert. Circulation, Mech/Acc/Trash)	6.95		

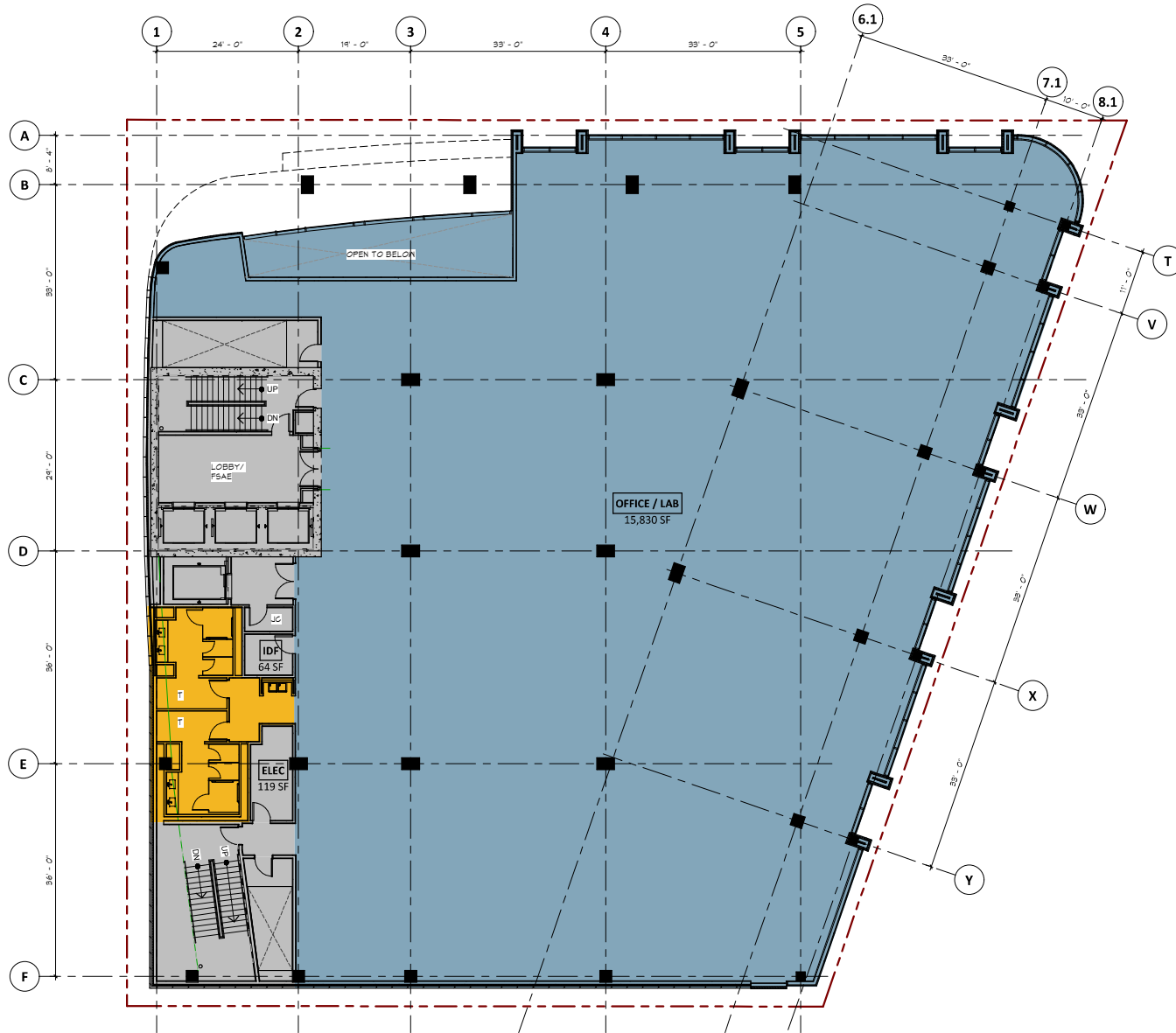
Lower Level



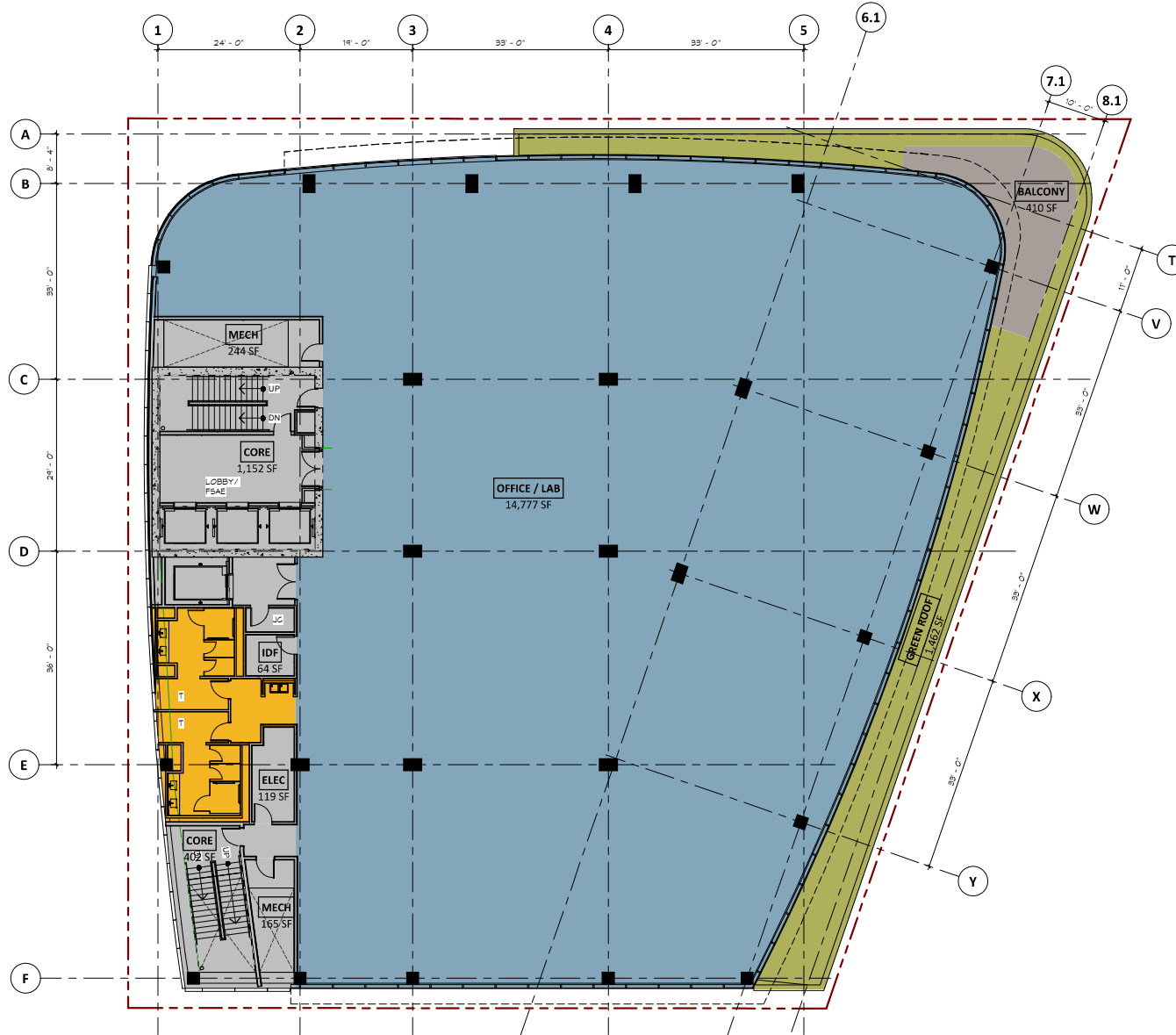
Level 01



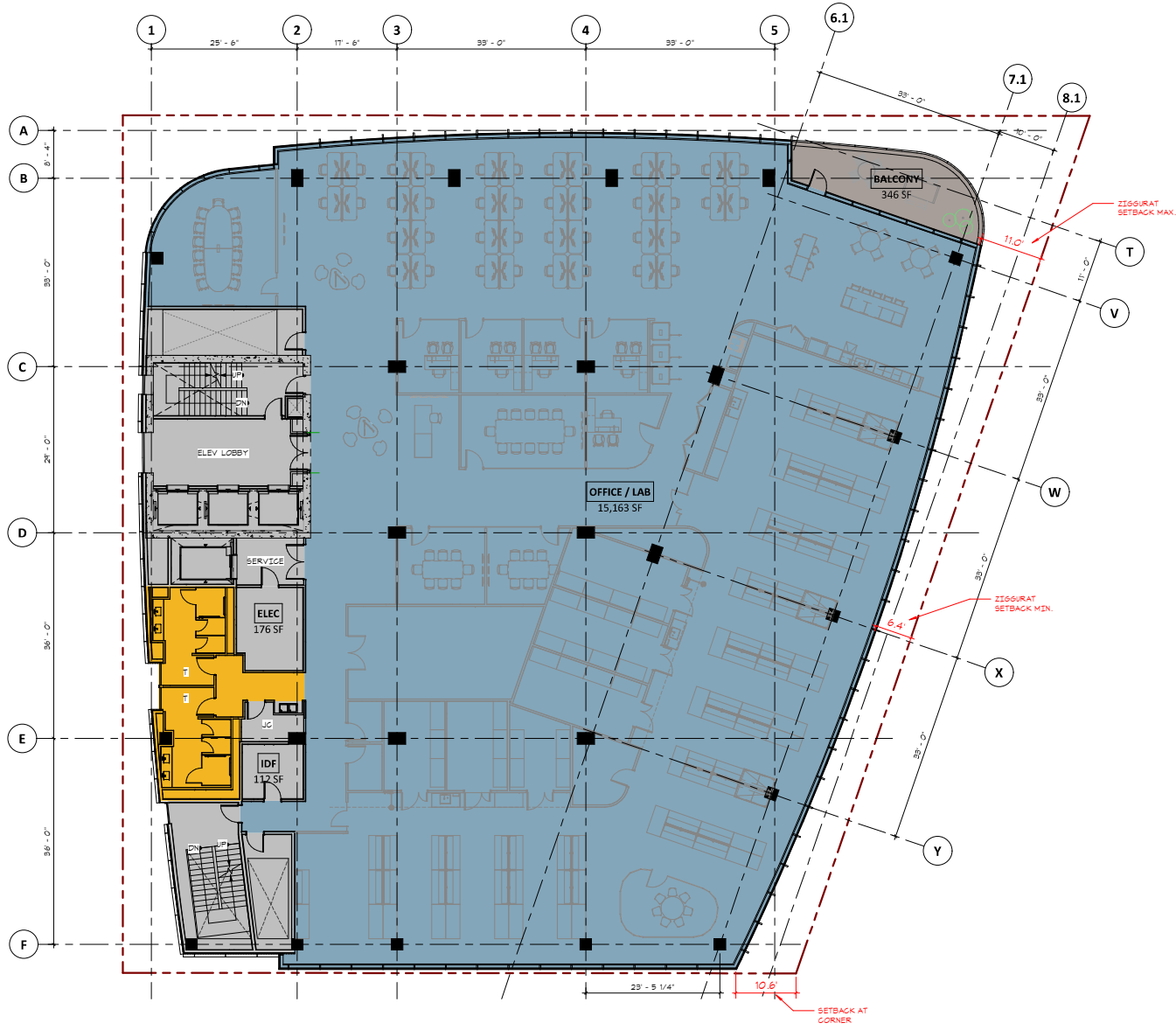
Level 02



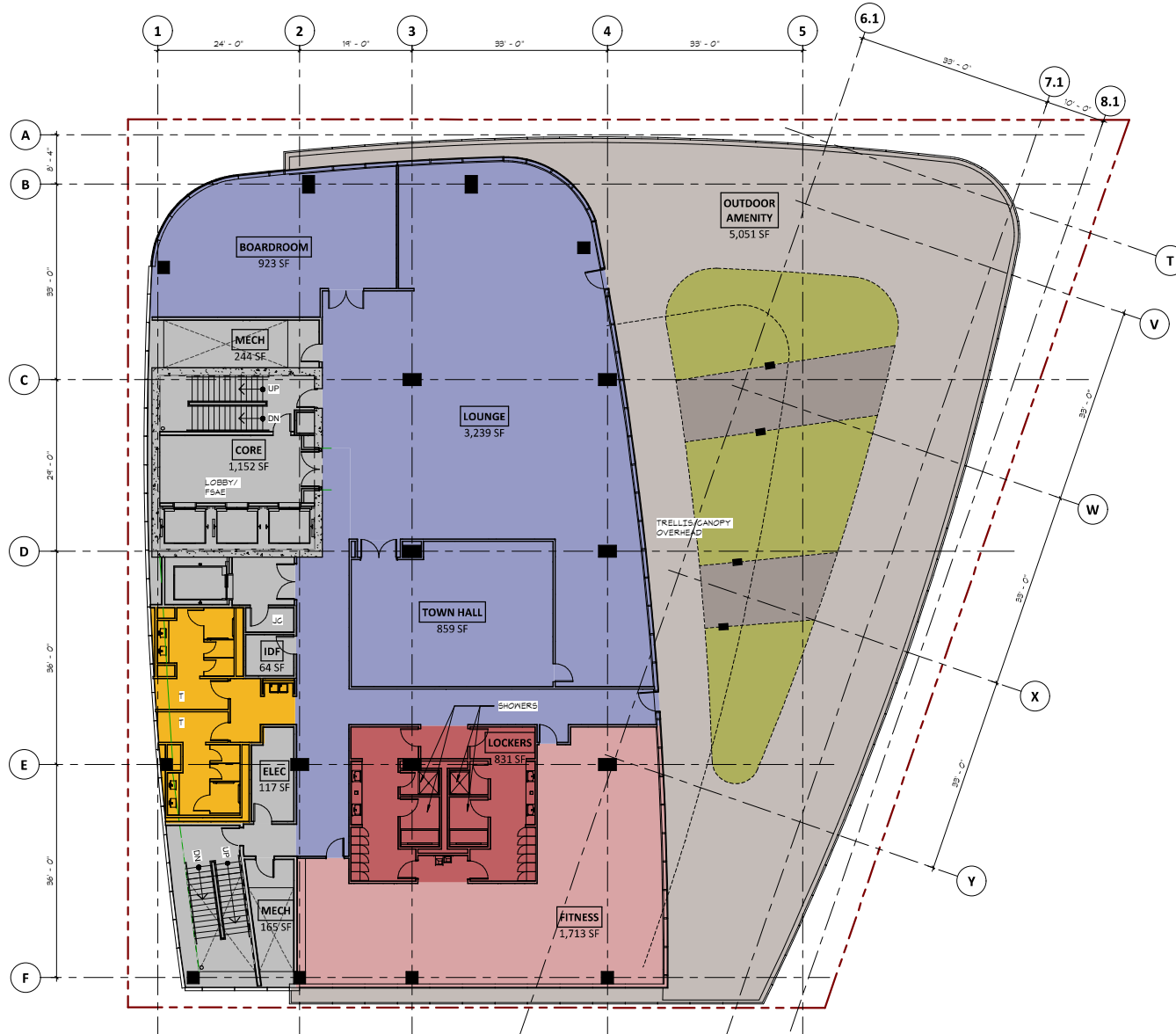
Level 03



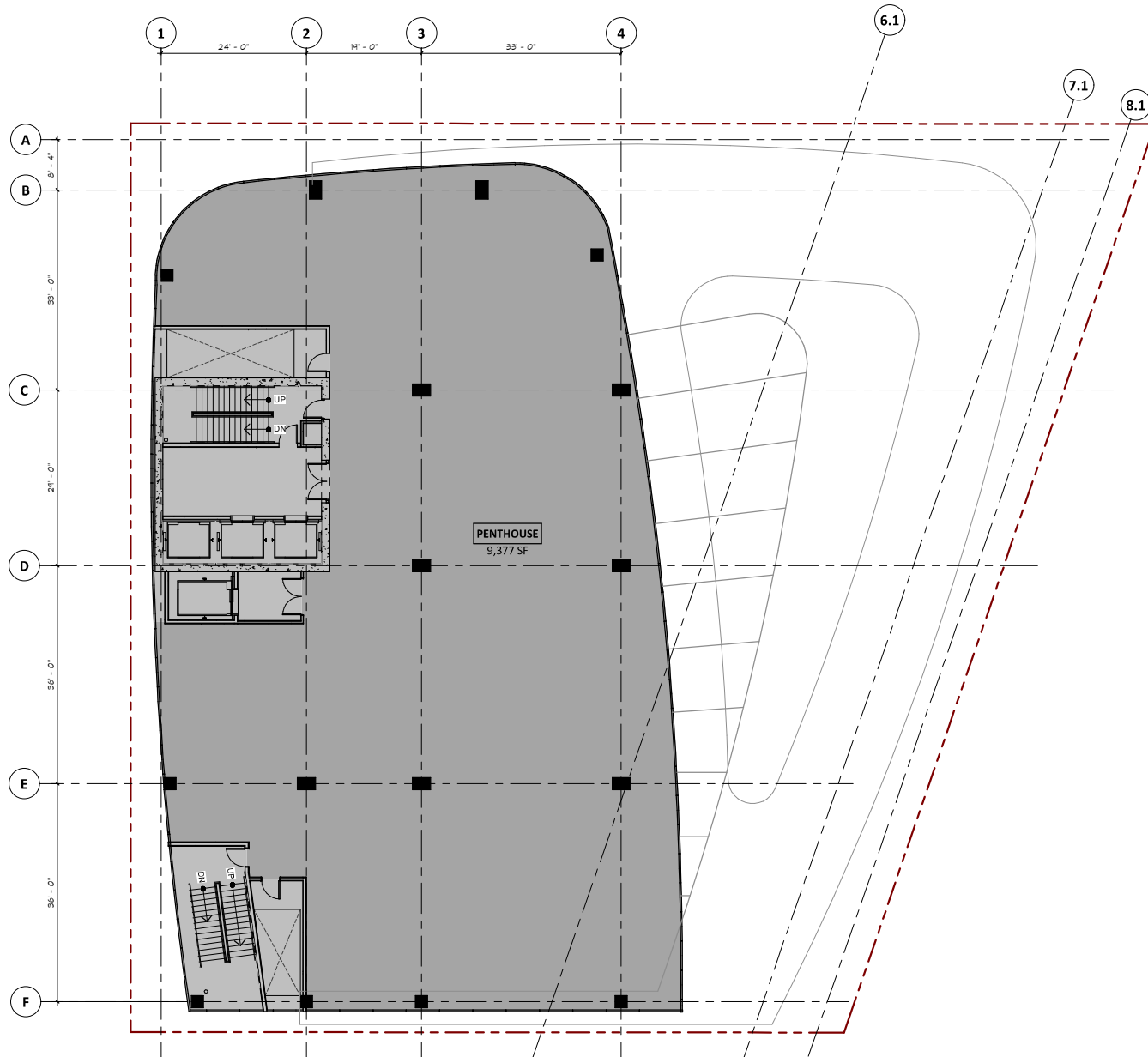
Levels 04-09



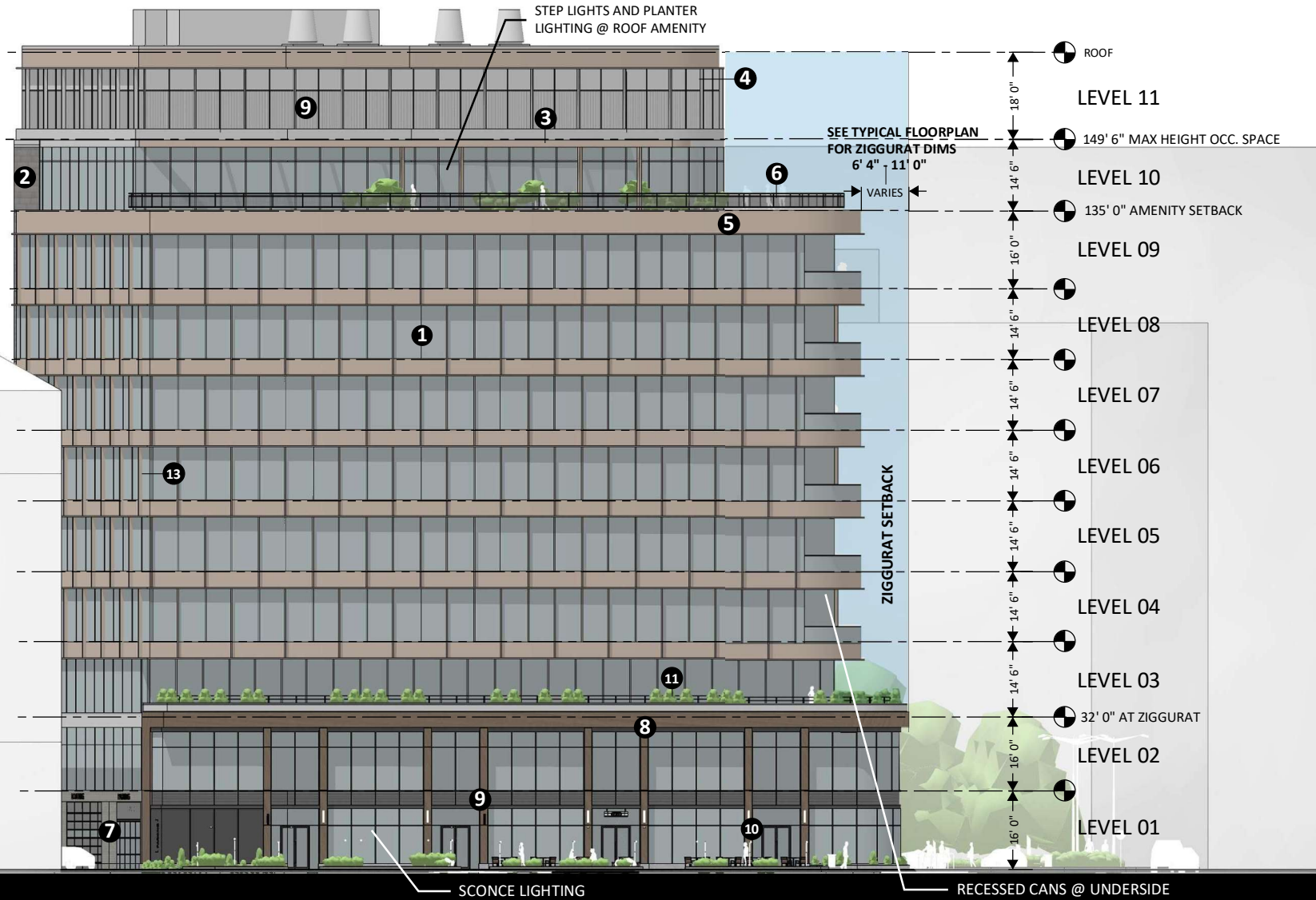
Level 10



Level 11

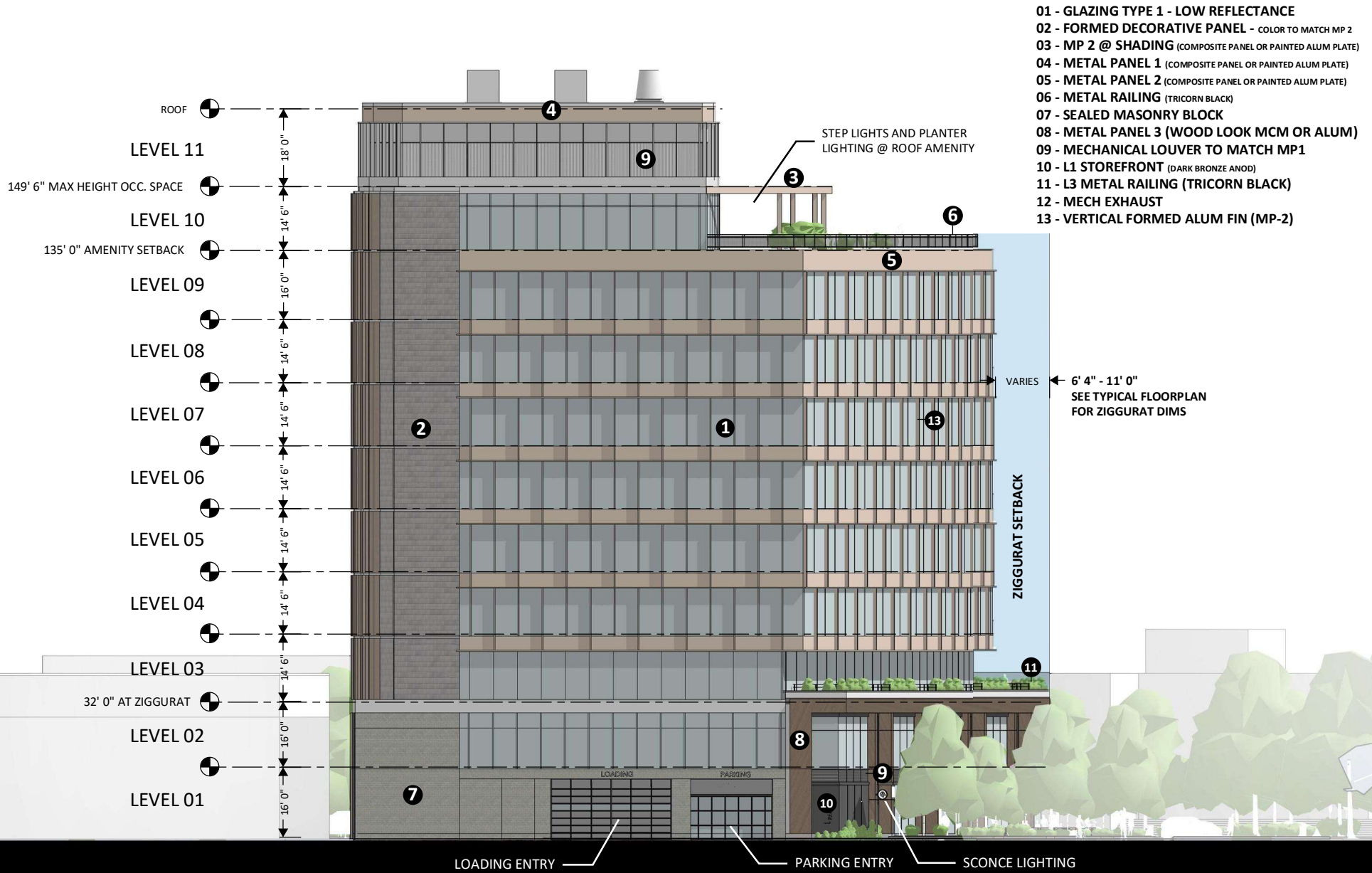


