

4/7/2015
3/19/2015
1/27/2015

19-O-15

AN ORDINANCE

**Granting a Special Use Permit for a Planned Development
Located at 1571 Maple Avenue in the D3 Downtown Core
Development District**

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, 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, 174-75 (1992)); 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, 1571 Maple Avenue LLC (“Applicant”), the Applicant for the proposed development located at 1571 Maple 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 6-3-5, “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 accessory parking located at the Subject Property in the D3 Downtown Core Development Zoning District (“D3 District”); and

WHEREAS, the Applicant sought approval to construct a new twelve (12) -story one hundred thirty-three and three tenths (133.3) foot tall mixed-use building consisting of up to one hundred one (101) residential units, with a floor area ratio of 4.8, approximately three thousand, six hundred ninety-six (3,696) gross square footage of commercial space and twelve (12) open on-site parking spaces; 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 the number of dwelling units, height, number of parking spaces provided, floor area ratio, ziggurat street side yard setback from the north property line along Davis Street, ziggurat front yard setback from the east property line along Elmwood Avenue, and ziggurat side yard setback from the northwest side property lines; 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 November 5, 2014, December 17, 2014, and January 14, 2015, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for a Special Use Permit for a Planned Development, case no. 14PLND-0118, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

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

WHEREAS, on January 14, 2015, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on March 9, 2015, the Planning and Development ("P&D") 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 adopted the findings and recommendations of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings on March 9 and March 23, 2015, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council

considered the recommendation of the P&D Committee, received additional public comment, made certain findings, and adopted said recommendation; 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 hereby found as facts and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 14PLND-0118, to allow construction and operation of the Planned Development for a twelve (12)-story one hundred thirty-three and three tenths (133.3) foot tall mixed-use building consisting of up to one hundred one (101) residential units, with a floor area ratio of 4.8, approximately three thousand, six hundred ninety-six (3,696) gross square footage of commercial space and twelve (12) open on-site parking spaces.

SECTION 3: The City Council hereby grants the following Site Development Allowances:

- (A) **Number of Dwelling Units:** A Site Development Allowance is hereby granted for one hundred one (101) residential dwelling units, whereas subsection 6-11-4-4(B) of the Zoning Ordinance allows for a maximum of seventy three (73) residential dwelling units in the D3 District.
- (B) **Height:** A Site Development Allowance is hereby granted for a building height of one hundred thirty-three and three tenths (133.3) feet, whereas subsection 6-11-

4-8 of the Zoning Ordinance allows for a maximum building height of eighty-five (85) feet in the D3 District.

- (C) **Number of Parking Spaces:** A Site Development Allowance is hereby granted for a total of twelve (12) on-site parking spaces, whereas subsection 6-16-3-5 of the Zoning Ordinance requires a minimum of one hundred forty two (142) parking spaces for the proposed Planned Development in the D3 District.
- (D) **Floor Area Ratio ("FAR"):** A Site Development Allowance is hereby granted for an FAR of 4.8, whereas subsection 6-11-4-6 of the Zoning Ordinance requires a maximum FAR of 4.5 in the D3 District.
- (E) **Ziggurat Street Side Yard Setback from the North Property Line Along Davis Street:** A Site Development Allowance is hereby granted for a ziggurat setback of twenty-four (24) feet at a height of thirty seven and three tenths (37.3) feet, whereas subsection 6-11-1-4 of the Zoning Ordinance requires a ziggurat setback of forty (40) feet for a structure above forty two (42) feet along Davis Street.
- (F) **Ziggurat Front Yard Setback from the East Property Line Along Elmwood Avenue:** A Site Development Allowance is hereby granted for a ziggurat setback of four (4) feet at a height of thirty seven and three tenths (37.3) feet, whereas subsection 6-11-1-10(C)(1)(c) of the Zoning Ordinance requires a ziggurat setback of thirty (30) feet for a structure above forty two (42) feet from any front lot line or side lot line abutting a street in the D3 District.
- (G) **Ziggurat Side Yard Setback from the Northwest Side Property Lines:** A Site Development Allowance is hereby granted for a ziggurat setback of nine and nine tenths (9.9) feet at a height of thirty seven and three tenths (37.3) feet, whereas subsection 6-11-1-4 of the Zoning Ordinance requires a ziggurat setback of twenty-five (25) feet for a structure above forty two (42) feet from an interior side lot line in the D3 District.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit 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 Site

and Landscape Plans in Exhibit B and C, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations to the Site Plan and Appearance Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.

