

4/25/2006 4/12/2006  
4/20/2006 4/4/2006  
4/18/2006 4/3/2006  
4/14/2006 3/30/2006

**53-O-06**

**AN ORDINANCE**

**Approving an Amendment to the Zoning Map to  
Rezone 2607 to 2617 Prairie Avenue from a  
C2 Commercial District to a B2 Business District, and  
Granting a Special Use for Planned Development at  
2607 to 2617 Prairie Avenue  
("Evanston Prairie I, LLC")**

WHEREAS, Evanston Prairie I, LLC, (the "Applicant"), contract purchaser of the property commonly known as 2607 to 2617 Prairie Avenue ("Subject Property"), with permission from Harris Bank Winnetka N.A., owner of the Subject Property, submitted an application seeking rezoning of the Subject Property from C2 Commercial District to B2 Business District, and approval pursuant to the Zoning Ordinance provisions of Section 6-3-5, "Special Uses"; Section 6-3-6, "Planned Developments"; Section 6-9-1-3, "Planned Developments" in B2 Business Districts; and 6-9-3, "B2 District Regulations", to permit construction and operation of a mixed-use development at the Subject Property consisting of retail, parking, multi-family residential, and other uses permitted in the B2 Business District; and

WHEREAS, the application sought approval for thirteen (13) dwelling units, approximately one thousand two hundred square feet

(1,200 sq.ft.) of retail/commercial space, a defined gross floor area, excluding parking, loading, storage, mechanicals, and accessory uses for a floor area of approximately twenty-seven thousand seven hundred ninety-six square feet (27,796 sq.ft.) for a floor area ratio of approximately 2.05, a maximum defined building height of approximately forty-five feet (45'), and a minimum number of twenty-two (22) off-street parking spaces enclosed within the building; and

**WHEREAS**, the Plan Commission held public hearings on the proposed Planned Development, case no. ZPC 06-02-PD&M, pursuant to proper notice on March 8, 2006 and March 15, 2006, heard testimony and received other evidence, made a *verbatim* transcript, written findings, and recommended that City Council grant the application; and

**WHEREAS**, construction of the Planned Development requires development allowances from the strict application of the requirements of the Zoning Ordinance pertaining to floor area ratio and unenclosed parking at grade level; and

**WHEREAS**, pursuant to Section 6-3-6-5 of the Zoning Ordinance, the City Council may approve a planned development with site development allowances that depart from the strict application of the Zoning Ordinance; and

**WHEREAS**, at its April 11, 2006 meeting, the Planning and Development Committee of the City Council considered and adopted the record and recommendations of the Plan Commission, with amendments; and

**WHEREAS**, the City Council considered the record and recommendation of the Plan Commission, as amended by the Planning and Development Committee, and the record and recommendation of the Planning and Development Committee, at its April 11, 2006 and April 24, 2006 meetings; and

**WHEREAS**, at its April 24, 2006 meeting, the City Council adopted the respective records and recommendations of the Plan Commission and the Planning and Development Committee, as amended, and made further amendments, and

**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 facts and made a part hereof.

**SECTION 2:** That the City Council hereby adopts the findings and recommendations of the Plan Commission and the Planning and Development Committee and approves an amendment to the Zoning Map provided for in Section 6-7-2 of the Ordinance to rezone the Subject Property, legally described in Exhibit A, attached hereto and made a part hereof, from a C2 Commercial District to a B2 Business District.

**SECTION 3:** That the City Council grants the application in case no. ZPC 06-02 PD&M for a special use for planned development for a single use which exceeds twenty thousand square feet (20,000 sq.ft.) pursuant to Section 6-9-3-3 to permit the construction and use of a mixed-use development

of thirteen (13) dwelling units, approximately one thousand two hundred square feet (1,200 sq.ft.) of retail/commercial space, a defined gross floor area, excluding parking, loading, storage, mechanicals, and uses accessory to the building, of approximately twenty-seven thousand seven hundred ninety-six square feet (27,796 sq.ft.) with a floor area ratio of approximately 2.05, a maximum defined building height of approximately forty-five feet (45'), and a minimum number of twenty-two (22) off-street parking spaces enclosed within the building.

**SECTION 4:** That the City Council finds that the proposed Planned Development meets the standards for achieving the public benefits set forth in Section 6-3-6-3, as follows:

(1) The Planned Development utilizes an attractive design, landscape plan, and architectural features to create a pleasing aesthetic environment. The project complements the existing street and sidewalk patterns and enhances neighborhood assets and character.

(2) The Planned Development enhances the neighborhood business district and strengthens the tax base by the positive economic impacts of construction. The proposed mixed-use project will provide ground-floor retail opportunities as well as residential uses that will encourage new development.

(3) The Planned Development will replace an automotive use with ground-floor retail and multi-family residential uses that are more compatible with the surrounding neighborhood. The project will support existing residential uses located to the north and west of the Subject Property.

(4) The Planned Development will provide for a more efficient use of land through the elimination of a through-lot condition and the removal of a curb cut on Prairie Avenue. The proposed map amendment and resubdivision will provide for adequate separation between the commercially-oriented uses along Green Bay Road and the pedestrian-oriented uses along Central Street and Prairie Avenue.

**SECTION 5:** That, pursuant to Section 6-3-6-5 of the Zoning Ordinance and the terms and conditions of this Ordinance, a site development allowance is hereby granted to allow open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps within a required front yard not otherwise allowed by Section 6-9-3-7(A).

**SECTION 6:** That, pursuant to Section 6-3-6-5, and the terms and conditions of this Ordinance, a site development allowance is hereby granted to Section 6-9-1-9(C)4 to allow a defined zoning floor area ratio of approximately 2.05 or twenty-seven thousand seven hundred ninety-seven square feet (27,796 sq.ft.) instead of the respective maximums of 2.0 or twenty-seven thousand one hundred sixty-nine and ninety-eight hundredths square feet (27,169.98 sq.ft.) otherwise allowed by Section 6-9-3-6.

**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, the following conditions are hereby imposed:

1) Development and use of the Subject Property shall be in substantial compliance with all applicable legislation and City Ordinances, with the testimony and representations of the Applicant to the Plan Commission, the Planning and Development Committee, and the City Council, with the development plan and the landscape plan, attached hereto, respectively, as Exhibit B and Exhibit C, and made a part hereof, and the documents on file in this case no. ZPC 06-02PD&M.

2) When necessary to effectuate the purposes of this Ordinance, "Applicant" shall be read as "Applicant's assigns and successors in interest" including, but not limited to, any condominium association or entity formed to administer and/or manage the Subject Property.

3) Except as set forth herein, all initial costs and expenses associated with the replacement of the four-inch (4") water main currently located on that portion of Prairie Avenue south of the Subject Property to Central Street with a new eight-inch (8") water main (the "Water Main Work") shall be the responsibility of Applicant. Notwithstanding the foregoing, the City shall reimburse the Applicant for (i) all costs and expenses associated with upsizing the new water main from a six-inch (6") line to an eight-inch (8") line and disconnecting the existing water service lines and replacing the same with new water service lines; and (ii) such other costs associated with the Water Main Work that the City shall determine in its sole discretion. Determination of the diameter and other parameters, such as conditions to reimbursement, shall be the sole decision of the City. The increased water main diameter is necessary to meet the fire flow requirements of the City Code.