- 01 - GLAZING TYPE 1 - LOW REFLECTANCE
- 02 - FORMED DECORATIVE PANEL
- 03 - MP 2 @ SHADING
(COMPOSITE PANEL OR PAINTED ALUM PLATE)
- 04 - METAL PANEL 1
(COMPOSITE PANEL OR PAINTED ALUM PLATE)
- 05 - METAL PANEL 2
(COMPOSITE PANEL OR PAINTED ALUM PLATE)
- 06 - METAL RAILING (TRICORN BLACK)
- 07 - SEALED MASONRY BLOCK
- 08 - METAL PANEL 3 (WOOD LOOK MCM OR ALUM)
- 09 - MECHANICAL LOUVER MATCH MP1
- 10 - L1 STOREFRONT (DARK BRONZE ANOD)
- 11 - L3 METAL RAILING (TRICORN BLACK)
- 12 - MECH EXHAUST
- 13 - VERTICAL FORMED ALUM FIN (MP-2)



East Elevation

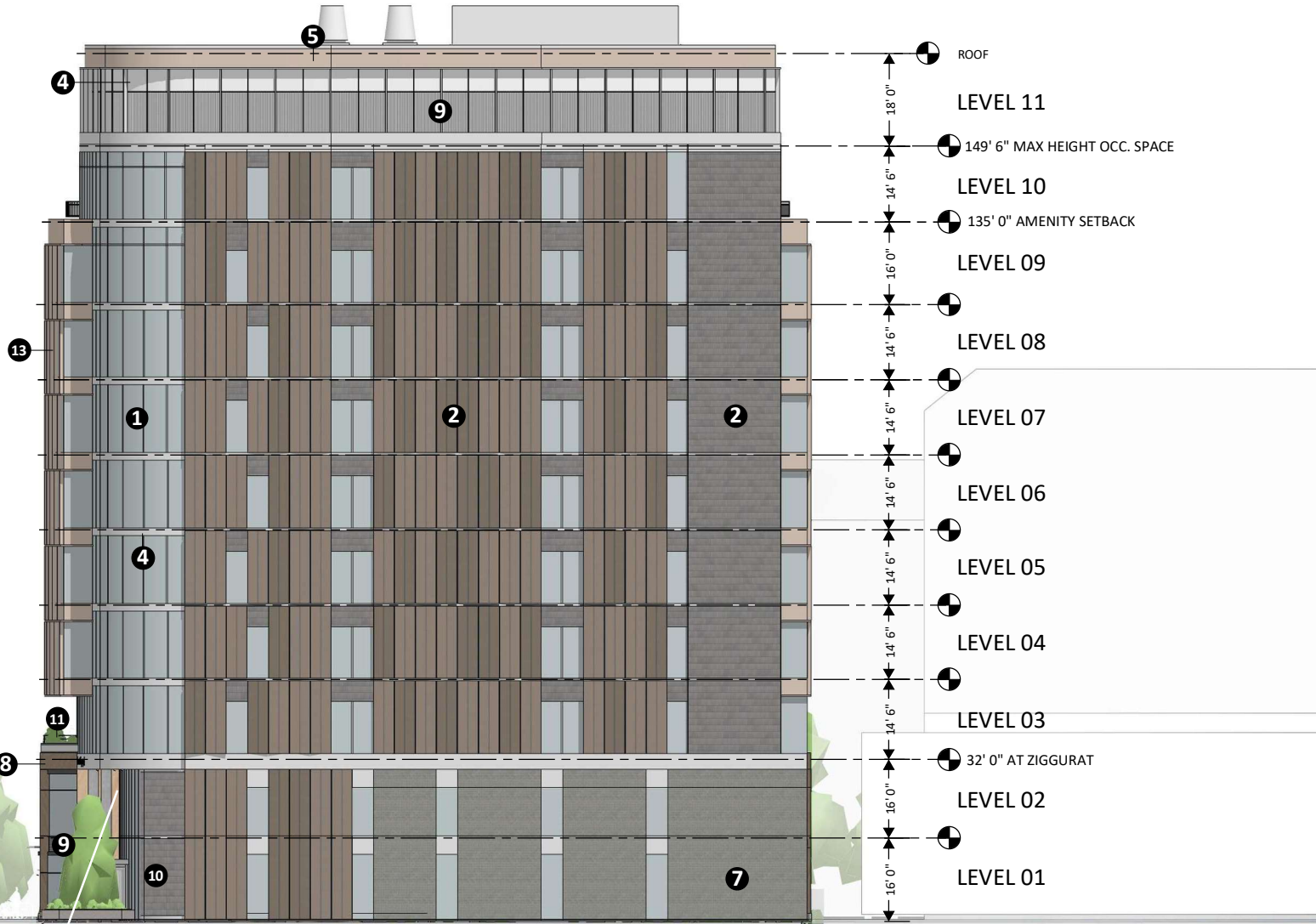




South Elevation



- 01 - GLAZING TYPE 1 - LOW REFLECTANCE
- 02 - FORMED DECORATIVE PANEL - COLOR TO MATCH MP 2
- 03 - MP 2 @ SHADING (COMPOSITE PANEL OR PAINTED ALUM PLATE)
- 04 - METAL PANEL 1 (COMPOSITE PANEL OR PAINTED ALUM PLATE)
- 05 - METAL PANEL 2 (COMPOSITE PANEL OR PAINTED ALUM PLATE)
- 06 - METAL RAILING (TRICORN BLACK)
- 07 - SEALED MASONRY BLOCK
- 08 - METAL PANEL 3 (WOOD LOOK MCM OR ALUM)
- 09 - MECHANICAL LOUVER TO MATCH MP1
- 10 - L1 STOREFRONT (DARK BRONZE ANOD)
- 11 - L3 METAL RAILING (TRICORN BLACK)
- 12 - MECH EXHAUST
- 13 - VERTICAL FORMED ALUM FIN (MP-2)