- (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 shall include but is not limited to the following: 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, 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, proposed schedule for street opening for utility connections with cross section details, and project updates via monthly newsletter and project website.
- (C) **On-Site Parking Spaces:** The on-site parking spaces must be available to the public for short term use with a maximum two (2) hour time limit. The public parking must be available between the hours of 10:00 a.m. and 5:00 p.m. on any given Monday through Friday. The on-site management company must manage the parking lot and arrange for any violators not in compliance with the parking restrictions to be towed.
- (D) **Maple Avenue Signage:** A "Public Parking" Sign must be installed near the parking entrance at Maple Avenue.
- (E) **On-Site Electric Charging Station:** One on-site electric charging station must be installed and available to the public and be free of charge.
- (F) **Mechanical Equipment Located on the Roof:** The Applicant agrees to install sound-abating fences or enclosures around the mechanical equipment area on the roof of the Planned Development.
- (G) **Landscaping on Elmwood Avenue:** Applicant must install and maintain the landscaping materials on the east side of Elmwood Avenue along the railroad embankment directly across from the Subject Property, as depicted in Exhibit C.
- (H) **Maintenance Plan:** Applicant must provide a three (3) year maintenance plan for the landscaping materials installed on the green roofs prior to issuance of a building permit by the City of Evanston.
- (I) **On-Site Car Share Spaces:** Two on-site car share spaces must be available through an arrangement with a common third party commercial car-share company. Applicant must also fully subsidize one car share membership per unit for all residential units.

- (J) **Bicycle Parking Facilities:** The Applicant must install a minimum of sixteen (16) reverse “U”-shaped bicycle parking facilities near the intersection of Maple Avenue and Elmwood Avenue for public use.
- (K) **Sidewalk Streetscape Work:** All sidewalk streetscape work must be constructed of concrete with a brick paver band at the curb in accordance with the downtown streetscape standards.
- (L) **Glass Exteriors:** The Applicant must either demonstrate that the external materials will be of a bird-safe nature or install bird-safe finishes to the glass exteriors.
- (M) **Loading Space:** One parking space within the on-site parking lot must be designated a short-term loading space for the Residents.
- (N) **Landscape Design:** The Applicant shall install and maintain all landscaping materials as depicted in Exhibit C.
- (O) **Streetscape Improvements:** The Applicant shall construct the streetscape improvements inclusive of new street trees along Elmwood Avenue and Maple Avenue per proposed development plans and landscape plans in Exhibit B and Exhibit C.
- (P) **Affordable Housing Contribution:** The Applicant shall pay a one-time contribution of four hundred thousand dollars (\$400,000) to the City’s Affordable Housing Fund. The contribution will be made in two (2) installments. The first installment shall be made within ten (10) business days of the issuance of the Final Certificate of Occupancy (FCO) and the second installment shall be made within one (1) year of the FCO issuance date.
- (Q) **Affordable Housing in the Development:** The Applicant shall provide two (2) one (1) bedroom on-site affordable housing units (with a goal of one (1) one-bedroom unit and one (1) two-bedroom unit) to households earning at or below one hundred percent (100%) of Area Median Income (AMI). The units provided shall be equal in size to the market-rate units within the building. The period of affordability for the units shall be for ten (10) years. The Applicant must submit a compliance report by January 31st of each year to the Housing and Grants Division of the Community Development Department showing the following: (1) unit number; (2) number of bedrooms; (3) tenant name; (4) number of persons in each affordable household unit; (5) annual gross income of each household occupying each affordable housing unit; (6) date of income certification; and (7) monthly unit rent. The compliance report must also include the list of any utilities included in rent.
- (R) **Divvy Sponsorship:** The Applicant shall pay a one-time Divvy sponsorship contribution in the amount of fifty six thousand dollars (\$56,000).

