

6/16/2005
6/6/2005

57-O-05

AN ORDINANCE

**Granting an Amendment to the Existing Planned Development at
1603 Orrington Avenue and 1629 Orrington Avenue
in the D3 Downtown Core Development District**

WHEREAS, CFRI /Golub Evanston, L.L.C., (hereinafter, "the Applicant"), is the owner of the property at 1603-1629 Orrington Avenue which is improved with a twenty-one- (21-) story building at 1603 Orrington Avenue (the "1603 Building"), a two- (2-) story building at 1629 Orrington Avenue (the "1629 Building"), and an underground parking garage which serves the Subject Property (the 1603 Building and the 1629 Building are collectively referred to herein as the "Subject Property", and more particularly described in Exhibit A attached hereto and made a part hereof), pursuant to the special use permit for planned development approved by the City Council in Ordinance 50-O-67, enacted on May 3, 1967 ("Ordinance 50-O-67"); and

WHEREAS, the Applicant has submitted an application in case no. ZPC 05-04-PD (the "Application") for approval of an amendment to Ordinance 50-O-67 to permit: (i) the construction of a maximum of approximately thirteen thousand six hundred (13,600) square feet of new retail space on the Subject Property; (ii) the construction of an at-grade link connecting the 1603 Building and the 1629 Building; (iii) the construction of a surface parking lot containing no less than twenty (20) parking spaces and located between the 1603 Building and the 1629 Building; (iv) relocation to the 1629 Building of the access ramp for the underground parking garage which currently

serves the Subject Property; and (v) the construction of approximately twelve (12) on-street parking spaces and a new pedestrian drop-off/pick-up area within the Orrington Avenue right-of-way, and other improvements all in general conformance with the development plans submitted with the Application (the "Development Plan"); and

WHEREAS, Ordinance 50-O-67 was granted subject to the condition in its Section 1, paragraph 8, that the grantee, State National Bank of Evanston ("State Bank"), Applicant's predecessor in interest, "shall enter into a covenant running with the land, or other suitable restrictions, assuring that the open space shown on the plan shall never be used for any commercial purposes except as authorized by the City Council"; and

WHEREAS, State Bank recorded such covenant providing that "the open space shown on the Plan by the City Council shall never be used for any commercial purpose except as authorized by the City Council", as document no. 20 456 406 with the Office of the Cook County Recorder; and

WHEREAS, to effect development of the Subject Property as set forth in the Application and in substantial accordance with the Development Plan, the Applicant seeks release from the aforescribed condition number 8 set forth in Section 1 of Ordinance 50-O-67 and other modifications to Ordinance 50-O-67; and

WHEREAS, the Applicant, to facilitate the construction of the improvements as shown on the Development Plan, further seeks certain site development allowances from the Zoning Ordinance, pursuant to Section 6-3-6-5 of the Zoning Ordinance, for a ziggurat setback for the building street fronts along Davis Street and Orrington Avenue, for a reduction in the off-street parking requirements from three hundred nineteen (319) spaces to a minimum of three hundred five (305) spaces, and for approval to provide

three (3) loading spaces with dimensions of seventeen feet wide by twenty-seven feet long (17' wide x 27' long); and

WHEREAS, the City's Plan Commission conducted public hearings on May 4, 2005, pursuant to proper notice in said case no. ZPC 05-04-PD, received testimony and other evidence, made a *verbatim* record thereof and findings of fact pursuant to Section 6-3-5-10, Section 6-3-6, Section 6-11-1-10(A), Section 6-11-1-10(B), and Section 6-11-1-10(C), of the Zoning Ordinance, recommending City Council approval of the Application; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the record, findings, and recommendations of the Plan Commission with modifications at its June 13, 2005 and June 27, 2005 meetings, and recommended City Council approval of the Application; and

WHEREAS, the City Council considered and adopted the respective records and recommendations of the Plan Commission and the Planning and Development Committee at its June 13, 2005 and June 27, 2005 meetings,

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

SECTION 1: That the foregoing recitals are found as fact and made a part hereof.

SECTION 2: That the City Council hereby releases in its entirety the aforescribed condition 8 set forth in Section 1 in Ordinance 50-O-67 and hereby amends Ordinance 50-O-67 to permit the construction of the improvement in accordance with the terms and conditions of this Ordinance. Except as specifically amended hereby,

Ordinance 50-O-67 continues in full force and effect; provided however, to the extent that Ordinance 50-O-67 conflicts with this Ordinance 57-O-05, the terms and provisions of this Ordinance 57-O-05 shall govern and control.

SECTION 3: That the Application, be and it is hereby approved to permit:

- (a) the construction and operation on the Subject Property, as legally described in Exhibit A, of a maximum of approximately thirteen thousand six hundred (13,600) square feet of additional retail space; provided however, the Applicant may construct less than thirteen thousand six hundred (13,600) square feet of additional retail space;
- (b) the construction and operation on the Subject Property of a minimum of a one-story at-grade link connecting the 1603 Building and the 1629 Building;
- (c) the construction and operation on the Subject Property of a surface parking lot containing no less than twenty- (20-) spaces;
- (d) the relocation of the existing underground parking garage ramp access which serves the Subject Property from its current location within the Orrington Avenue right-of-way to the 1629 Building;
- (e) the construction of approximately twelve (12) on-street parking spaces and a new pedestrian drop-off/pick-up area within the Orrington Avenue right-of-way; and
- (f) such other improvements as shown on the Development Plan, attached hereto as Exhibit B and made a part hereof, all in substantial conformance with the D3 District regulations and the terms of this Ordinance.

SECTION 4: That pursuant to Section 6-3-6-5 of the Zoning Ordinance, a development allowance relative to the regulations of Section 6-11-1-4 of the Zoning Ordinance is hereby granted to the requirement set forth in Section 6-11-1-4 of the Zoning Ordinance to permit:

- (a) the construction of structures located to the south of the 1603 Building and along Orrington Avenue and Davis Street as part of the Planned Development which shall be less than twenty-four (24) feet in height and have a zero (0) foot ziggurat setback, instead of the required forty (40) foot ziggurat setback;
- (b) the construction of structures along Orrington Avenue as part of the Planned Development to not be built to the lot line;

(c) the construction of a portion of the Link as part of the Planned Development which shall be less than twenty-four (24) feet in height and have a zero (0) foot ziggurat setback, instead of the required forty (40) foot ziggurat setback; and

(d) the construction of structures located to the north of the 1603 Building (excluding a portion of the Link) and along Orrington Avenue as part of the Planned Development which shall have a zero (0) foot ziggurat setback, instead of the required forty (40) foot ziggurat setback,

all in substantial conformance with the terms of this Ordinance.

SECTION 5: That pursuant to Section 6-3-6-5 of the Zoning Ordinance, a development allowance relative to the regulations of Section 6-16-3-4 of the Zoning Ordinance is hereby granted to waive the requirement set forth in Section 6-16-3-4 of the Zoning Ordinance to permit the Subject Property, upon completion of the improvements in general conformance with the Development Plan, to provide a minimum of three hundred and five (305) off-street parking spaces instead of three hundred nineteen (319) off-street parking spaces.

SECTION 6: That pursuant to Section 6-3-6-5 of the Zoning Ordinance, a development allowance relative to the regulations of Table E of Section 6-16-5 of the Zoning Ordinance is hereby granted to the requirement set forth in Table E of Section 6-16-5 of the Zoning Ordinance to permit the Subject Property, upon completion of the improvements in general conformance with the Development Plan, to provide three (3) seventeen foot by twenty-seven foot (17' x 27') loading spaces instead of the required two (2) ten by thirty-five foot (10' x 35') and two (2) ten by fifty foot (10' x 50') spaces.