4) The Applicant shall establish and maintain plantings on the parkway adjacent to Prairie Avenue in accordance with the landscape plan, Exhibit C.

5) All Plantings shown in the plans approved by the City for the Subject Property shall be planted and maintained in good and slightly condition. Any planting that dies or fails to thrive (each a "Failed Planting") shall be replaced during the earliest available planting season thereafter. The procedure in connection with Failed Plantings shall be as follows:

a) If the City makes written notification to the Applicant of the obligation to replace Failed Plantings in the "Landscape Notice", it shall specify therein the plantings to be replaced.

b) Within thirty (30) days after the date of receipt of the Landscape Notice (the "Replanting Period"), (i) each Failed Planting shall be replaced, or (ii) if a replacement therefor is not available, or if the weather does not permit planting within the Replanting Period, the City shall be notified in writing (the "Extension Notice") of the circumstances preventing replacement of a Failed Planting and provided with a reasonable estimate of the time in which a replacement planting will be available and/or the weather will permit planting, which in no event shall be longer than two hundred seventy (270) days from the date of receipt of the Landscape Notice (the "Extended Replanting Period"). For Failed Plantings not replanted within the Replanting Period, or the Extended Replanting Period, if an Extension Notice has been delivered and accepted by the City, the Applicant shall pay \$500.00 (five hundred and no/100 dollars) for each such plant to the City within thirty (30) days after expiration of the Replanting Period or the Extended Replanting Period, as the case may be.

c) The City's Zoning Division shall be promptly notified in writing of changes to the Applicant's notice address set forth below for purposes of this provision.

Evanston Prairie I, LLC  
1203 Forest  
Evanston, Illinois 60202

d) The obligations herein to plant, maintain, and replant shall also be obligations of any condominium association formed to administer the Property, which obligations shall be contained in any Declaration of Condominium for the Property and not be subject to amendment without the City Council's prior consent.

e) The Applicant shall assure that the obligation to adhere to this landscape plan is imposed upon any condominium association or other entity formed to administer and/or manage the Property, and that said obligation continues unless released or modified by prior written consent of the City Council. The Applicant shall enter into a covenant with the City, in form and content satisfactory to the City's Law Department, reflecting the terms and conditions of this Section 7. The covenant shall provide that it runs with the land of the Subject Property. The Applicant shall execute the covenant with the City and record it with the Office of the Cook County Recorder at its sole expense prior to its application for a building permit.

f) Notwithstanding anything to the contrary contained herein, upon Evanston Prairie I, L.L.C.'s transfer of control of the Subject Property to a condominium association or other entity formed to administer and/or manage such Subject Property (the "Association"), the obligations contained in Sections 7 (4) and (5) shall be automatically transferred to the Association and Evanston Prairie I, L.L.C shall no longer have any liability under Sections 7 (4) and (5). Upon transfer of control to the Association, which shall occur no later than three (3) years from completion of the improvements contemplated herein, Evanston Prairie I, L.L.C. shall send a notice to the City of the same. In the event such transfer of control does not occur within this three-year period, Evanston Prairie I, LLC shall continue to perform the obligations set forth in Section 7 (4) and Section 7 (5) of this Ordinance until transfer occurs.

6) The Applicant will make a donation of fifteen thousand and no/100 dollars (\$15,000.00) to the Mayor's Special Housing Fund to be used for the creation, preservation, maintenance, and improvement of affordable housing.

**SECTION 8:** That the Applicant is required to record a certified copy of this Ordinance, at its cost, including all Exhibits attached hereto with the Cook County Recorder of Deeds, before any City permits may be obtained.

**SECTION 9:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 10:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Ayes: 9

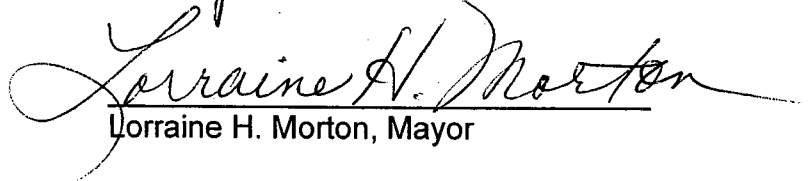
Nays: 0

Introduced: April 11, 2006

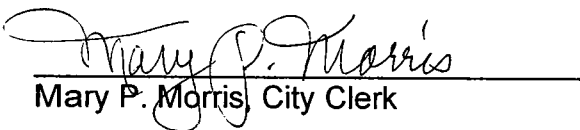
Approved:

Adopted: April 24, 2006

April 25, 2006

  
Lorraine H. Morton, Mayor

Attest:

  
Mary P. Morris, City Clerk

Approved as to form:

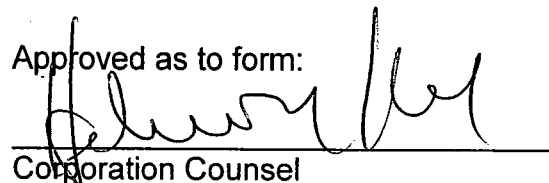
  
Corporation Counsel



EXHIBIT A  
**LEGAL DESCRIPTION**

**PARCEL 1:**

LOTS 5 AND 6 IN STUART'S RESUBDIVISION OF LOTS 10 AND 14 IN BLOCK 20 IN NORTH EVANSTON, BEING A SUBDIVISION OF LOTS 11 TO 16, BOTH INCLUSIVE, AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF OUILMETTE RESERVATION, IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND, ALSO LOTS 1, 3 AND THAT PART OF LOT 2, LYING BETWEEN THE CHICAGO AND MILWAUKEE RIGHT-OF-WAY OF LOT 3 PRODUCED TO THE NORTH LINE OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

ALL THAT PART OF LOT 4 LYING EAST OF THE WEST LINE OF LOT 5, EXTENDED SOUTH AND LYING NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 4, AND RUNNING THENCE NORTHEASTERLY 45 FEET TO A POINT 0.44 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT 4 (AS MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHEASTERLY IN A STRAIGHT LINE 123 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 4, 0.10 FEET SOUTHEASTERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT 4, IN STUART'S RESUBDIVISION OF LOTS 10 AND 14, BOTH INCLUSIVE, IN BLOCK 20 IN NORTH EVANSTON, BEING A SUBDIVISION OF LOTS 11 TO 16 AND THE WEST 4.3 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH SECTION OF OUILMETTE RESERVATION, IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 15 IN BLOCK 20 IN NORTH EVANSTON, IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **2607 TO 2617 PRAIRIE AVENUE**