- (S) **City of Evanston Employment:** The Applicant agrees to employ at least five (5) Evanston residents, with a goal of ten (10) Evanston residents, during construction.
- (T) **Commercial Space:** The Applicant agrees to incorporate the commercial space along Davis Street to enhance the commercial and pedestrian character of the area per development plans in Exhibit B.
- (U) **LEED Silver Certification:** The Applicant agrees to comply with the City of Evanston Green Building Ordinance and obtain a LEED Silver Certification Rating or higher for the Planned Development on the Subject Property.
- (V) **Pervious Parking Lot:** The Applicant agrees to install a pervious parking lot on the Subject Property.
- (W) **Green Roof Construction:** The Applicant shall construct multiple green roofs as depicted in the development plans in Exhibit B and landscape plans in Exhibit C.
- (X) **Landscaped Seating Areas:** The Applicant agrees to install two landscaped seating areas along Maple Avenue per landscape plans in Exhibit C
- (Y) **Easement:** The Applicant agrees to prepare and record an easement for a six-foot wide area along the north edge of the on-site parking lot for the use of commercial properties at the southeast corner of Maple Avenue and Davis Street to accommodate trash pick-up on Maple Avenue rather than Davis Street. A copy of the recorded easement document must be submitted prior to issuance of a building permit by the City of Evanston.
- (Z) **Parking Lease:** The Applicant must agree and sign a long-term parking lease agreement with the City of Evanston to lease one hundred one (101) parking spaces based on the standard current monthly parking fee from the Maple Avenue Parking garage located at 1800 Maple Avenue. The lease agreement will mandate that the Applicant pay any increases in the rental rate structure through the term of the lease agreement. The long-term lease agreement shall initially be set for a minimum period of seven (7) years. For the lifetime of the project, the Applicant must require all Residents to disclose their vehicle ownership and conduct periodic reviews to ensure that all vehicles owned by Residents of the building are accounted for within the Maple Avenue garage. The Applicant must provide the certified vehicle ownership report to the City of Evanston annually by January 31st of each calendar year during the first seven (7) year period from the issuance of the Final Certificate of Occupancy. The City of Evanston's Department of Administrative Services will monitor the Applicant's certified vehicle ownership reports and the costs incurred by the City of Evanston for such oversight shall be paid for by Applicant's parking lease fees. If at any time during this initial seven (7) year period such annual vehicle ownership report indicates that the Residents of the building own more than one hundred one

(101) cars and require more than one hundred one (101) parking spaces, the Applicant agrees to amend the parking lease agreement with the City and lease the additional parking spaces necessary. The Applicant also agrees to deny apartment leases to potential Residents who own vehicles until such time as the number of vehicles owned by the Residents of the building and required to park in the Maple Avenue garage by terms of this Ordinance falls below one hundred one (101) or until the surplus parking spaces can be accommodated in the revised lease agreement with the City of Evanston.

Following the seven (7) year anniversary of the initial parking lease agreement date, the parking lease agreement may be amended. The number of parking spaces leased from the City may be reduced to match the highest number of vehicles owned by the Residents and required to park in the Maple Avenue garage by the terms of this Ordinance in any year during the initial seven (7) year period per the annual parking reports. The number of parking spaces leased by the City may not be reduced in the first seven (7) years and any reduction after the seven (7) year anniversary shall be approved by the City Council as an amendment to the parking lease agreement.

Following the expiration of the seven (7) year anniversary of the parking lease agreement, the agreement can be modified every five years thereafter but not before, to match the highest number of vehicles owned by the Residents and required to park in the Maple Avenue garage by the terms of this Ordinance during any calendar year in the preceding five (5) year term per the annual parking report. Any amendments to the number of parking spaces leased from the City of Evanston or any other amendments to the lease agreement, including term extensions, shall be approved by the City Council as an amendment to the parking lease agreement.

The Applicant must hold a valid long-term parking lease agreement with the City of Evanston for the lifetime of the project unless this condition is amended by the City Council of the City of Evanston as an amendment to the Planned Development.