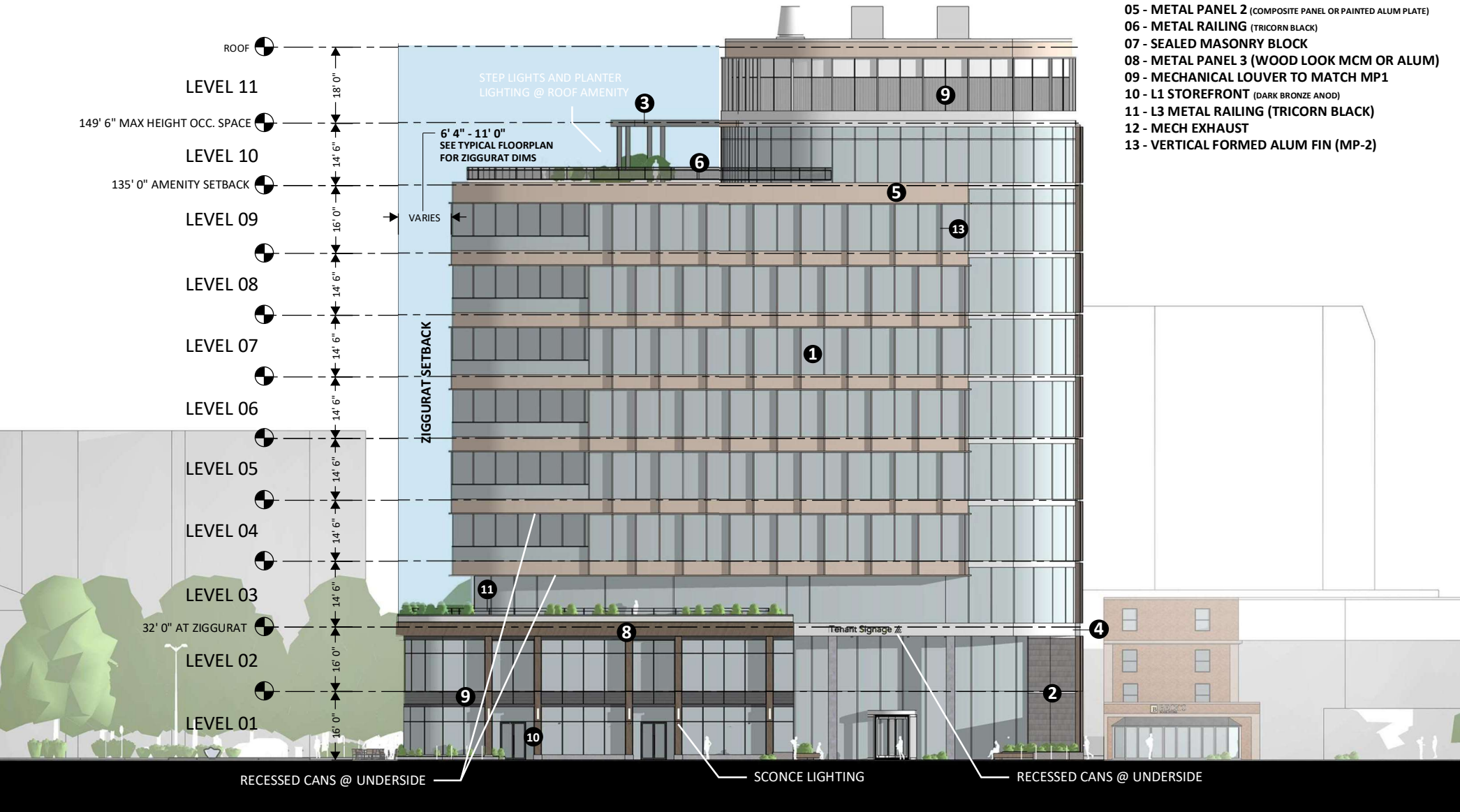


RECESSED CANS @ UNDERSIDE

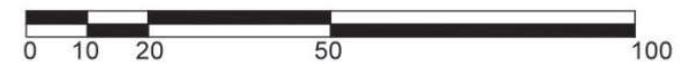
West Elevation



- 01 - GLAZING TYPE 1 - LOW REFLECTANCE
- 02 - FORMED DECORATIVE PANEL - COLOR TO MATCH MP 2
- 03 - MP 2 @ SHADING (COMPOSITE PANEL OR PAINTED ALUM PLATE)
- 04 - METAL PANEL 1 (COMPOSITE PANEL OR PAINTED ALUM PLATE)
- 05 - METAL PANEL 2 (COMPOSITE PANEL OR PAINTED ALUM PLATE)
- 06 - METAL RAILING (TRICORN BLACK)
- 07 - SEALED MASONRY BLOCK
- 08 - METAL PANEL 3 (WOOD LOOK MCM OR ALUM)
- 09 - MECHANICAL LOUVER TO MATCH MP1
- 10 - L1 STOREFRONT (DARK BRONZE ANOD)
- 11 - L3 METAL RAILING (TRICORN BLACK)
- 12 - MECH EXHAUST
- 13 - VERTICAL FORMED ALUM FIN (MP-2)