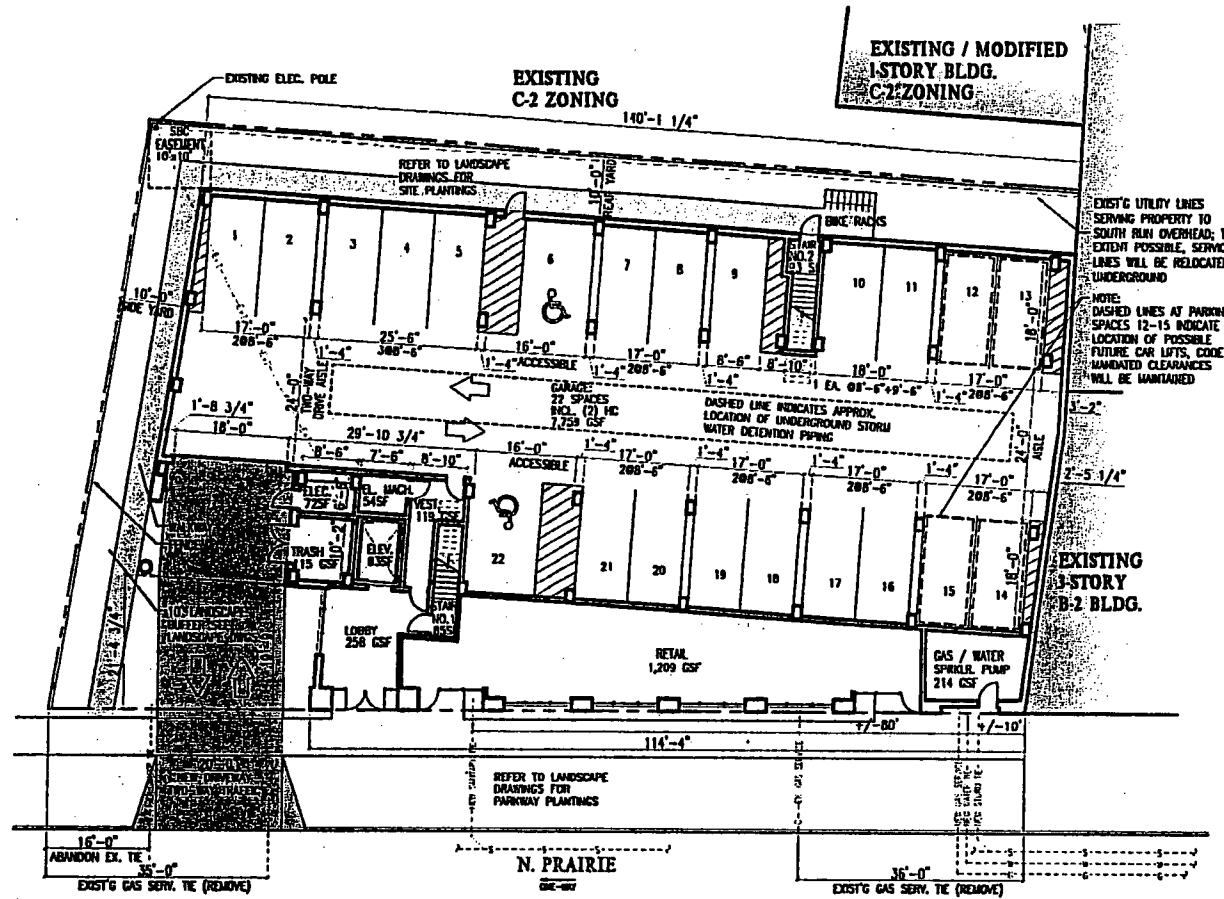
EXHIBIT B  
**PLANNED DEVELOPMENT PLAN**

# PRAIRIE PLACE RESIDENCES

2607-2617 Prairie  
Evanston, Illinois 60201

Evanston Prairie I, LLC

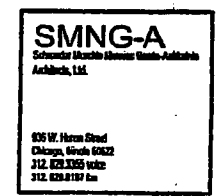
EXIST'G  
2 1/2 STORY  
BUILDING  
R-4 ZONING



1 FIRST FLOOR / GRADE LEVEL PLAN  
SCALE: 1" = 20'-0"

**FIRST FLOOR STATISTICS:**  
 7,759 GSF - PARKING GARAGE  
 1,209 GSF - LEASABLE (RETAIL)  
 377 GSF - CORRIDOR / LOBBY  
 115 GSF - REFUSE  
 340 GSF - MECH. ELEC. WATER  
 271 GSF - STAIR / ELEV. SHAFTS  
**10,071 GSF - TOTAL**  
 - 271 GSF (SHAFTS)  
 - 7,759 GSF (PARKING)  
 - 115 GSF (REFUSE)  
**1926 GROSS FAR S.F.**

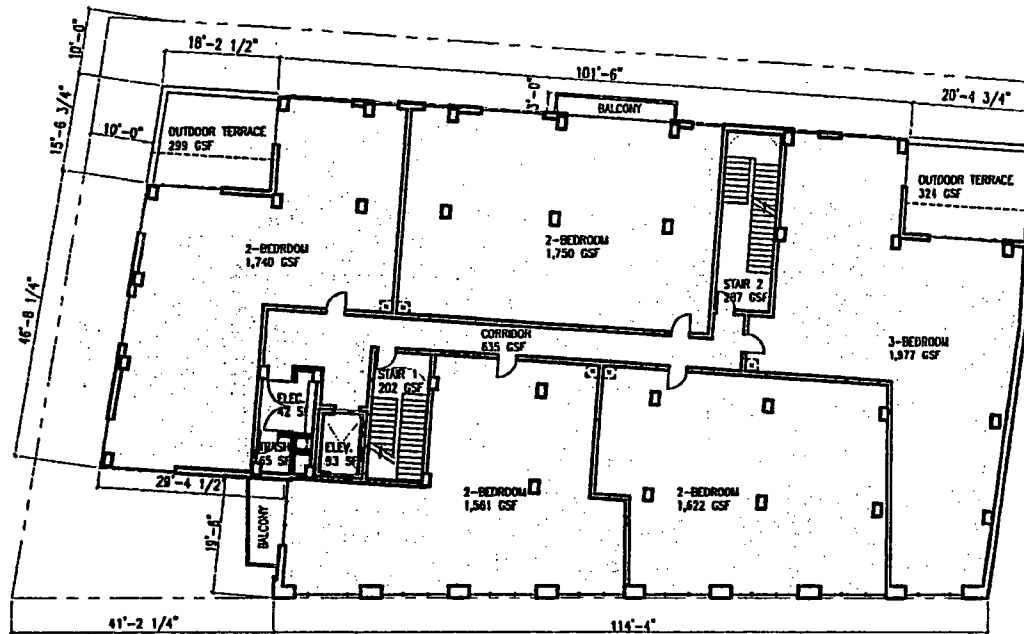
4.5  
DEVELOPMENT PLANS  
FIRST FLOOR PLAN  
January 6, 2006



# PRAIRIE PLACE RESIDENCES

2607-2617 Prairie  
Evanston, Illinois 60201

Evanston Prairie I, LLC



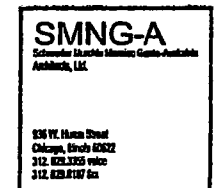
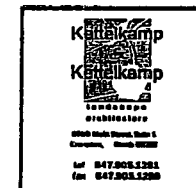
**2 SECOND FLOOR PLAN**

SCALE: 1" = 20'-0"



**SECOND FLOOR STATISTICS:**  
 8,650 GSF - D.U.'S  
 643 GSF - CORRIDOR  
 58 GSF - REFUSE RM. (TRASH)  
 582 GSF - STAIR / ELEV. SHAFTS  
 42 GSF - ELECTRICAL CLO.  
 9,975 GSF - TOTAL  
 - 582 GSF (SHAFTS)  
 - 58 GSF (REFUSE)  
 9,335 GROSS FAR S.F.  
 (TERRACE / BALC. S.F. NOT INCL.)