- (AA) South Elevation of Development:** Applicant will exercise reasonable commercial efforts to work with City staff and the Winthrop Club Condominium Association to modify the south elevation to maximize privacy for the residents in condominium units which will face the development and to minimize the impact on their building located at 1570 Elmwood Avenue.
- (BB) Construction Schedule:** Pursuant to Subsection 6-11-1-10(A)4 of the Zoning Ordinance, the Applicant shall obtain a building permit within twelve (12) months of the passing of this Ordinance. Additionally, the Applicant must complete the construction of this Planned Development within twenty-four (24) months from the date the Applicant receives its building permit.

(CC) 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 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's tenants, agents, assigns, and successors in interest."

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled 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 10: The findings and recitals herein are hereby 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 23, 2015

Approved:

Adopted: April 13, 2015

April 15, 2015

Elizabeth B. Tisdahl
Elizabeth B. Tisdahl, Mayor

Attest:

Rodney Greene
Rodney Greene, City Clerk (RB)

Approved as to form:

W. Grant Farrar
W. Grant Farrar, Corporation Counsel

EXHIBIT A**Legal Description**

PARCEL 1: THE SOUTH 50 FEET OF THE NORTH 200 FEET OF THE WEST 120 FEET OF BLOCK 63 IN EVANSTON (EXCEPT SO MUCH OF SAID PREMISES, IF ANY, WHICH LIES NORTH OF THE SOUTH 300 FEET OF SAID BLOCK 63) TOGETHER WITH THE SOUTH 10 FEET OF THE NORTH 200 FEET OF SAID BLOCK 63 (EXCEPT THEREFROM THE WEST 120 FEET THEREOF AND EXCEPT THAT PART THEREOF DEDICATED FOR STREET PURPOSES); ALSO THAT PART OF SAID BLOCK 63, IF ANY, LYING BETWEEN THE NORTH 200 FEET AND THE SOUTH 250 FEET 1 ½ INCHES OF SAID BLOCK 63 MEASURED ALONG THE WEST LINE OF SAID BLOCK AND LYING WEST OF THE WESTERLY LINE OF ELMWOOD AVENUE ALL IN EVANSTON, A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 150 FEET OF THAT PART OF BLOCK 63 IN EVANSTON WHICH LIES WEST OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE RAILROAD (KNOWN AS THE CHICAGO AND NORTHWESTERN RAILROAD) (EXCEPT THEREFROM THE WEST 83 ½ FEET AND EXCEPT THAT PART THEREOF DEDICATED FOR STREET PURPOSES) SAID BLOCK 63 BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: THE SOUTH 40 FEET OF THE NORTH 190 FEET OF THAT PART OF BLOCK 63 IN EVANSTON WHICH LIES WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY (EXCEPT THEREFROM THE WEST 120 FEET THEREOF AND EXCEPT THAT PART THEREOF DEDICATED FOR STREET PURPOSES) SAID BLOCK 63 BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE WEST 83 ½ FEET OF THE SOUTH 20 FEET OF THE NORTH 150 FEET OF BLOCK 63 IN THE VILLAGE OF EVANSTON, BEING A SUBDIVISION OF PARTS OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: THE EAST 20 FEET 10 INCHES OF THE WEST 83 FEET 5 ½ INCHES OF THE NORTH 130 FEET OF BLOCK 63 IN THE VILLAGE OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 11-18-310-004-0000
11-18-310-006-0000
11-18-310-007-0000
11-18-310-008-0000
11-18-310-019-0000
11-18-310-020-0000

COMMONLY KNOWN As: 1571 Maple Avenue, Evanston, IL 60201

EXHIBIT B

Development Plans

ALTA/ACSM LAND TITLE SURVEY

Legal Description:

Parcel 1: The South 50 feet of the North 200 feet of the West 120 feet of Block 63 in Evanston (except so much of said premises, if any, which lies North of the South 300 feet of said Block 63) together with the South 10 feet thereof and except that part thereof dedicated for street purposes; also that part of said Block 63, if any, lying between the North 200 feet and the South 250 feet 1 1/2 inches of said Block 63 measured along the West line of said Block and lying West of the Western line of Elmwood Avenue all in Evanston, a subdivision of the East half of the Southeast quarter of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, and part of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The North 150 feet of that part of Block 63 in Evanston which lies West of the right of way of the Chicago and Milwaukee Railroad (known as the Chicago and Northwestern Railroad) (except therefrom the West 83 1/2 feet and except that part thereof dedicated for street purposes) said Block 63 being situated in the Southwest quarter of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: The South 40 feet of the North 190 feet of that part of Block 63 in Evanston which lies West of the right of way of the Chicago and Northwestern Railroad Company (except therefrom the West 120 feet thereof and except that part thereof dedicated for street purposes) said Block 63 being situated in the Southwest quarter of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4: The West 83 1/2 feet of the South 20 feet of the North 150 feet of Block 63 in the Village of Evanston, being a subdivision of parts of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, and in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5: The East 20 feet 10 inches of the West 83 feet 5 1/2 inches of the North 130 feet of Block 63 in the Village of Evanston in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1571 Maple Avenue; Evanston, Illinois.