SECTION 7: That pursuant to Section 6-3-5-12 of the Zoning Ordinance, which provides that the City Council may impose conditions on the grant of a special use, these conditions are hereby imposed:

(a) Construction of the Planned Development as set forth in the Development Plan and this Ordinance shall be subject to the Site Plan and Appearance Review provisions of the City Code, the Applicant's compliance with all conditions set forth in this Ordinance, and in accordance with representations of the Applicant to the Plan Commission, the Planning and Development Committee, and the City Council.

(b) The total area of the building façades fronting on Davis Street and Orrington Avenue and facing pedestrian ways, excluding alleys, shall not be more than twenty-five percent (25%) opaque or visually screened with no more than three (3) contiguous glazing modules being opaque or visually screened.

(c) The relocated garage access ramp shall be equipped with:

(i) audio and visual signals (e.g., a flashing audible beacon) to provide a warning to on-coming pedestrians along Orrington Avenue that a vehicle is exiting the garage; and

(ii) a mirror to permit the drivers of vehicles exiting the garage to see on-coming pedestrians along Orrington Avenue.

(d) Rooftop mechanical equipment shall be substantially screened from view from a pedestrian level and to the maximum degree possible, without interfering with the maintenance and operation of the rooftop mechanical equipment, from the immediately adjacent existing buildings along Davis Street and along Orrington Avenue.

SECTION 8: The two- (2-) year completion date provided for in Section 6-3-5-15(a) and Section 6-11-1-10(A)(4) of the Zoning Ordinance, is hereby extended two (2) years and six (6) months. If a perfected application for a building permit for the improvements described in the Development Plan is not filed with the City within one (1) year and six (6) months following adoption of this Ordinance (rather than twelve months), then the Planned Development shall expire. Said one (1) year and six (6) month period may be extended by and if, within that period, upon written request from Owner, the City Council determines that good cause for such extension is shown. Any extension granted may be subject to conditions, as provided for in Section 6-11-1-10(A)(4) of the Zoning Ordinance. The City Council is under no obligation to

grant an extension. The Planned Development will be constructed in phases and multiple building permits may be sought in connection with the construction of improvements in accordance with the Development Plan. Owner shall have one (1) year from the date a building permit for improvements described in the Development Plans is issued by the City to complete the construction of the work authorized by said permit. If construction of the improvements described in the Development Plan is begun and is being diligently pursued within such one (1) year period, but is not completed, then such one (1) year time period for required completion of the Planned Development as set forth in this Ordinance may, upon prior approval by the City Council, be extended to permit the completion of said construction.

SECTION 9: All regulations applicable in the D3 Downtown Core Development District as provided in the Zoning Ordinance shall govern and remain in full force and effect with respect to the use and development of the Subject Property, except as and to the extent said regulations have been modified by this Ordinance, and the Subject Property may be developed in any manner that conforms to said regulations as modified hereby.

SECTION 10: References herein to the "Applicant" shall in all cases mean CFRI Golub Evanston, L.L.C., and any and all successors, owners, and operators of the Subject Property, as applicable.

SECTION 11: Applicant is required to record at its cost a certified copy of this Ordinance along with the Development Plan in the Cook County Recorder's Office.

SECTION 12: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 13: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 14: To the extent of any conflict between the terms of this Ordinance and the Development Plan, the terms of this Ordinance shall govern and control.

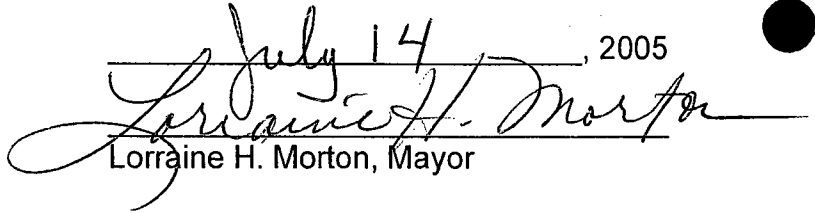
Ayes: 7

Nays: 2

Introduced: June 13, 2005

Adopted: June 27, 2005

Approved:

July 14, 2005

Lorraine H. Morton, Mayor

Attest:


Mary R. Morris, City Clerk

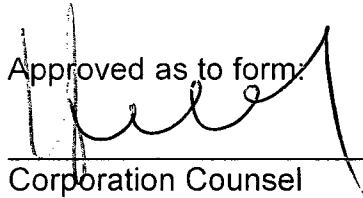
Approved as to form:

Corporation Counsel

Exhibit A to Ordinance 57-O-05

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 6 AND 7 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AND LOT 1 IN THE SUBDIVISION OF LOTS 8 AND 9, IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL OF THE 16 FOOT VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOT 1.

PARCEL 2:

LOTS 2, 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 19 IN EVANSTON, TOGETHER WITH ALL OF THE 16 FOOT VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOTS 2, 3, 4 AND 5, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AND ALSO,

LOT 4 AND LOT 5 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID LOTS 4 AND 5 IN BLOCK 19 INCLUDED IN THE FOLLOWING PARCEL; THAT PART OF LOTS 4 AND 5 TAKEN AS A SINGLE TRACT, IN BLOCK 19, IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 100.56 FEET TO THE NORTH FACE AND ITS EXTENSION OF A BRICK WALL; THENCE EAST ALONG THE NORTH FACE AND ITS EXTENSION OF SAID BRICK WALL, 210.44 FEET TO THE EAST LINE OF SAID LOTS 4 AND 5; THENCE NORTH ON THE EAST LINE OF SAID TRACT, 100.10 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE WEST ON THE NORTH LINE OF SAID LOT 4, 210.42 FEET TO THE PLACE OF BEGINNING, SAID TRACT TO HAVE A LOWER LIMIT OF 19.66 FEET, CITY OF EVANSTON DATUM, WHICH LIES WITHIN AN UNDISTURBED CONCRETE SLAB, USED AS A FLOOR FOR SAID TRACT AND USED AS A CEILING FOR AN UNDERGROUND PARKING GARAGE.

PARCEL 3:

THAT PART OF LOTS 4 AND 5, TAKEN AS A SINGLE TRACT, IN BLOCK 19, IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 100.56 FEET, TO THE NORTH FACE, AND ITS EXTENSION, OF A BRICK WALL; THENCE EAST ALONG THE NORTH FACE AND ITS EXTENSION, OF SAID BRICK WALL, 210.44 FEET TO THE EAST LINE OF SAID LOTS 4 AND 5; THENCE NORTH ON THE EAST LINE OF SAID TRACT, 100.10 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE WEST ON THE NORTH LINE OF SAID LOT 4, 210.42 FEET TO THE PLACE OF BEGINNING, SAID TRACT TO HAVE A LOWER LIMIT OF 19.66 FEET, CITY OF EVANSTON DATUM, WHICH LIES WITHIN AN UNDISTURBED CONCRETE SLAB, USED AS A FLOOR FOR SAID TRACT AND USED AS A CEILING FOR AN UNDERGROUND PARKING GARAGE.

PARCEL 4:

A NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS AND EGRESS FOR UNDERGROUND PARKING; AND USE OF LOADING DOCKS AND PARKING FACILITY AS GRANTED IN INSTRUMENTS DATED JULY 20, 1967 AND RECORDED JANUARY 8, 1968 AS DOCUMENT 20373494 FOR UNDERGROUND PARKING, AS AMENDED BY COMPREHENSIVE AMENDMENT TO EASEMENTS AFFECTING BANK PLAZA PROJECT RECORDED MAY 14, 1970 AS DOCUMENT NUMBER 21158852; AND USE OF LOADING DOCKS AND PARKING FACILITY AS ESTABLISHED BY INSTRUMENT DATED MARCH 29, 1966 AND RECORDED JULY 8, 1968 AS DOCUMENT NUMBER 20543869 AND AMENDED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 21, 1995 AND RECORDED SEPTEMBER 25, 1995 AS DOCUMENT NUMBER 95645919 AND AS FURTHER AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JUNE 26, 1995 AND RECORDED JULY 8, 1996 AS DOCUMENT NUMBER 96517582.