North Elevation



NORTHEAST PERSPECTIVE



EAST ELEVATION | PEDESTRIAN EXPERIENCE



NORTH ELEVATION



NORTHWEST PERSPECTIVE



WEST ELEVATION - MP DETAIL



NORTH ELEVATION | PEDESTRIAN EXPERIENCE



NORTH ELEVATION | VEHICULAR EXPERIENCE

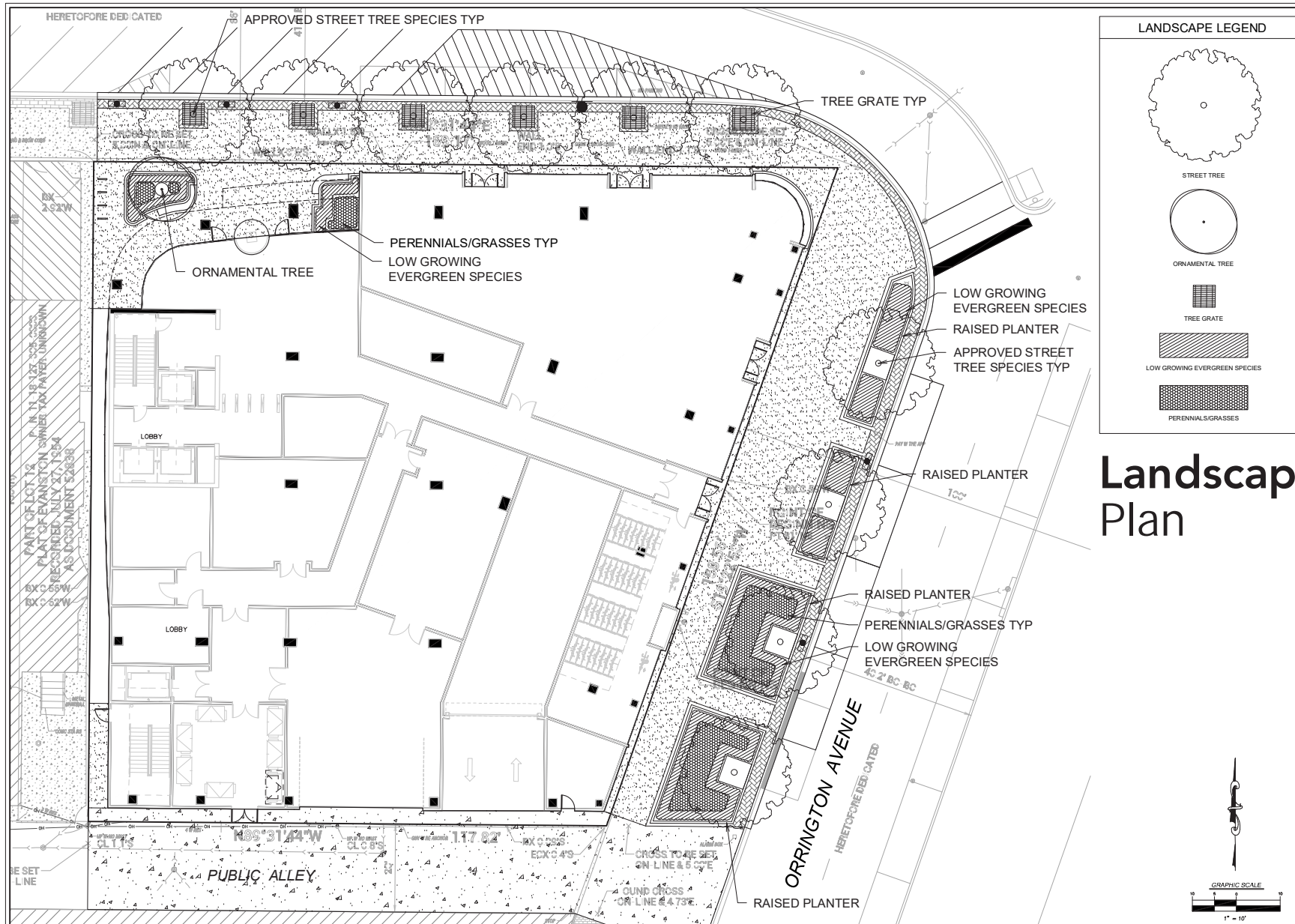


NORTHEAST PEDESTRIAN EXPERIENCE AT CORNER



EAST ELEVATION | VEHICULAR EXPERIENCE





Landscape Plan



Taxus x media 'Everlow'

Everglow Yew

Planting Size: 8"-12" Tall
Mature Height: 1.0'-1.5'
Mature Spread: 4.0'-5.0'



Buxus 'Green Gem'

Green Gem Boxwood

Planting Size: 12"-18" Tall
Mature Height: 3.0'-4.0'
Mature Spread: 3.0'-4.0'



Buxus sinica var. insularis

Korean Boxwood

Planting Size: 12"-18" Tall
Mature Height: 2.0'-4.0'
Mature Spread: 3.0'-5.0'



Dryopteris marginalis

Marginal Wood Fern

Planting Size: 1-Gallon Container
Mature Height: 1.5'-2.0'
Mature Spread: 1.5'-2.0'



Liriope spicata

Creeping Lilyturf

Planting Size: 1-Gallon Container
Mature Height: 0.75'-1.5'
Mature Spread: 1.0'-2.0'

1740 ORRINGTON AVENUE

Conceptual Planting Palette: Low Growing Evergreens





Echinacea 'Magnus'
Magnus Coneflower

Planting Size: 1-Gallon Container
Mature Height: 2.5'-3.0'
Mature Spread: 1.0'-1.5'



Monarda didyma 'Coral Reef'
Coral Reef Beebalm

Planting Size: 1-Gallon Container
Mature Height: 3.0'-4.0'
Mature Spread: 2.0'-3.0'



Penstemon digitalis 'Husker Red'
Husker Red Beardtongue

Planting Size: 1-Gallon Container
Mature Height: 2.0'-3.0'
Mature Spread: 1.0'-2.0'



Veronica 'Wizard of Ahhs'
Wizard of Ahhs Speedwell

Planting Size: 1-Gallon Container
Mature Height: 1.0'-2.0'
Mature Spread: 1.0'-2.0'

1740 ORRINGTON AVENUE

Conceptual Planting Palette: Perennials





Chasmanthium latifolium

Northern Sea Oats

Planting Size: 1-Gallon Container

Mature Height: 2.0'-5.0'

Mature Spread: 1.0'-2.5'



Deschampsia cespitosa

Tufted Hair Grass

Planting Size: 1-Gallon Container

Mature Height: 2.0'-3.0'

Mature Spread: 1.0'-2.0'



Panicum virgatum 'Shenandoah'

Shenandoah Switch Grass

Planting Size: 1-Gallon Container

Mature Height: 3.0'-4.0'

Mature Spread: 3.0'-4.0'

1740 ORRINGTON AVENUE

Conceptual Planting Palette: Grasses





Cercis canadensis 'Little Woody'

Little Woody Redbud

Planting Size: 1 1/2" Caliper

Mature Height: 10'-12'

Mature Spread: 8.0'-10'



Chionanthus virginicus

Fringe Tree

Planting Size: 1 1/2" Caliper

Mature Height: 12'-20'

Mature Spread: 12'-20'

1740 ORRINGTON AVENUE

Conceptual Planting Palette: Ornamental Trees





Acer saccharum 'Green Mountain'

Green Mountain Sugar Maple

Planting Size: 2 1/2" Caliper

Mature Height: 40'-60'

Mature Spread: 25'-45'



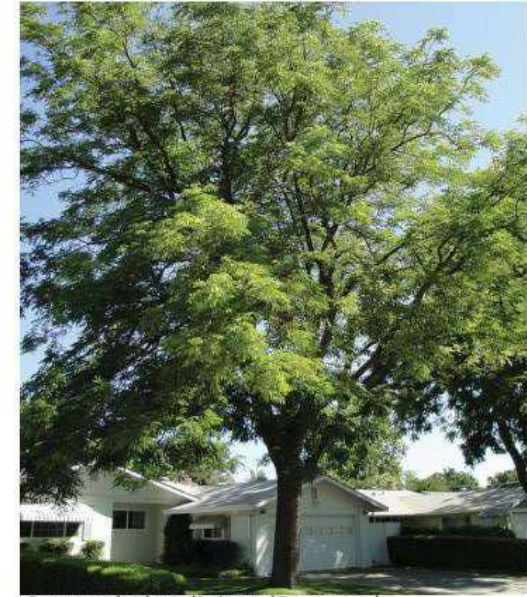
Ulmus 'Urban'

Urban Hybrid Elm

Planting Size: 2 1/2" Caliper

Mature Height: 40'-50'

Mature Spread: 30'-35'



Gymnocladus dioica 'Espresso'

Espresso Kentucky Coffee Tree (Fruitless)

Planting Size: 2 1/2" Caliper

Mature Height: 40'-50'

Mature Spread: 30'-35'

1740 ORRINGTON AVENUE

Conceptual Planting Palette: Street Trees





**WOOD-LOOK
MP-3**

@ LEVEL 1 PODIUM (BOD - HERMOSA WOOD PURE+FREEFORM - RIVETLESS DRY JOINT PLATE)



**WOOD-LOOK
MP-4**

@ BALCONY SOFFITS (BOD - LONGBOARD 4" V-GROOVE TABLE WALNUT)



GLAZING - GLASS TYPE 2

BOD - SOLARBAN 60 (2) ACUITY + ACUITY
VLR - 11% VLT- 73 (LEVEL 1 STOREFRONT)



GLAZING - GLASS TYPE 1

BOD - SOLARBAN 60 (2) OPTIGRAY + CLEAR
VLR - 8% VLT- 50



**ARCHITECTURAL LOUVER
(4" DRAINABLE BLADE - COLOR MATCH MP)**



METAL PANEL 2 (COMPOSITE PANEL OR PAINTED ALUM PLATE)



BOD - ALUCOBOND ACM - HARVET GOLD MICA

**3D FORMED DECORATIVE PANEL
COLOR TO MATCH MP 2
BOD - DRI-DESIGN SHADOW SERIES**



**TRI-CORN BLACK
BALCONY RAILINGS +
TOP CAPS**



**EDB ANODIZE
LEVEL 1 STOREFRONTS**



**MASONRY BLOCK (ECHELON)
INSULTECH - SHADOW GRAY**



METAL PANEL 1 (COMPOSITE PANEL OR PAINTED ALUM PLATE)