SITE NOTES:

Area = 22,112 sq. ft.

Bearings are assumed, based on the East line of Maple Avenue being due North-South.

Flood Zone Designation:
Per Flood Insurance Rate Map No. 17031C0270 J,
Effective date August 19, 2008.

The Surveyed Property is located in Zone "X", an area determined to be outside of the 0.2% annual chance floodplain.

Reference:

For matters of title we have relied on Chicago Title Insurance Company's Commitment for Title Insurance, Order No. 1410 NW1700686 HL, Effective Date December 27, 2013, for all recorded documents affecting the described parcels.

Note: Due to excessive snow and ice cover at the time field work was performed, some ground features and utilities may not be shown.

GENERAL NOTES:

All information provided to the surveyor is shown or noted herein.

Prior to excavation call toll free

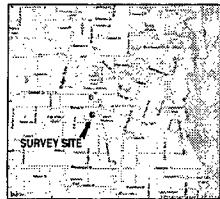
J.U.L.I.E. 1-800-892-0123 (for suburban)

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

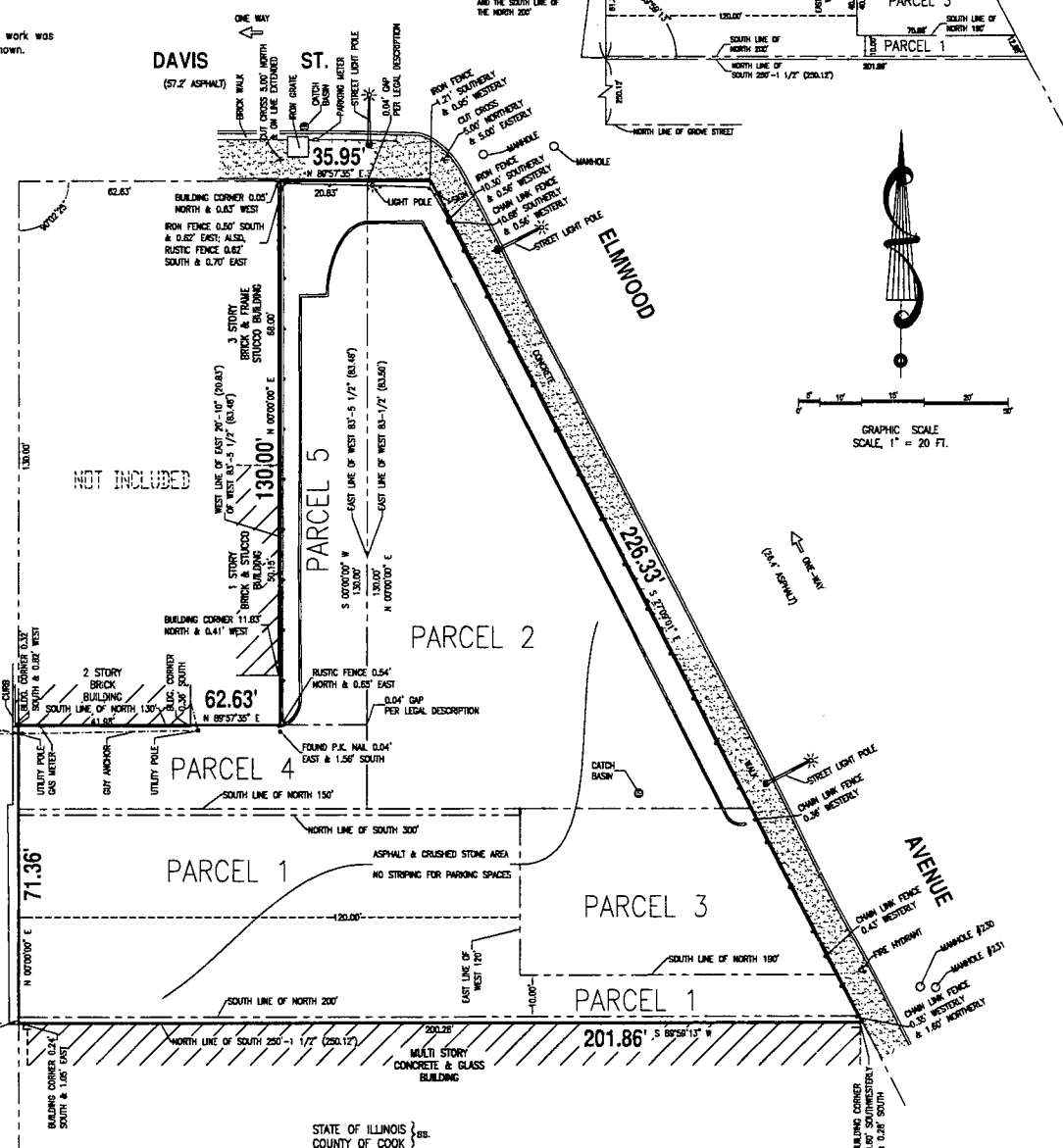
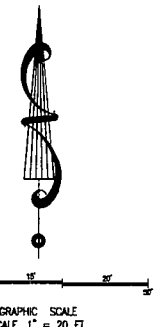
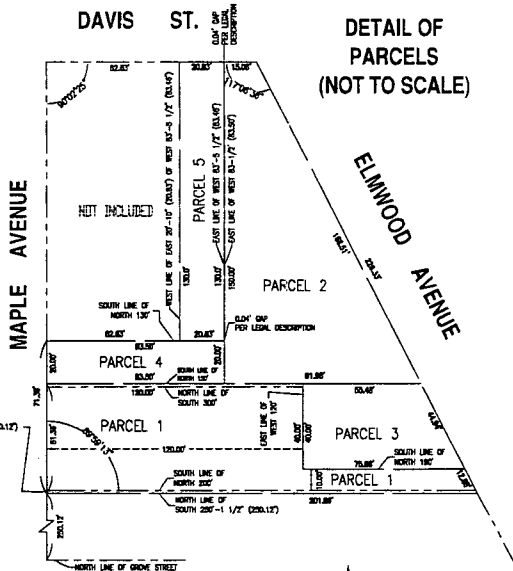
All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