Exhibit B to Ordinance 57-O-05

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Sheet	Date
View Northeast from Davis + Orrington Intersection (birds' eye)	1/12/04
View Northeast from Davis + Orrington Intersection (pedestrians' eye)	1/12/05
Site Plan	1/12/05
Retail Scheme Upper Floor Plan	1/12/05
South Ground Level Plan	1/12/05
Orrington Avenue Elevation Davis Street Elevation	1/12/05
Conceptual Landscape Plan L1	1/21/05
Conceptual Landscape Plan L2	1/21/05
Conceptual Landscape Plan L3	1/21/05

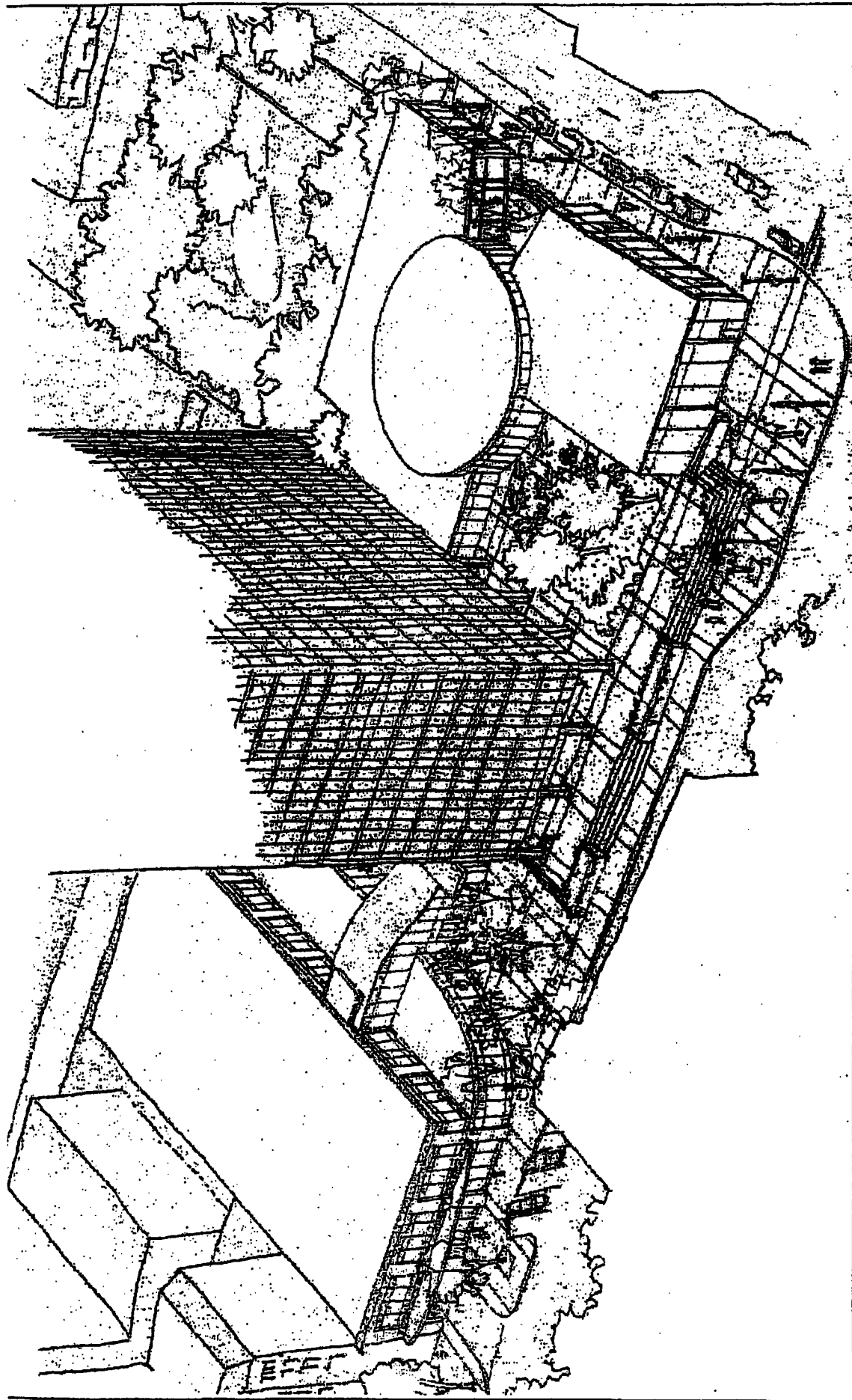


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VIEW NORTHEAST FR
DAVIS + ORRINGTON INTERSECT
YAS/FISCHEL PARTNE
ARCHITECTURE + URBAN PLAI
EVANSTON, IL