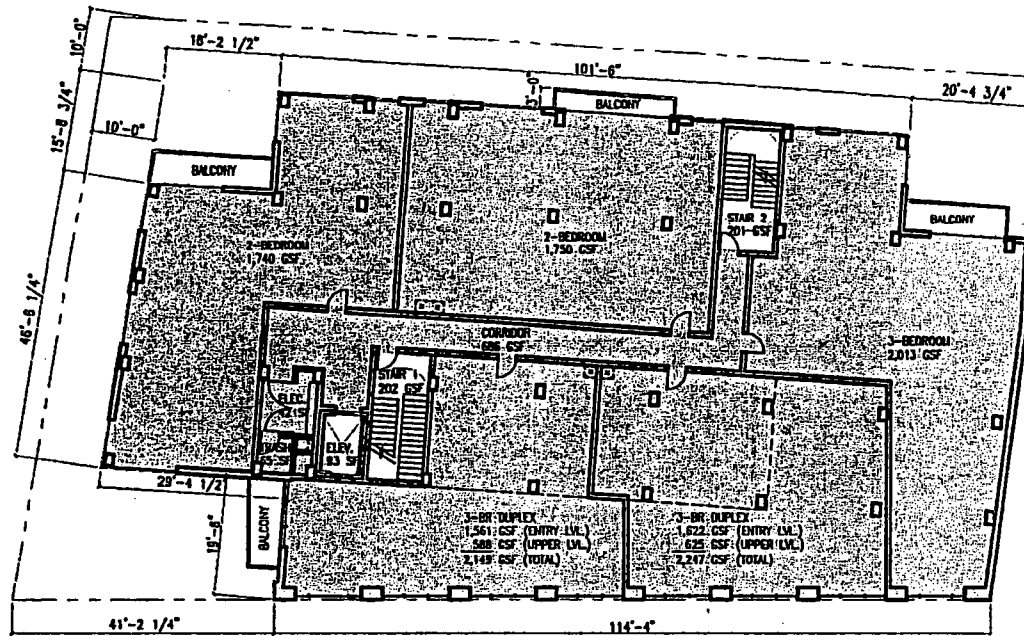
4.6  
 DEVELOPMENT PLANS  
 SECOND FLOOR PLAN  
 January 6, 2006



# PRAIRIE PLACE RESIDENCES

2607-2617 Prairie  
Evanston, Illinois 60201

Evanston Prairie I, LLC

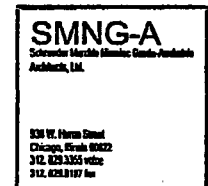


**3 THIRD FLOOR PLAN**  
SCALE: 1" = 20'-0"



<b>THIRD FLOOR STATISTICS:</b>
8,686 GSF - D.U.'S
686 GSF - CORRIDOR
65 GSF - REFUSE RM. (TRASH)
496 GSF - STAIR / ELEV. SHAFTS
42 GSF - ELECTRICAL CLO.
<b>9,975 GSF - TOTAL</b>
- 496 GSF (SHAFTS)
- 65 GSF (REFUSE)
<b>9,414 GROSS FAR S.F.</b>
(TERRACE / BALC. S.P. NOT INCL.)

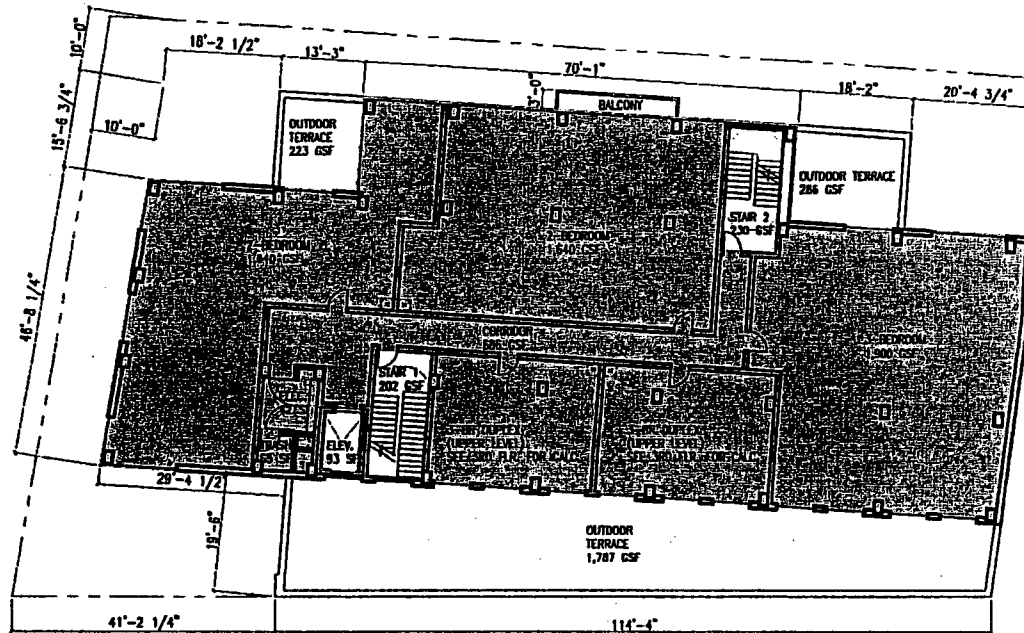
## 4.7 DEVELOPMENT PLANS THIRD FLOOR PLAN January 6, 2006



# PRAIRIE PLACE RESIDENCES

2607-2617 Prairie  
Evanston, Illinois 60201

Evanston Prairie I, LLC



4

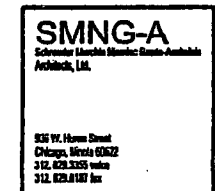
## FOURTH FLOOR PLAN

SCALE: 1" = 20'-0"



FOURTH FLOOR STATISTICS:	
6,393 GSF - D.U.'S	
686 GSF - CORRIDOR	
65 GSF - REFUSE (TRASH)	
525 GSF - STAIR / ELEV. SHAFTS	
42 GSF - ELECTRIC CLO.	
<b>7,711 GSF - TOTAL</b>	
- 525 GSF (SHAFTS)	
- 65 GSF (REFUSE)	
<b>7,121 GROSS FAR S.F.</b>	
(TERRACE / BALC. S.F. NOT INCL.)	