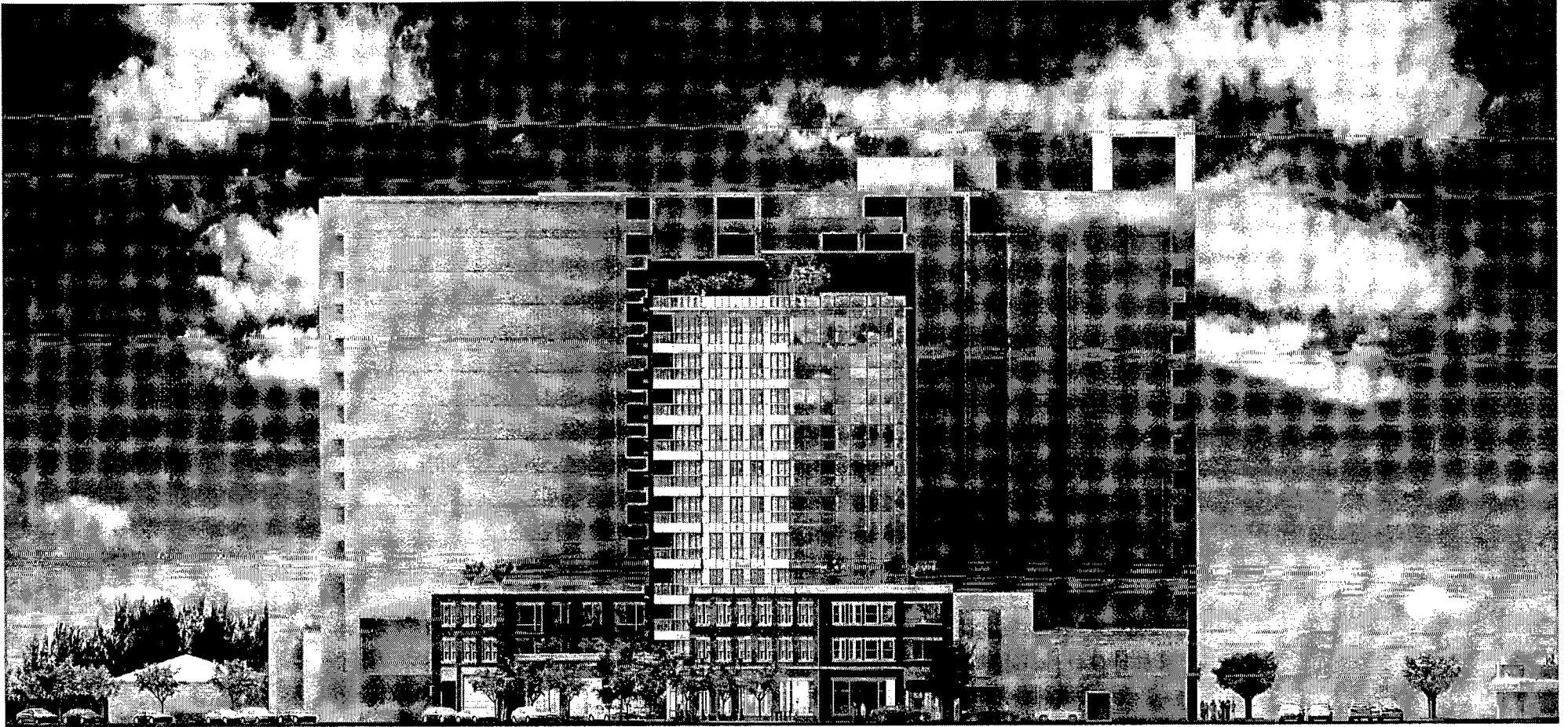


VICINITY MAP
NOT TO SCALE



B.H. SUHR & COMPANY, INC.		
R. R. HANSEN MEMBER: I.P.L.S.A. A.C.S.M. N.S.P.S.	SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60022 TEL. (847) 864-6315 / FAX (847) 864-934; E-MAIL: SURVEYOR@BHSUHR.COM	Professional Design Firm License No. 194-02879
LOCATION 1571 MAPLE AVENUE OTHER No. 14-28	EVANSTON, ILLINOIS ORDERED BY: CENTRUM PARTNERS, LLC	FEBRUARY 10, 20 14

STATE OF ILLINOIS }
 COUNTY OF COOK }
 To Centrum Partners, LLC; Chicago Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 11(a), and 14 of Table A thereto. The field work was completed on February 10, 2014.
 Dated at Evanston, Ill., this _____ day of _____, A.D., 20____
 By: **PRELIMINARY 2/12/14**
 Raymond R. Hansen
 Illinois Professional Land Surveyor
 License Number 005-002842; Expiration Date 11/30/14