1629 ORRINGTON AVENUE/EVANSTON
GOLUB & COMPANY
CHICAGO, ILLINOIS

12 JANUARY 2004



1603 ORRINGTON AVENUE/EVANSTON
GOLUB & COMPANY
CHICAGO, ILLINOIS

12 JANUARY 2005

VIEW NORTHEAST FROM
DAVIS + ORRINGTON INTERSECTION

VAS/TSICHEL PARTNERSHIP
ARCHITECTURE + URBAN PLANNING
EVANSTON ILLINOIS

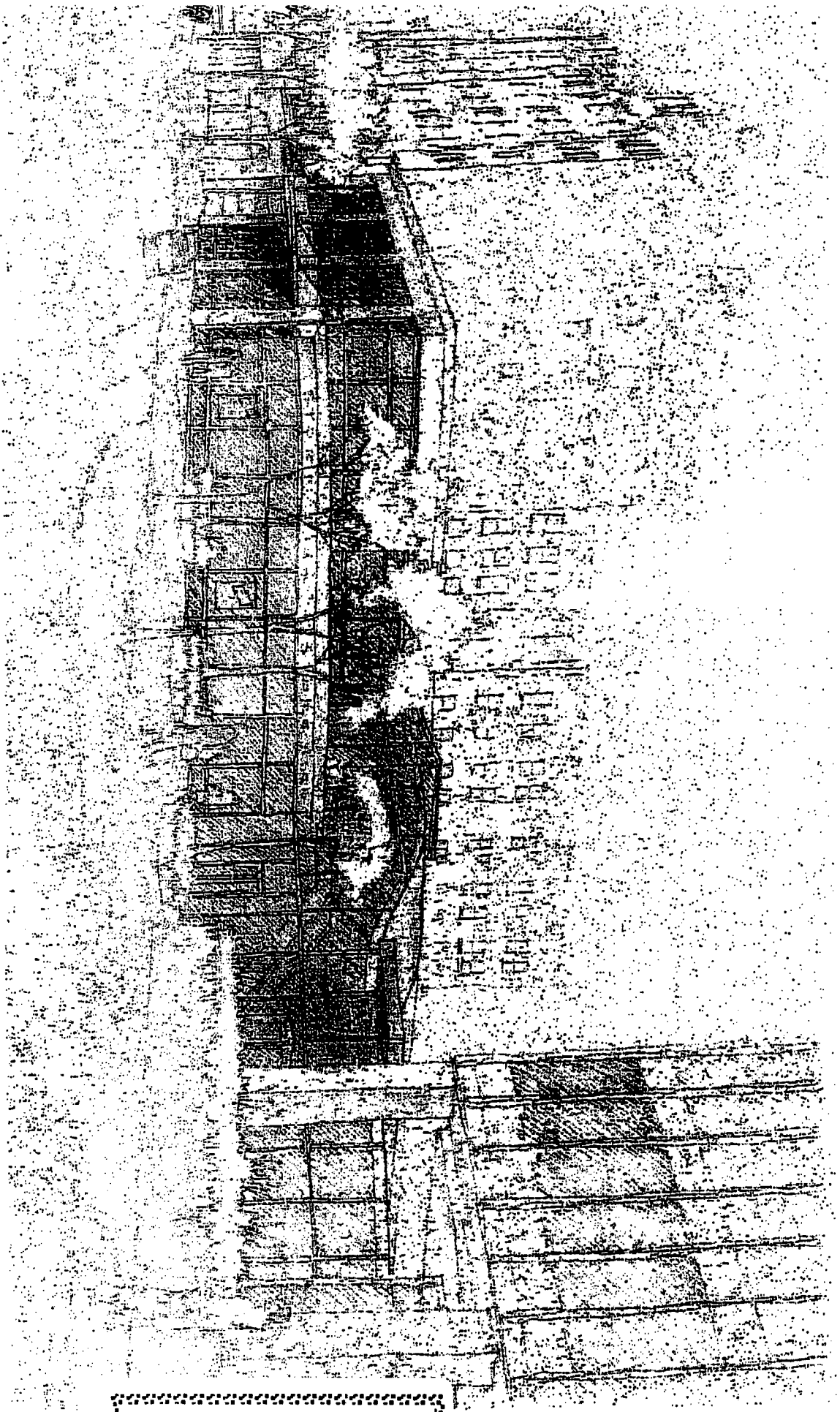
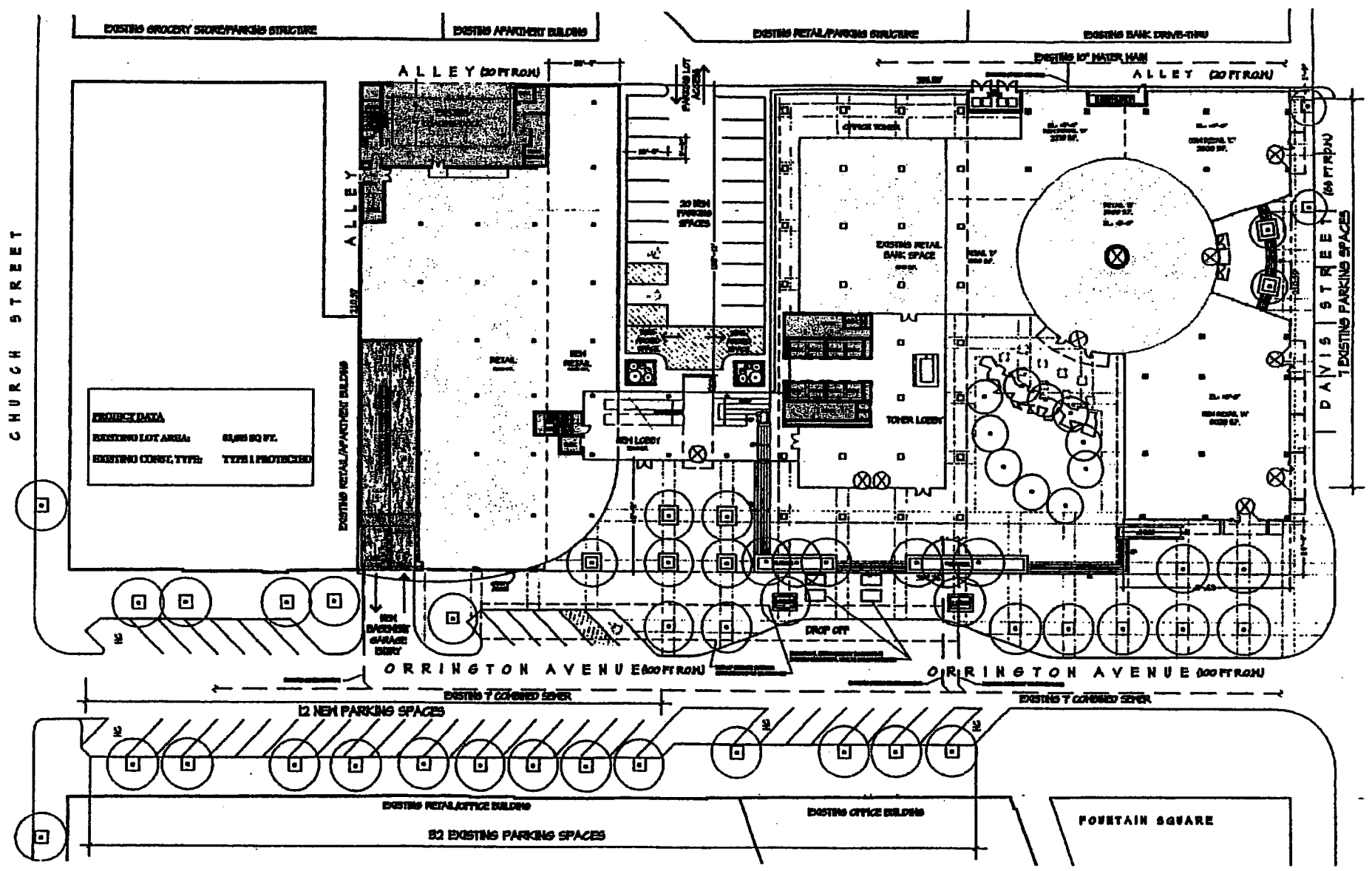


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PROJECT DATA
EXISTING LOT AREA: 65,816 SQ. FT.
EXISTING CONST. TYPE: TYPE I PROTECTED



1603 ORRINGTON AVENUE/EVANSTON
GOLUB & COMPANY
CHICAGO, ILLINOIS

12 JANUARY 2005

SITE PLAN
YAS/FISCHEL PARTNERSHIP
ARCHITECTURE + URBAN PLANNING
EVANSTON, ILLINOIS
SCALE: 1"=60'

NEW
BASEMENT
GARAGE
ENTRY

ORRINGTON AVENUE

ALLEY

RETAIL
1,552 SF.

NEW
RETAIL
4,945 SF.

NEW LOBBY
230 SF.