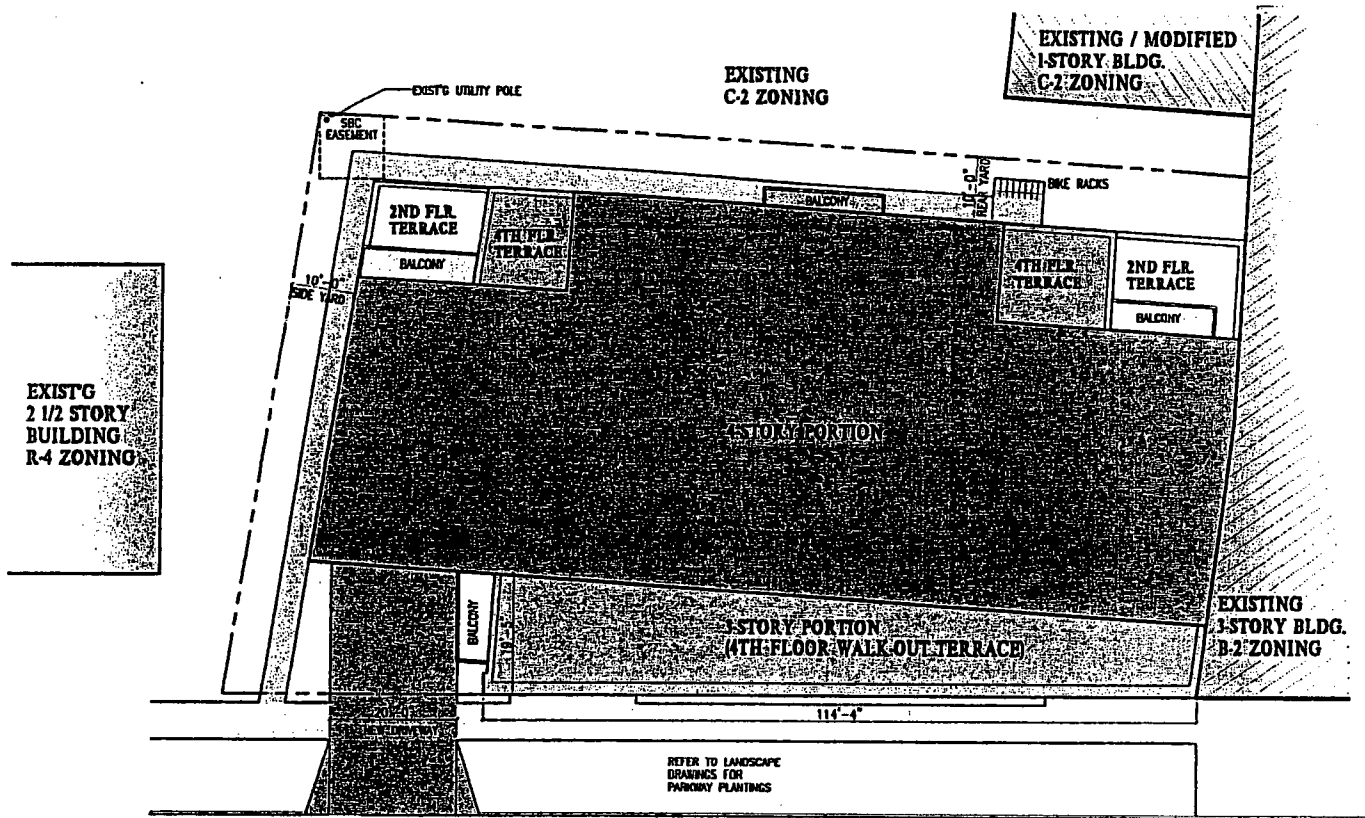
4.8  
DEVELOPMENT PLANS  
FOURTH FLOOR PLAN  
January 6, 2006



# PRAIRIE PLACE RESIDENCES

2607-2617 Prairie  
Evanston, Illinois 60201

Evanston Prairie I, LLC



## 5 ROOF / SITE PLAN

SCALE: 1" = 20'-0"

N. PRAIRIE  
06-07

### 2ND FLR. UNIT MIX

- (6) 2-BR. @-4,500 S.F.
- (1) 3-BR. @-7,000 S.F.
- 5 DU'S TOTAL

### ORDINANCE REQ'D PARKING

- 4x15 = 6 SPACES
- 1x2 = 2 SPACES
- 8 SPACES REQ'D

### 3RD FLR. UNIT MIX

- (2) 2-BR. @-4,500 S.F.
- (1) 3-BR. SIMPLEX @-7,000 S.F.
- (2) 3-BR. DUPLEX @-7,000 S.F.
- 5 DU'S TOTAL

### ORDINANCE REQ'D PARKING

- 2x15 = 3 SPACES REQ'D
- 1x2 = 2 SPACES REQ'D
- 2x2 = 4 SPACES REQ'D
- 9 SPACES REQ'D

### 4TH FLR. UNIT MIX

- (2) 2-BR. @-4,500 S.F.
- (1) 3-BR. SIMPLEX @-7,000 S.F.
- 3 DU'S TOTAL

### ORDINANCE REQ'D PARKING

- 2x15 = 3 SPACES REQ'D
- 1x2 = 2 SPACES REQ'D
- 5 SPACES REQ'D

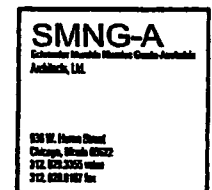
UNIT TOTALS:		PARKING TOTALS:	
(6) 2-BR. DU.	8x15 = 12 SPACES	(6) 2-BR. DU.	8x15 = 12 SPACES
(1) 3-BR. DU.	5x2 = 10 SPACES	(1) 3-BR. DU.	5x2 = 10 SPACES
13 DU'S TOTAL	22 SPACES REQ'D	13 DU'S TOTAL	22 SPACES PROVIDED

### FAR CALCULATION:

1,926 GSF - FIRST FLOOR  
9,335 GSF - SECOND FLOOR  
9,414 GSF - THIRD FLOOR  
7,121 GSF - FOURTH FLOOR  
27,796 GSF FAR - TOTAL PROPOSED

LOT AREA = 13,590 SF  
B-2 FAR = 2x LOT COVERAGE  
27,180 GSF ALLOWED (B-2) BY RIGHT

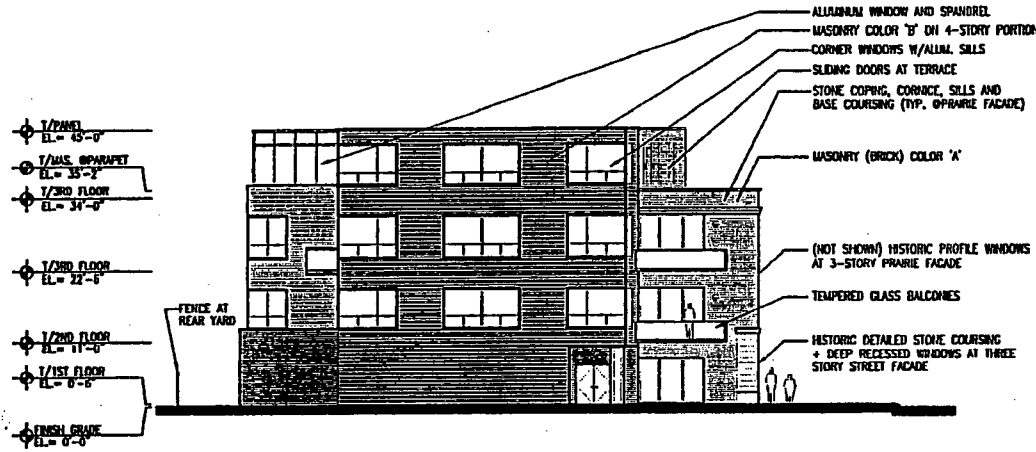
## 4.9 DEVELOPMENT PLANS ROOF / SITE PLAN UNIT MIX SUMMARY ZONING CALCULATIONS January 6, 2006