BOD - ALUCOBOND ACM - ZINC ELEMENT SERIES

Exterior Materials



Cafe Seating -----

Extruded Metal Trim -----
Dark Bronze Finish

Louver Banding -----

----- Exterior Sconce Lighting

----- Tenant Signage
Per Evanston Sign Code

----- Overhead Awning
Dark Bronze Finish

----- Wood Metal Panel

----- Cast Stone Kneewall

----- Active Use Space



--- 6" Recessed Downlights

--- Cast Stone Kneewall

--- Evanston approved site trees

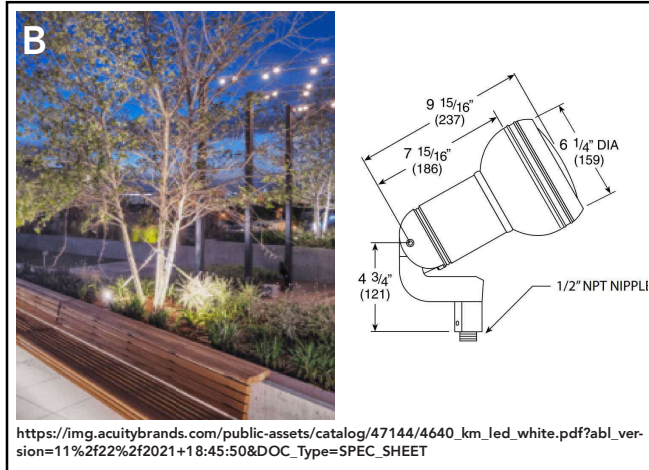
--- Plaza Seating

--- Plaza Plantings

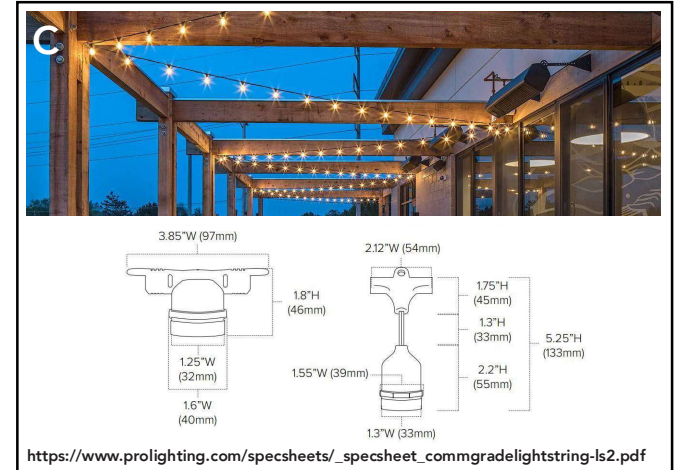
--- Double Height Lobby



Level 10 (Amenity Deck) Code required step lighting for illuminated pathways - Located at raised planters



Level 10 and Level 1- Accent uplighting at planting beds, time sensitive fixtures will shut off during overnight hours.

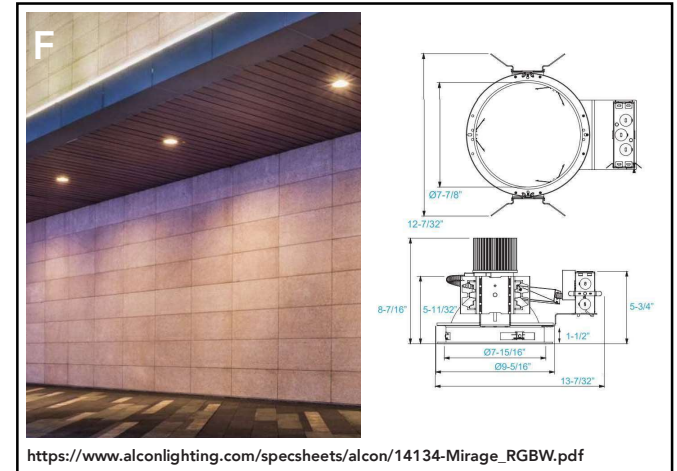
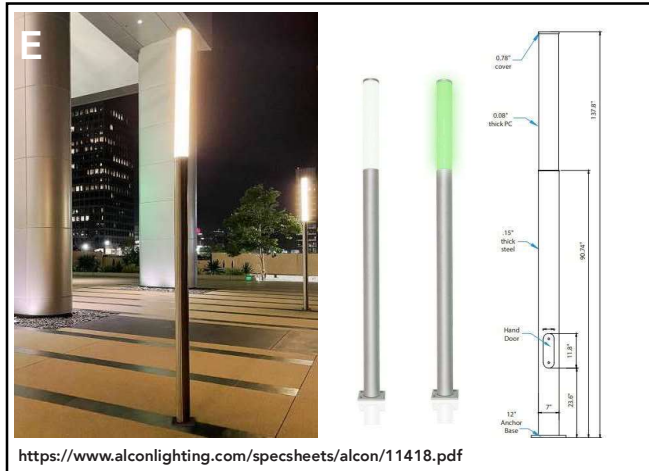
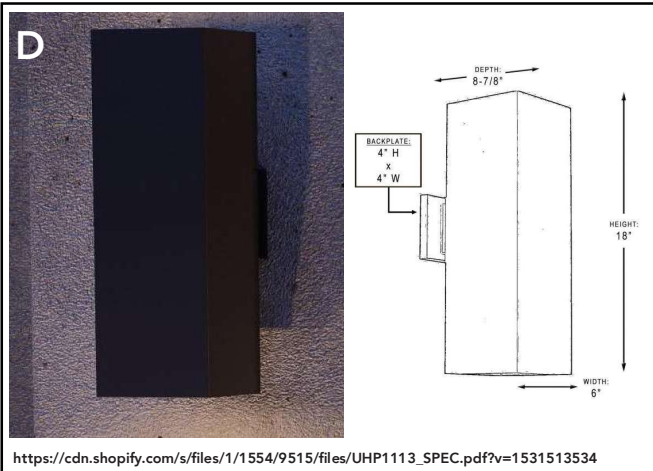


Level 10 (Amenity Deck) Decorative string lights within overhead shading structure. Time sensitive fixtures will shut off during overnight hours

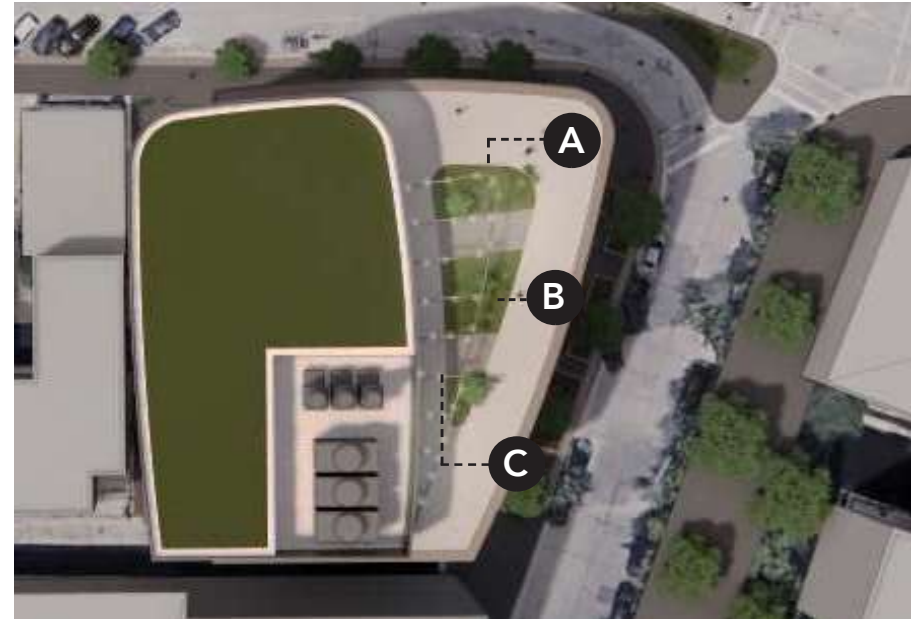
Level 1 (Building Accent) Sconce fixtures located at vertical column expressions to create safe/vibrant pedestrian pathways along buildings edge