20 NEW
PARKING
SPACES

LINE OF EXISTING
FENCES
TO BE REMOVED

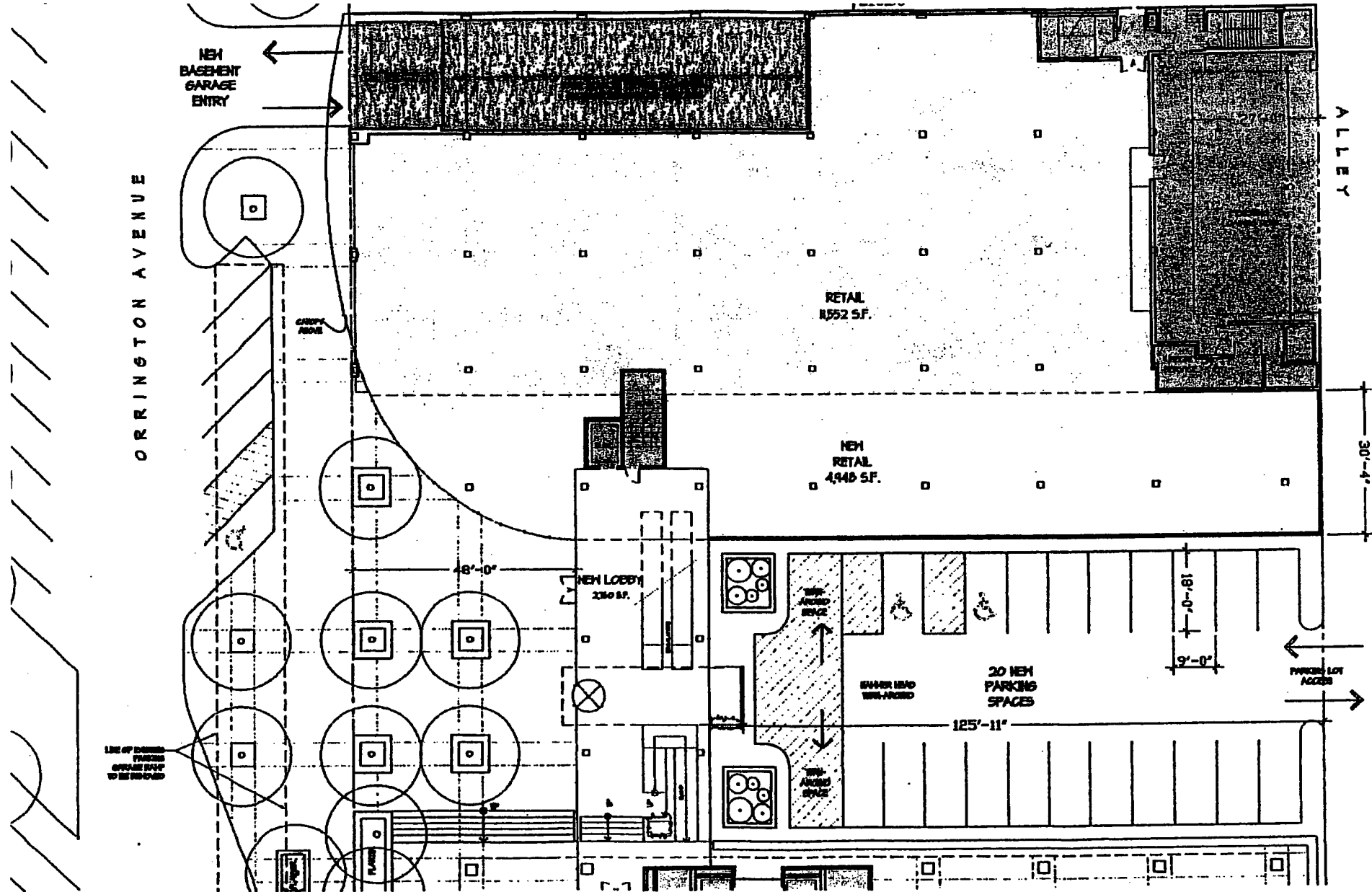
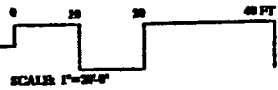
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603 ORRINGTON AVENUE/EVANSTON
CLUB & COMPANY
CHICAGO, ILLINOIS

12 JANUARY 2005

NORTH GROUND LEVEL PLAN

YAS/FISCHEL PARTNERSHIP
ARCHITECTURE + URBAN PLANNING



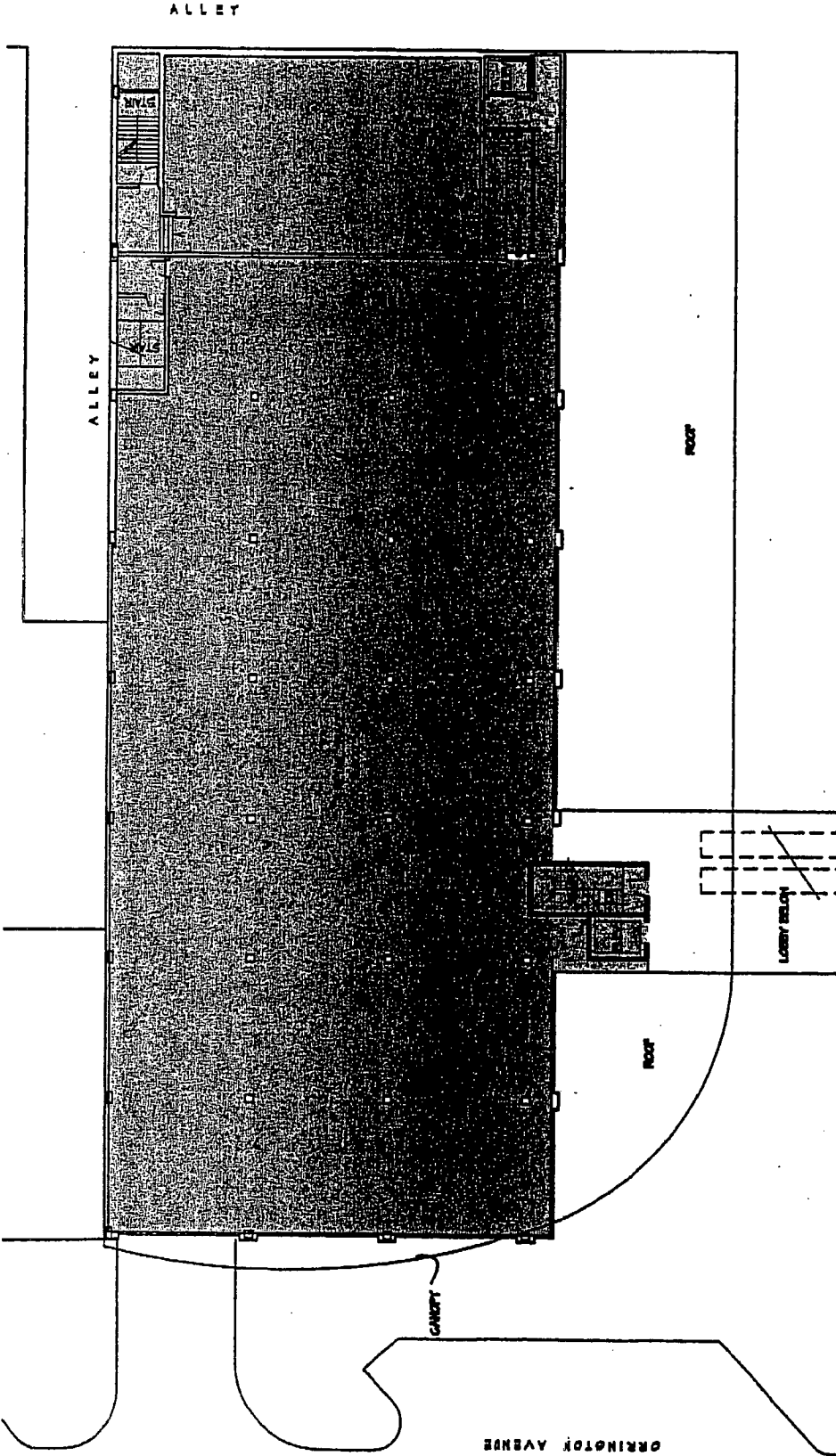


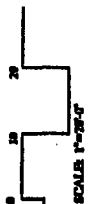
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1603 ORRINGTON AVENUE/EVANSTON
GOLUB & COMPANY
CHICAGO, ILLINOIS

14 JANUARY 2005

RETAIL SCHEME UPPER FLOOR PLAN
YAS/FISCHEL PARTNERSHIP
ARCHITECTURE + URBAN PLANNING
EVANSTON, ILLINOIS



ALLEY

396.88'

POSTING RETAIL
BANK SPACE
4640 SF.

RETAIL V
1800 SF.

EL. 4'-0"
NEW RETAIL V
2240 SF.

EL. 4'-0"
NEW RETAIL U
2840 SF.

RETAIL V
3600 SF.
EL. 4'-0"

210.59'

TOWER LOBBY

EL. 4'-0"
NEW RETAIL W
4000 SF.