# PRAIRIE PLACE RESIDENCES

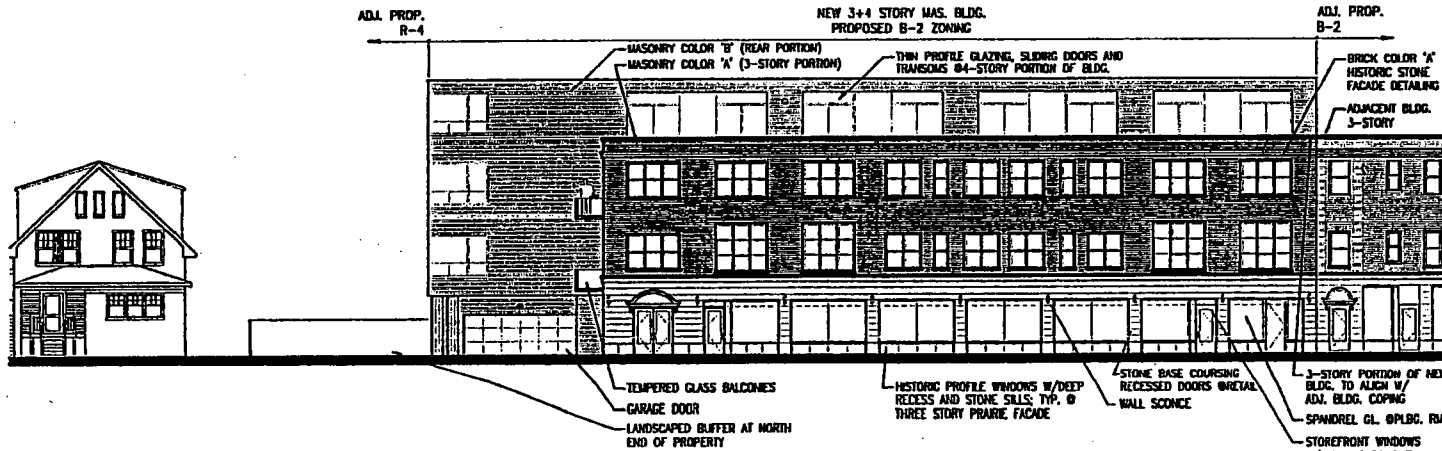
2607-2617 Prairie  
Evanston, Illinois 60201

Evanston Prairie I, LLC



## NORTH ELEVATION

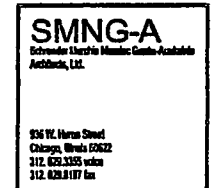
SCALE: 1" = 20'-0"



## WEST (PRAIRIE STREET) ELEVATION

SCALE: 1" = 20'-0"

4.10  
BUILDING ELEVATIONS  
WEST ELEVATION  
NORTH ELEVATION  
January 6, 2006

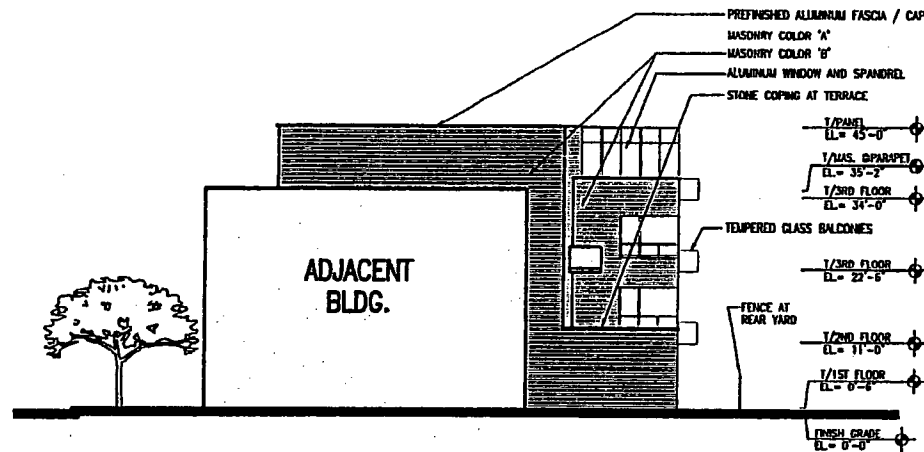




# PRAIRIE PLACE RESIDENCES

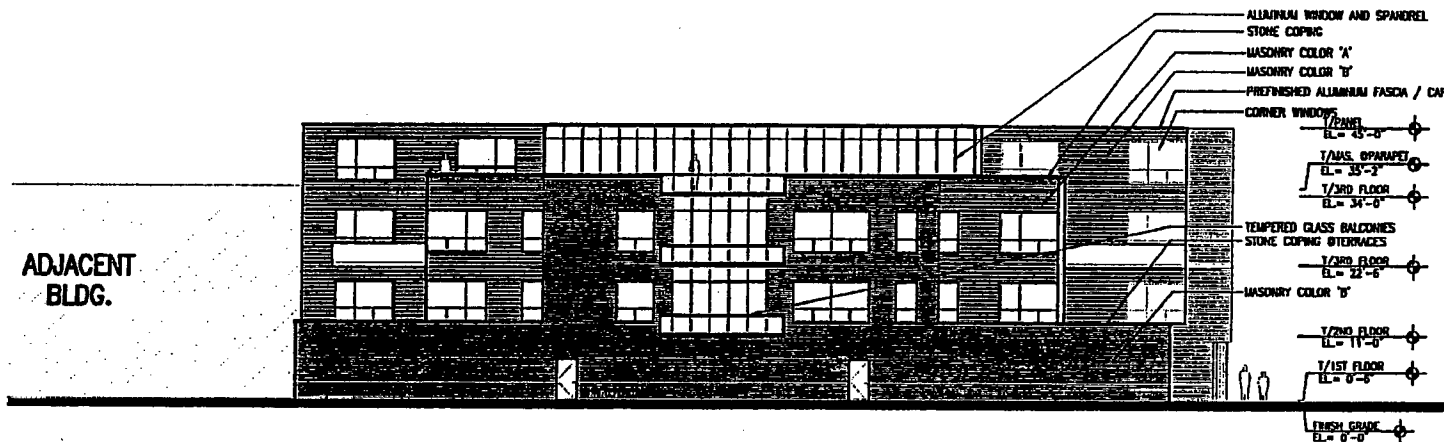
2607-2617 Prairie  
Evanston, Illinois 60201

Evanston Prairie I, LLC



**SOUTH ELEVATION (ADJ. 3-STORY BLDG.)**

SCALE: 1" = 20'-0"



**EAST (REAR) ELEVATION**

SCALE: 1" = 20'-0"