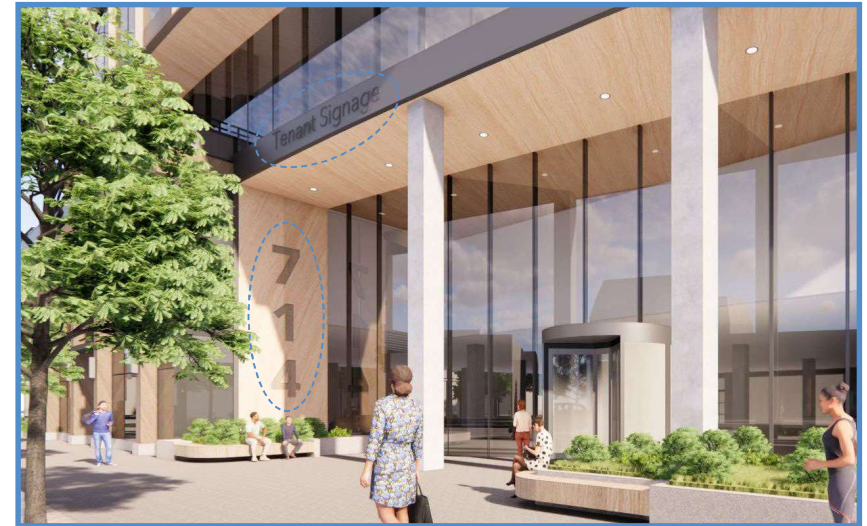
Level 1- Bollard fixtures located within level 1 planting beds along Orrington for outdoor bistro/restaurant.

L1-L9- Recessed downlights within soffits/canopies of private balconies and building entrance.



Exterior Lighting Refer to next page and building elevation for light locations





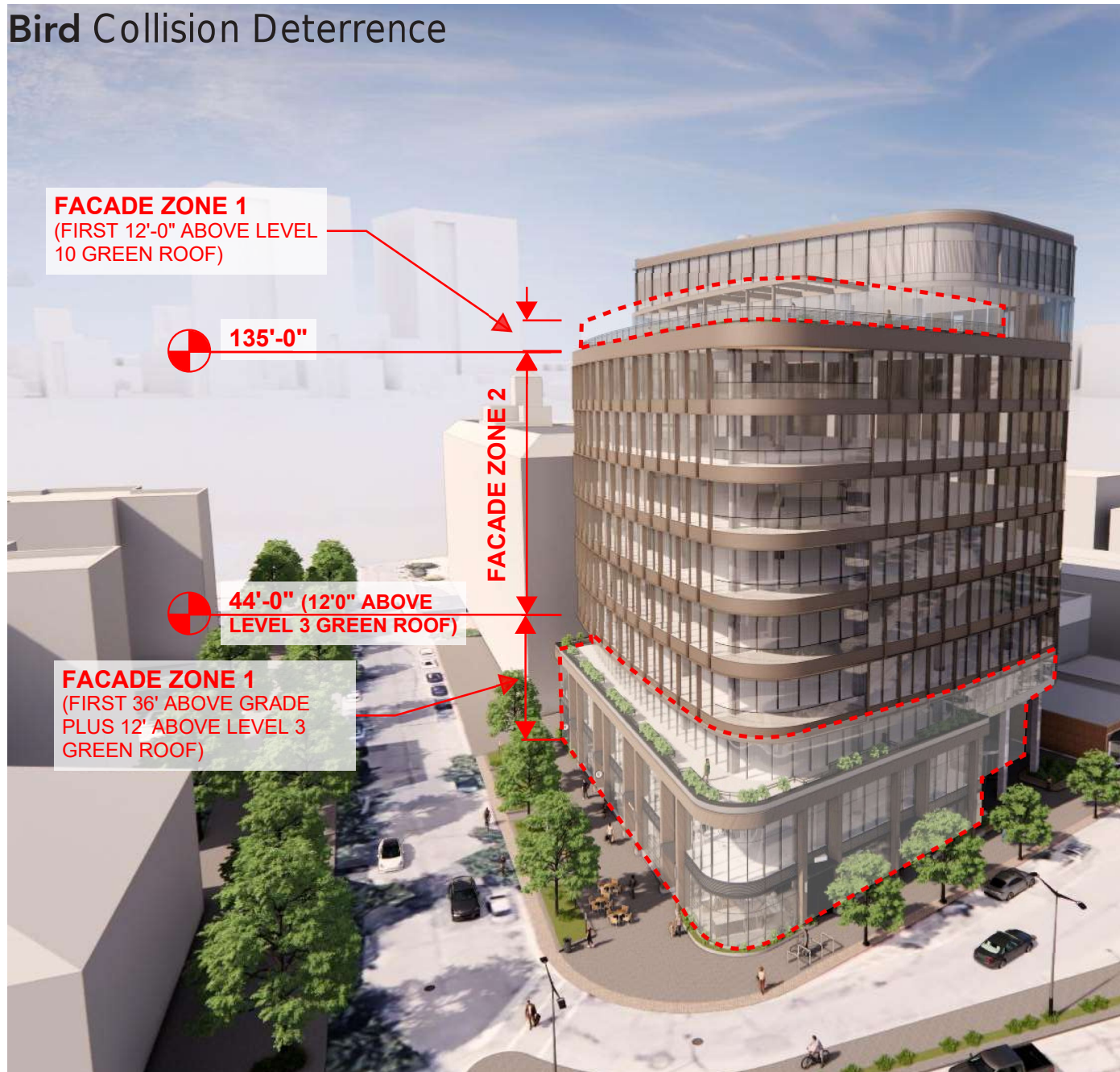
Address monument signage at entry with eyebrow anchor tenant - primary pedestrian entry point.



Parking indicator from one-way along Orrington. Loading and Parking Entry's marked with indicators above. auditory warning light and sounds for pedestrian safety

Wayfinding/Signage

Bird Collision Deterrence



BIRD FRIENDLY STRATEGIES:

LEVEL 10 (FACADE ZONE 1)

10.1 - EXTERIOR LIGHTING FIXTURES SELECTED TO REDUCE GLARE AND LIGHT SPILL/POLLUTION. NON CODE REQUIRED LIGHTS PROGRAMMABLE, TO BE DIMMED OR TURNED OFF WHEN NOT IN USE.

10.2 - PROGRAMMABLE INTERIOR LIGHTING WITH OCCUPANCY SENSORS

10.3 - ALL METAL RAILINGS AND METAL INFILL PANELS

10.4 - LOCATE LOW-LYING PLANTINGS TO REDUCE REFLECTIONS AND MINIMIZE COLLISIONS

10.5 LOW REFLECTIVITY GLAZING

LEVELS 4-9 (FACADE ZONE 2)

4.1 - VERTICAL MULLION EXTENSIONS/FINS INTERRUPT LONG EXPANSES OF GLASS

4.2 - PROGRAMMABLE INTERIOR LIGHTING WITH OCCUPANCY SENSORS

4.3 - BALCONY RAILINGS WITH BIRD FRIENDLY GLASS OR METAL INFILL PANELS.

4.4 - LOW REFLECTIVITY GLAZING

LEVELS 1-3 (FACADE ZONE 1)

1.1 - EXTERIOR LIGHTING FIXTURES SELECTED TO REDUCE GLARE AND LIGHT SPILL/POLLUTION. LIGHTS NOT REQUIRED BY CODE OR FOR SAFETY TO BE PROGRAMMABLE, DIMMED OR TURNED OFF WHEN NOT IN USE.

1.2 - PROGRAMMABLE INTERIOR LIGHTING WITH OCCUPANCY SENSORS. LIGHTS NOT REQUIRED BY CODE OR FOR SAFETY TO BE PROGRAMMABLE, DIMMED OR TURNED OFF WHEN NOT IN USE.

1.3 - ALL METAL RAILINGS AND METAL INFILL PANELS

1.4 - LOCATE LOW-LYING PLANTINGS TO REDUCE REFLECTIONS AND MINIMIZE COLLISIONS

1.5 - LOW REFLECTIVITY GLAZING

1.6 - RECESSED GLAZING AND ENTRIES WITH OVERHANGS ON LEVELS 1 & 2 TO MINIMIZE FLY-THROUGH CONDITIONS*

*SITUATIONS IN WHICH GLASS ELEMENTS PROVIDE ANY CLEAR LINE OF SIGHT TO BIRDS CREATING THE ILLUSION OF A VOID LEADING TO THE OTHER SIDE.