397.26'

107.69'

24'-0"

1'-9"

ORRINGTON AVENUE

SOUTH GROUND LEVEL PLAN

YAS/FISCHEL PARTNERSHIP

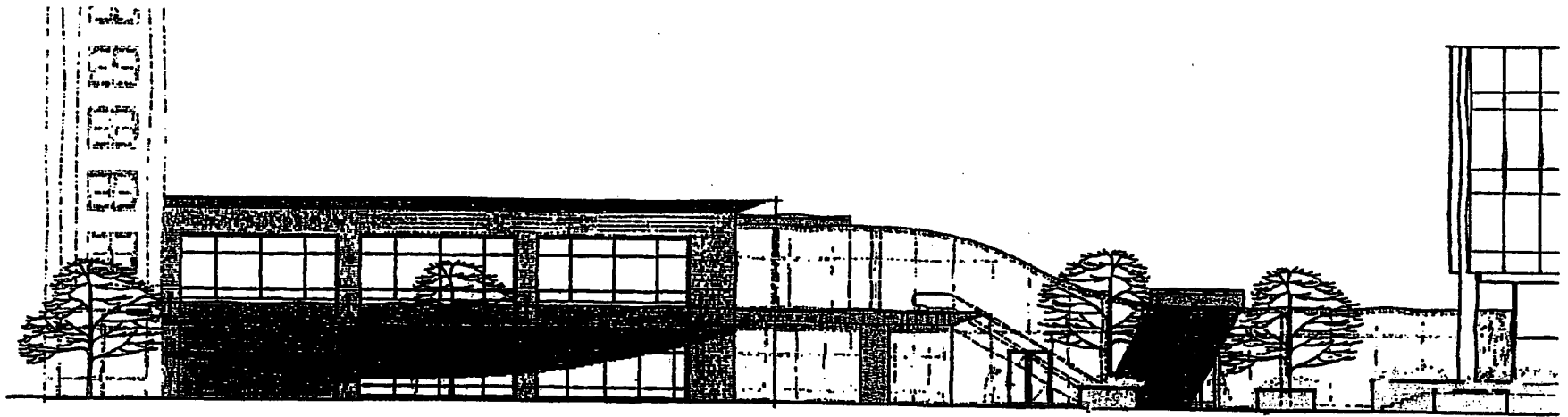
AS DEVELOPER, TRUSTEES OF A TRUST

12 JANUARY 2005

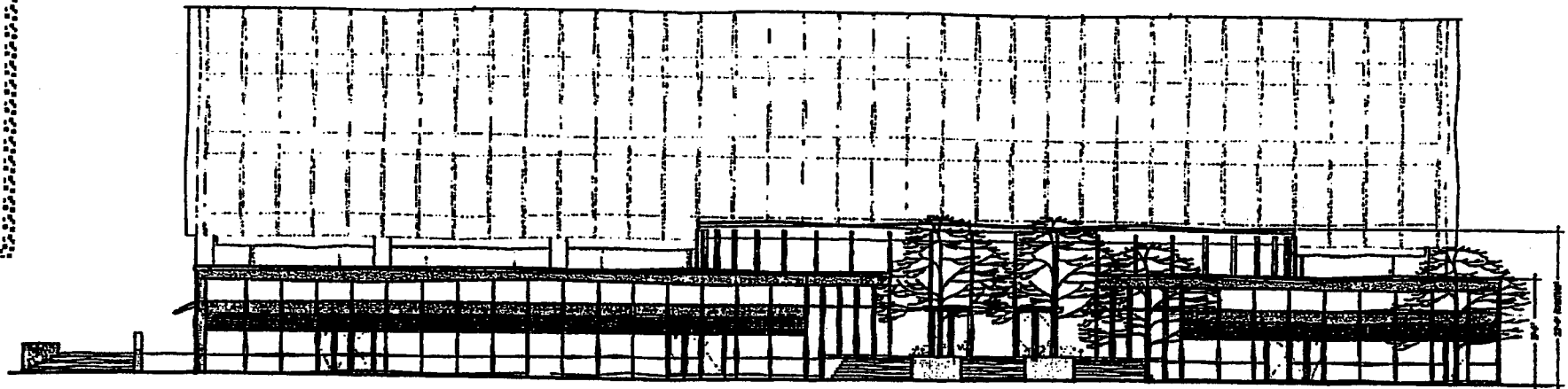
1603 ORRINGTON AVENUE/EVANSTON

GOLUB & COMPANY

ARCHITECTS



ORRINGTON AVENUE ELEVATION



DAVIS STREET ELEVATION

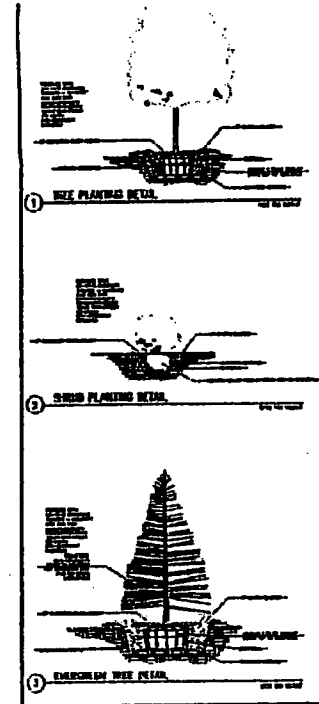
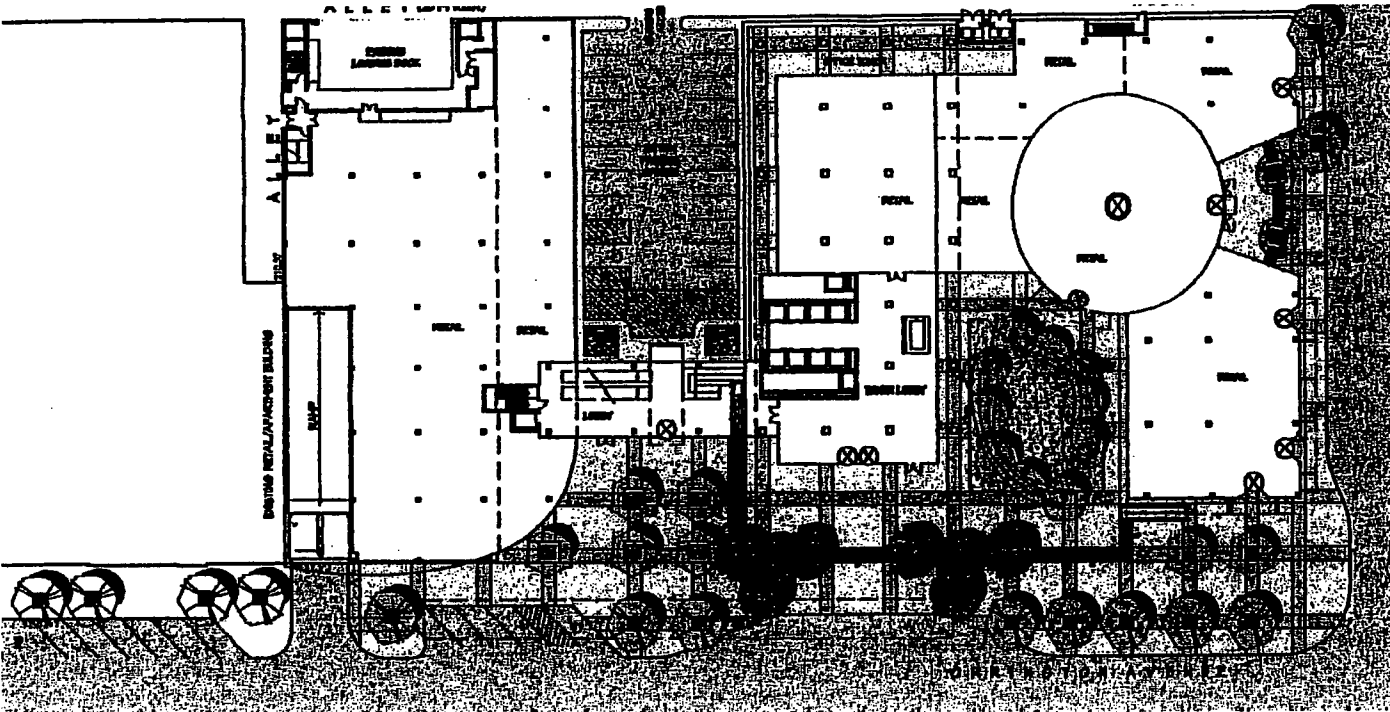
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1603 ORRINGTON AVENUE/EVANSTON
GOLUB & COMPANY
CHICAGO, ILLINOIS