4.11  
BUILDING ELEVATIONS  
EAST ELEVATION  
SOUTH ELEVATION  
January 6, 2006

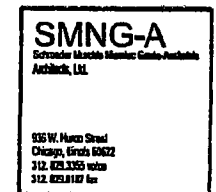


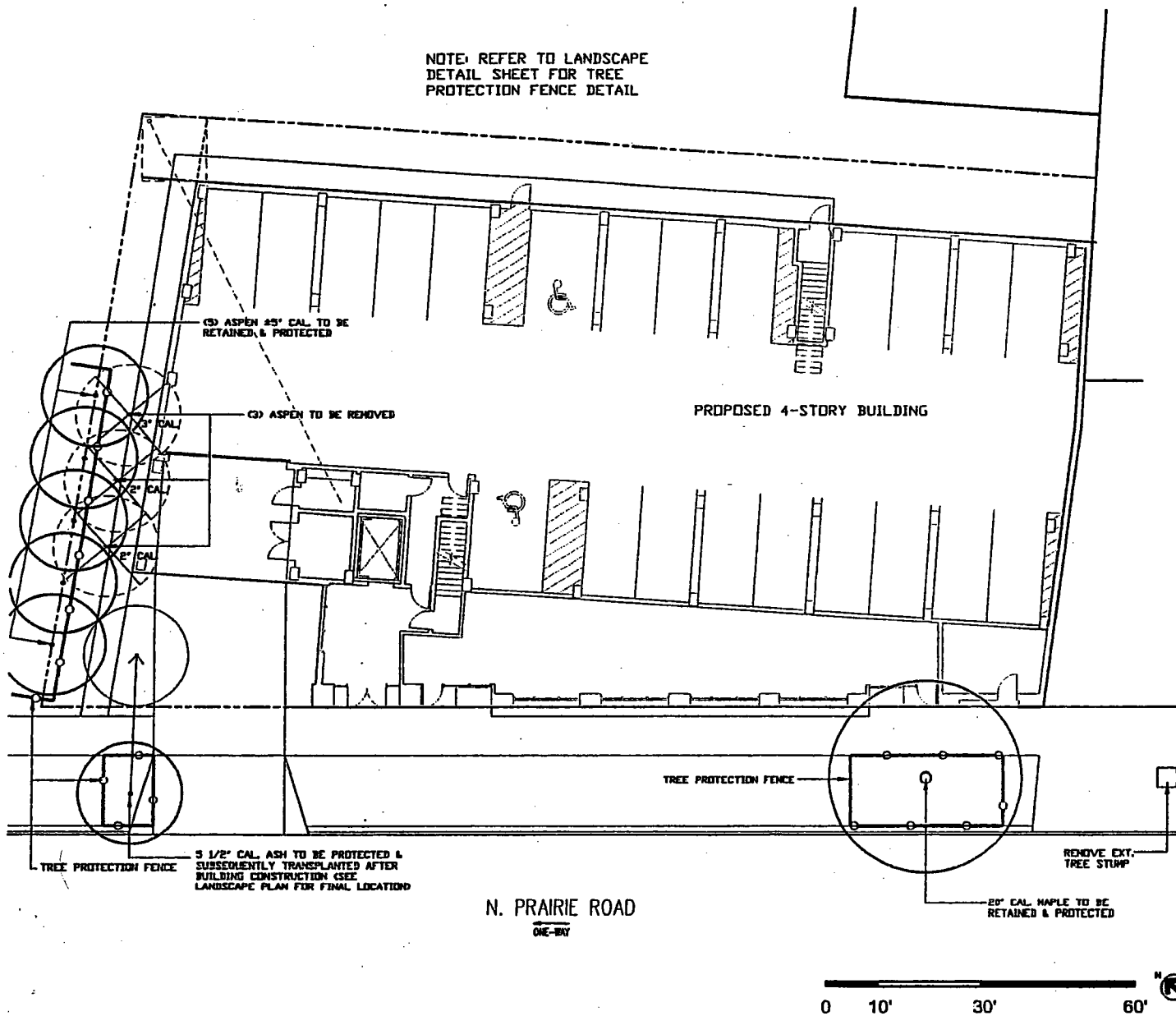
EXHIBIT C  
**LANDSCAPE PLAN**

# PRAIRIE PLACE RESIDENCES

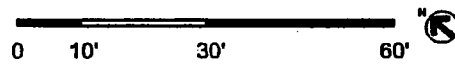
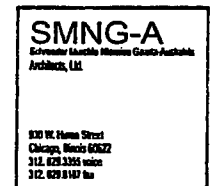
2607- 2617 Prairie  
Evanston, Illinois 60202

Evanston Prairie I, LLC

NOTE: REFER TO LANDSCAPE  
DETAIL SHEET FOR TREE  
PROTECTION FENCE DETAIL



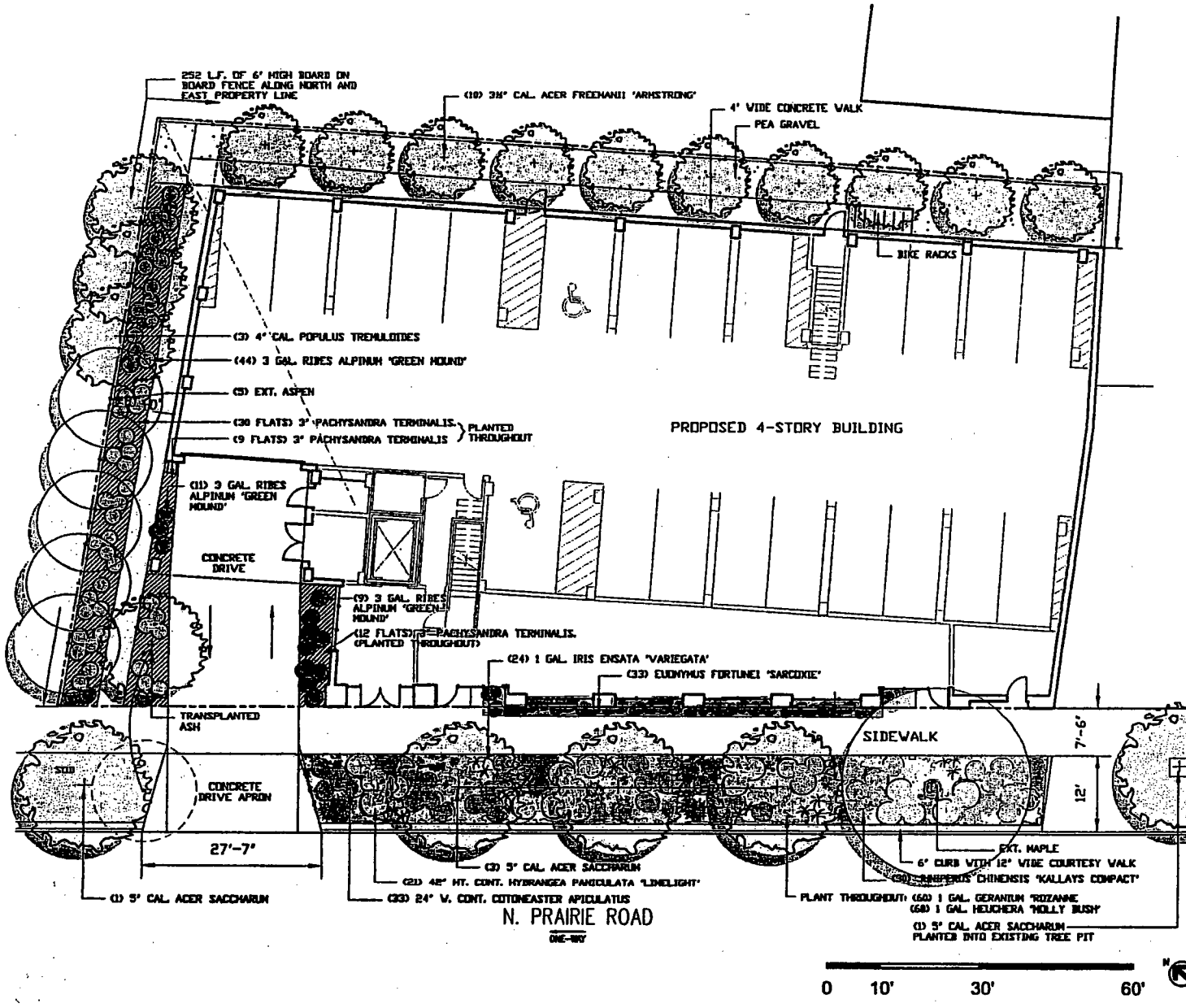
## 5.1 TREE PROTECTION & REMOVALS PLAN JANUARY 06, 2006