12 JANUARY 2005

ELEVATIONS
YAS/FISCHEL PARTNERSHIP
ARCHITECTURE + URBAN PLANNING
EVANSTON ILLINOIS



LEGEND- TOTAL AREA

SIZE	QUANT.	BOTANICAL NAME	COMMON NAME	SYMBOL	SIZE	QUANT.	BOTANICAL NAME	COMMON NAME
ORNAMENTAL GRASSES								
				[Symbol]	1 Bul	52	<i>Panicum strigosum 'Heavy Metal'</i>	Heavy Metal Switch Grass
				[Symbol]	1 Cal	85	<i>Panicum strigosum 'Strawstack'</i>	Red Switch Grass
GROUNDCOVER								
				[Symbol]	1 QT	30	<i>Dicentra verticillata 'Colorata'</i>	Pink Leaf Watercress
				[Symbol]	1 Bul @ 24"	100	<i>Poa annua 'Ultra Blue'</i>	LHF's Blue Fescue Grass
				[Symbol]	1 Bul @ 24" O.D.	84	<i>San gregorii 'Shepherd'</i>	Shepherd's Yarrow
				[Symbol]	1 QT @ 10"	114	<i>Rosa 'Mystique'</i>	Mystique Rose
				[Symbol]	1 QT		Sod Law	
						3185	50 FT	
Trees								
14' HT	6	<i>Aster gallicus</i>	European Black Aster					
14' MULT	5	<i>Parthenoc. acerifolia 'Blackwood'</i>	Developed Larix Planting					
3.0" CAL.	11	<i>Ulmus 'Frontal'</i>	Frontal Elm					
14' MULT	10	<i>Salix phylicifolia</i> var. <i>serotina</i> 'Chesnut Frost'	Chesnut Frost Ash					
	10	<i>Prunus pennsylvanica</i>	White Snow					
			(8 @ 10', 2 @ 5', 4 @ 5', 2 @ 4', 6 @ 2')					
Shrubs								
10' MULT	2	<i>Chamaecyparis obtusa</i>	Vertical Cedar					

PLANT NOTES

- ALL PLANTINGS AND PLANTINGS THE PLANTINGS ARE TO BE SET IN A 6" DEEP LAYER OF SAND OR SILT SAND. ALL PLANTINGS ARE TO BE SET IN A 6" DEEP LAYER OF THE SAME BLEND MATERIAL. CARE FOR ALL PLANTS SHALL BE PROVIDED THROUGHOUT THE PERIOD OF THE LIFE OF THE PROJECT.
- ALL PLANT MATERIAL SHALL BE OF SPECIES CLASSED.
- ALL PLANTS (EXCEPT FOR THE GRASSES) SHALL BE SPILLED AND OVERLAPPED STOCK.
- ALL PLANT MATERIAL SHALL BE PROVIDED FROM AN APPROVED AND PROVEN SOURCE WITH THE FOLLOWING:
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING THE PLANTS ARE TO BE REPLACED BY ANOTHER PLANT OF THE SAME SPECIES AND SIZE AS THE ORDERED PLANTS, AS PER APPROVED AND PROVEN SOURCE.
- ALL PLANTS ORDERED SHALL BE DELIVERED WITHIN 2 WEEKS OF ORDERING CONTACT APPROVED BY THE CLIENT 3 WEEKS OF TIME.
- THE USE AND MAINTENANCE OF PLANTS SHALL BE THE RESPONSIBILITY OF THE CLIENT.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
 - PLANTING SHALL BE DONE WITH A MINIMUM ONE-YEAR SURVIVAL GUARANTEE (EXCEPT FOR THE PLANTS LISTED IN THE ORDER). THE SURVIVAL SHALL BE THE RESPONSIBILITY OF THE CLIENT AND NOT THE CONTRACTOR.
 - PLANTINGS SHALL BE DONE WITHIN 14 DAYS OF ORDERING AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 - ALL PLANTINGS SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

1603 ORRINGTON AVENUE/EVANSTON
GOLUB & COMPANY
CHICAGO, ILLINOIS

21 JANUARY 2005

CONCEPTUAL LANDSCAPE PLAN L1

YAS/FISCHEL PARTNERSHIP
ARCHITECTURE + URBAN PLANNING

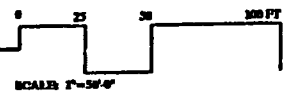
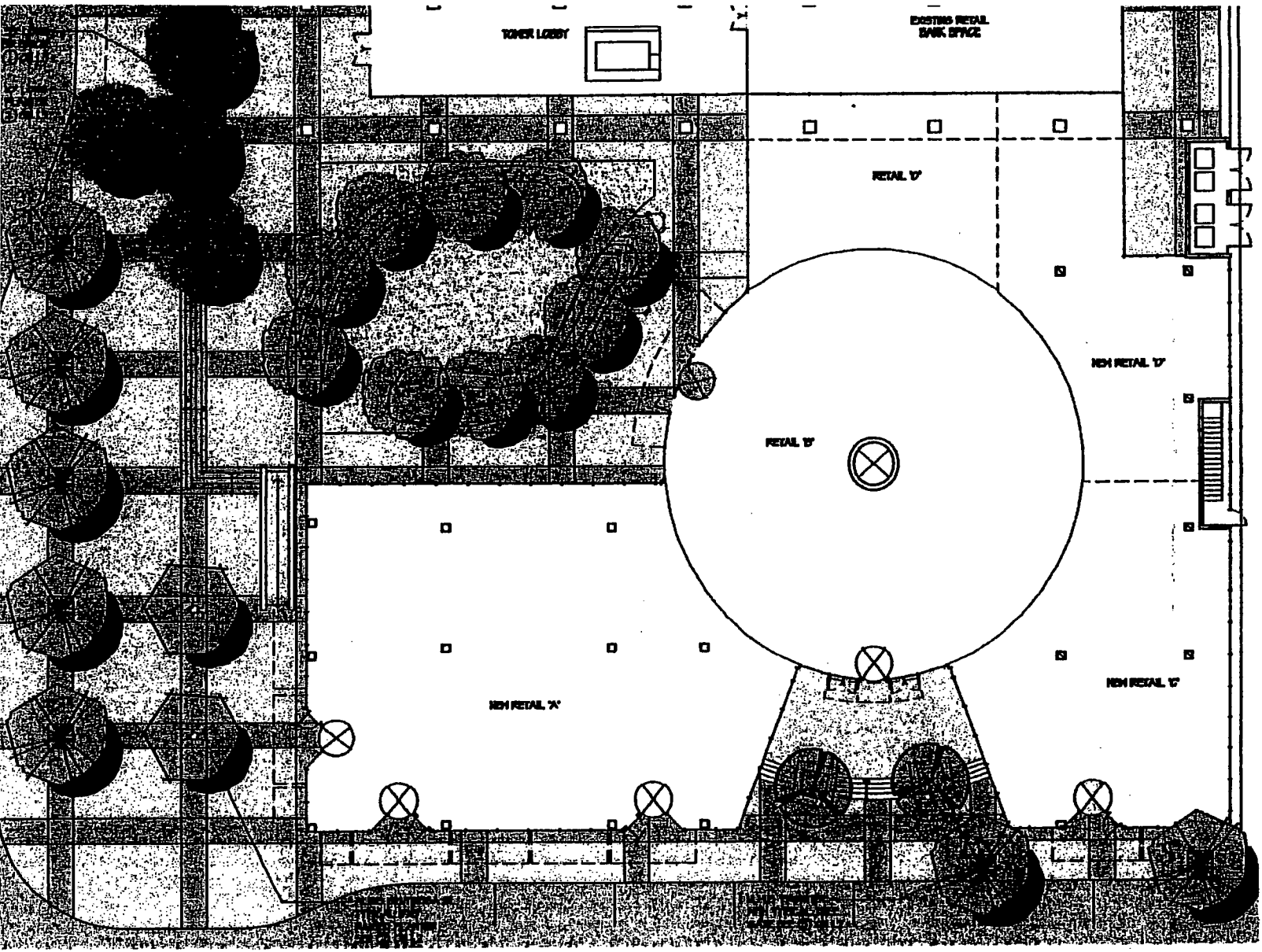
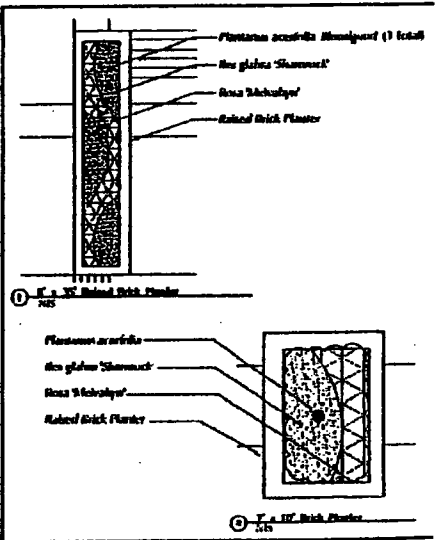


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PLANT LEGEND - SOUTH PLAZA

SYMBOL	QTY	PLANT	COMMON NAME	COMMON NAME
	12' x 12'	1	Tree 1	Common Name 1
	12' x 12'	2	Tree 2	Common Name 2
	12' x 12'	3	Tree 3	Common Name 3
	12' x 12'	4	Tree 4	Common Name 4
	12' x 12'	5	Tree 5	Common Name 5
	12' x 12'	6	Tree 6	Common Name 6
	12' x 12'	7	Tree 7	Common Name 7
	12' x 12'	8	Tree 8	Common Name 8
	12' x 12'	9	Tree 9	Common Name 9
	12' x 12'	10	Tree 10	Common Name 10
	12' x 12'	11	Tree 11	Common Name 11
	12' x 12'	12	Tree 12	Common Name 12
	12' x 12'	13	Tree 13	Common Name 13
	12' x 12'	14	Tree 14	Common Name 14
	12' x 12'	15	Tree 15	Common Name 15
	12' x 12'	16	Tree 16	Common Name 16
	12' x 12'	17	Tree 17	Common Name 17
	12' x 12'	18	Tree 18	Common Name 18
	12' x 12'	19	Tree 19	Common Name 19
	12' x 12'	20	Tree 20	Common Name 20
	12' x 12'	21	Tree 21	Common Name 21
	12' x 12'	22	Tree 22	Common Name 22
	12' x 12'	23	Tree 23	Common Name 23
	12' x 12'	24	Tree 24	Common Name 24
	12' x 12'	25	Tree 25	Common Name 25
	12' x 12'	26	Tree 26	Common Name 26
	12' x 12'	27	Tree 27	Common Name 27
	12' x 12'	28	Tree 28	Common Name 28
	12' x 12'	29	Tree 29	Common Name 29
	12' x 12'	30	Tree 30	Common Name 30
	12' x 12'	31	Tree 31	Common Name 31
	12' x 12'	32	Tree 32	Common Name 32
	12' x 12'	33	Tree 33	Common Name 33
	12' x 12'	34	Tree 34	Common Name 34
	12' x 12'	35	Tree 35	Common Name 35
	12' x 12'	36	Tree 36	Common Name 36
	12' x 12'	37	Tree 37	Common Name 37
	12' x 12'	38	Tree 38	Common Name 38
	12' x 12'	39	Tree 39	Common Name 39
	12' x 12'	40	Tree 40	Common Name 40
	12' x 12'	41	Tree 41	Common Name 41
	12' x 12'	42	Tree 42	Common Name 42
	12' x 12'	43	Tree 43	Common Name 43
	12' x 12'	44	Tree 44	Common Name 44
	12' x 12'	45	Tree 45	Common Name 45
	12' x 12'	46	Tree 46	Common Name 46
	12' x 12'	47	Tree 47	Common Name 47
	12' x 12'	48	Tree 48	Common Name 48
	12' x 12'	49	Tree 49	Common Name 49
	12' x 12'	50	Tree 50	Common Name 50
	12' x 12'	51	Tree 51	Common Name 51
	12' x 12'	52	Tree 52	Common Name 52
	12' x 12'	53	Tree 53	Common Name 53
	12' x 12'	54	Tree 54	Common Name 54
	12' x 12'	55	Tree 55	Common Name 55
	12' x 12'	56	Tree 56	Common Name 56
	12' x 12'	57	Tree 57	Common Name 57
	12' x 12'	58	Tree 58	Common Name 58
	12' x 12'	59	Tree 59	Common Name 59
	12' x 12'	60	Tree 60	Common Name 60
	12' x 12'	61	Tree 61	Common Name 61
	12' x 12'	62	Tree 62	Common Name 62
	12' x 12'	63	Tree 63	Common Name 63
	12' x 12'	64	Tree 64	Common Name 64
	12' x 12'	65	Tree 65	Common Name 65
	12' x 12'	66	Tree 66	Common Name 66
	12' x 12'	67	Tree 67	Common Name 67
	12' x 12'	68	Tree 68	Common Name 68
	12' x 12'	69	Tree 69	Common Name 69
	12' x 12'	70	Tree 70	Common Name 70
	12' x 12'	71	Tree 71	Common Name 71
	12' x 12'	72	Tree 72	Common Name 72
	12' x 12'	73	Tree 73	Common Name 73
	12' x 12'	74	Tree 74	Common Name 74
	12' x 12'	75	Tree 75	Common Name 75
	12' x 12'	76	Tree 76	Common Name 76
	12' x 12'	77	Tree 77	Common Name 77
	12' x 12'	78	Tree 78	Common Name 78
	12' x 12'	79	Tree 79	Common Name 79
	12' x 12'	80	Tree 80	Common Name 80
	12' x 12'	81	Tree 81	Common Name 81
	12' x 12'	82	Tree 82	Common Name 82
	12' x 12'	83	Tree 83	Common Name 83
	12' x 12'	84	Tree 84	Common Name 84
	12' x 12'	85	Tree 85	Common Name 85
	12' x 12'	86	Tree 86	Common Name 86
	12' x 12'	87	Tree 87	Common Name 87
	12' x 12'	88	Tree 88	Common Name 88
	12' x 12'	89	Tree 89	Common Name 89
	12' x 12'	90	Tree 90	Common Name 90
	12' x 12'	91	Tree 91	Common Name 91
	12' x 12'	92	Tree 92	Common Name 92
	12' x 12'	93	Tree 93	Common Name 93
	12' x 12'	94	Tree 94	Common Name 94
	12' x 12'	95	Tree 95	Common Name 95
	12' x 12'	96	Tree 96	Common Name 96
	12' x 12'	97	Tree 97	Common Name 97
	12' x 12'	98	Tree 98	Common Name 98
	12' x 12'	99	Tree 99	Common Name 99
	12' x 12'	100	Tree 100	Common Name 100



1603 ORRINGTON AVENUE/EVANSTON
 GOLUB & COMPANY
 CHICAGO, ILLINOIS

21 JANUARY 2005

CONCEPTUAL LANDSCAPE PLAN L3
 YAS/FISCHEL PARTNERSHIP
 ARCHITECTURE + URBAN PLANNING
 EVANSTON, ILLINOIS

SCALE: 1" = 20'-0"

Exhibit B to Ordinance
 57-O-05
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