# PRAIRIE PLACE RESIDENCES

2607- 2617 Prairie  
Evanston, Illinois 60202

Evanston Prairie I, LLC



## PLANT LIST

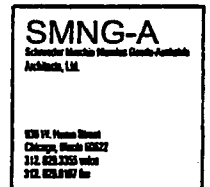
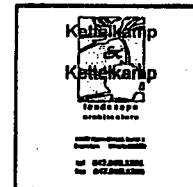
QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>SHADE TREES</b>			
10	<i>Acer fraxinifolius</i> 'Armstrong'	Columnar Maple	3 1/2" B&B
5	<i>Acer saccharum</i>	Sugar Maple	5" B&B
3	<i>Populus tremuloides</i>	Poplar	4" B&B
<b>EVERGREEN SHRUBS</b>			
30	<i>Juniperus chinensis</i> 'Kallays Compact'	Compact Juniper	24" W Cont.
33	<i>Euonymus alatus</i> 'Sarcocoe'	Upright Euonymus	24" Ht. Cont.
<b>DECIDUOUS SHRUBS</b>			
33	<i>Cotoneaster apiculatus</i>	Cotoneaster	24" W Cont.
21	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	24" W Cont.
64	<i>Ribes alpinum</i> 'Green Mound'	Alpine Currant	3 Gal.
<b>GROUNDCOVER</b>			
45 Flats	<i>Pachysandra terminalis</i>	Pachysandra	24" Flat
<b>PERENNIALS</b>			
60	<i>Geranium 'Rosanne'</i>	Geranium	1 Gal.
60	<i>Heuchera 'Molly Bush'</i>	Coral Bells	1 Gal.
24	<i>Iris ensata</i> 'Variegata'	Variegated Iris	1 Gal.

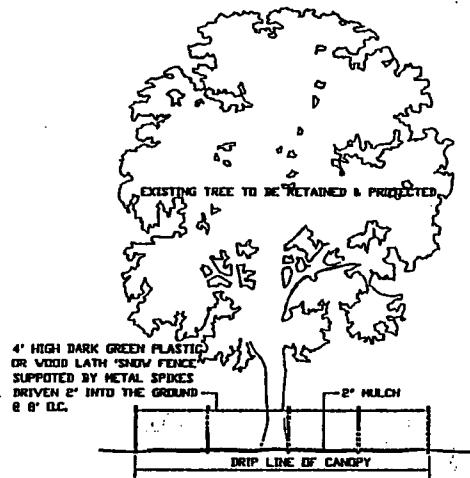
## NOTES

IRRIGATION: ALL TURF & PLANTING AREAS TO RECEIVE AN AUTOMATIC SPRINKLER SYSTEM INCLUDING A DRIP LINE TO TREES ALONG THE EAST PROPERTY LINE.

BALCONY & ROOFTOP TERRACES: SECOND AND THIRD FLOOR BALCONIES AND FOURTH FLOOR ROOFTOP TERRACE TO RECEIVE ADDITIONAL GREENING VIA PLANTER BOXES AND FREE STANDING CONTAINERS. SEE SHEET 3.3 FOR TYPICAL APPLICATION.

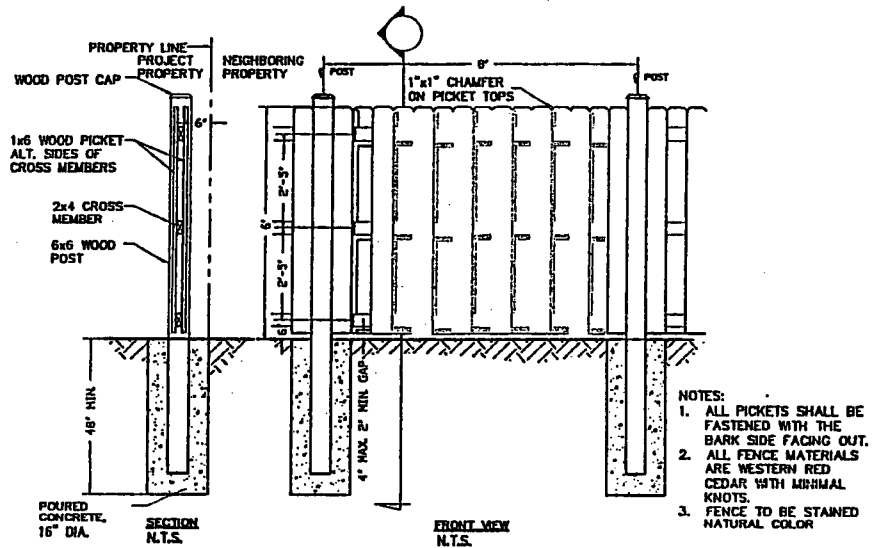
## 5.2 LANDSCAPE PLAN JANUARY 06, 2006



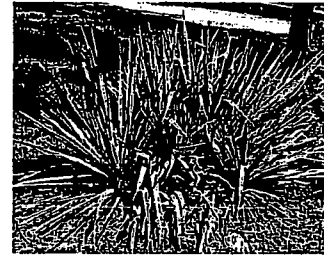


- NOTES:
1. TREE PROTECTION FENCING TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD
  2. EXISTING GRADE AROUND TREE ROOT ZONE TO BE MAINTAINED
  3. NO TRENCHING TO OCCUR ACROSS ROOT ZONE. ALL UNDERGROUND LINES TO BE AUGERED UNDER ROOT ZONE.

1 **TREE PROTECTION**  
SCALE: NTS



2 **BOARD ON BOARD WOOD FENCING - TYPICAL PANEL & SECTION**  
SCALE: NTS



YUCCA



WIEGELA



COTONEASTER



HONEYSUCKLE

EXAMPLES OF PLANT MATERIAL WHICH COULD BE USED ON THE ROOF TERRACES.

# PRAIRIE PLACE RESIDENCES

2607- 2617 Prairie  
Evanston, Illinois 60202

Evanston Prairie I, LLC

## 5.3 LANDSCAPE DETAILS

JANUARY 06, 2006