1571 Maple Avenue

E v a n s t o n , I l l i n o i s

26 September 2014

Centrum Partners LLC

Hirsch Associates LLC
Architecture + Planning



Project Location

Centrum Partners LLC

1571 MAPLE AVENUE
Evanston, Illinois

26 September, 2014
13041
AJM

Hirsch Associates LLC
Architecture + Planning





View From North-East

Centrum Partners LLC

1571 MAPLE AVENUE
Evanston, Illinois

26 September, 2014
13041
AJM

Hirsch Associates LLC
Architecture + Planning





Detailed View From North-East

Centrum Partners LLC

1571 MAPLE AVENUE
Evanston, Illinois

26 September, 2014
13041
AJM

Hirsch Associates LLC
Architecture + Planning





Detailed View From South-East

Centrum Partners LLC

1571 MAPLE AVENUE
Evanston, Illinois

26 September, 2014
13041
AJM

Hirsch Associates LLC
Architecture + Planning





View From North West

Centrum Partners LLC

1571 MAPLE AVENUE
Evanston, Illinois

26 September, 2014
13041
AJM

Hirsch Associates LLC
Architecture + Planning





View From West

Centrum Partners LLC

1571 MAPLE AVENUE
Evanston, Illinois

26 September, 2014
13041
AIM

Hirsch Associates LLC
Architecture + Planning





EAST ELEVATION

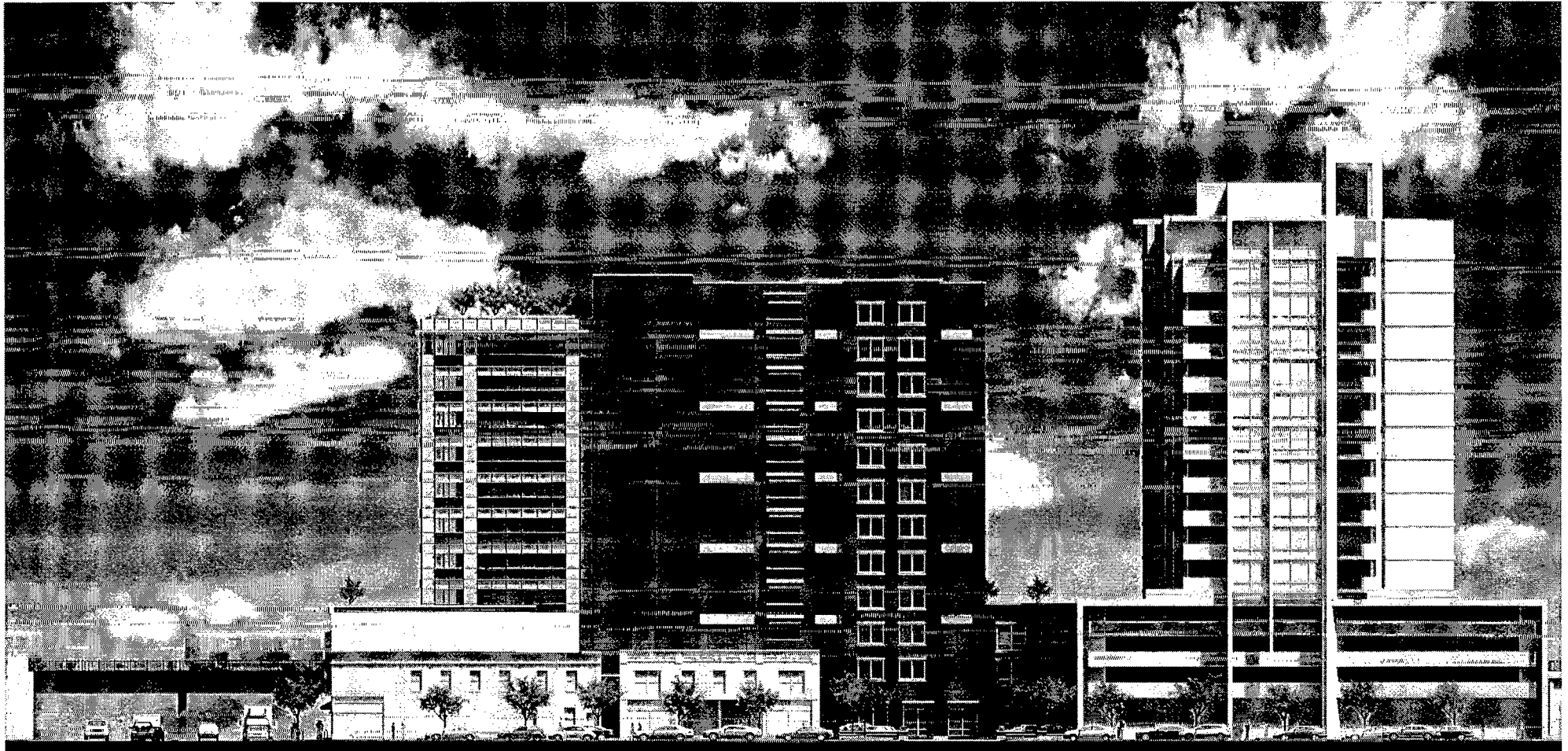
Centrum Partners LLC

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WEST ELEVATION

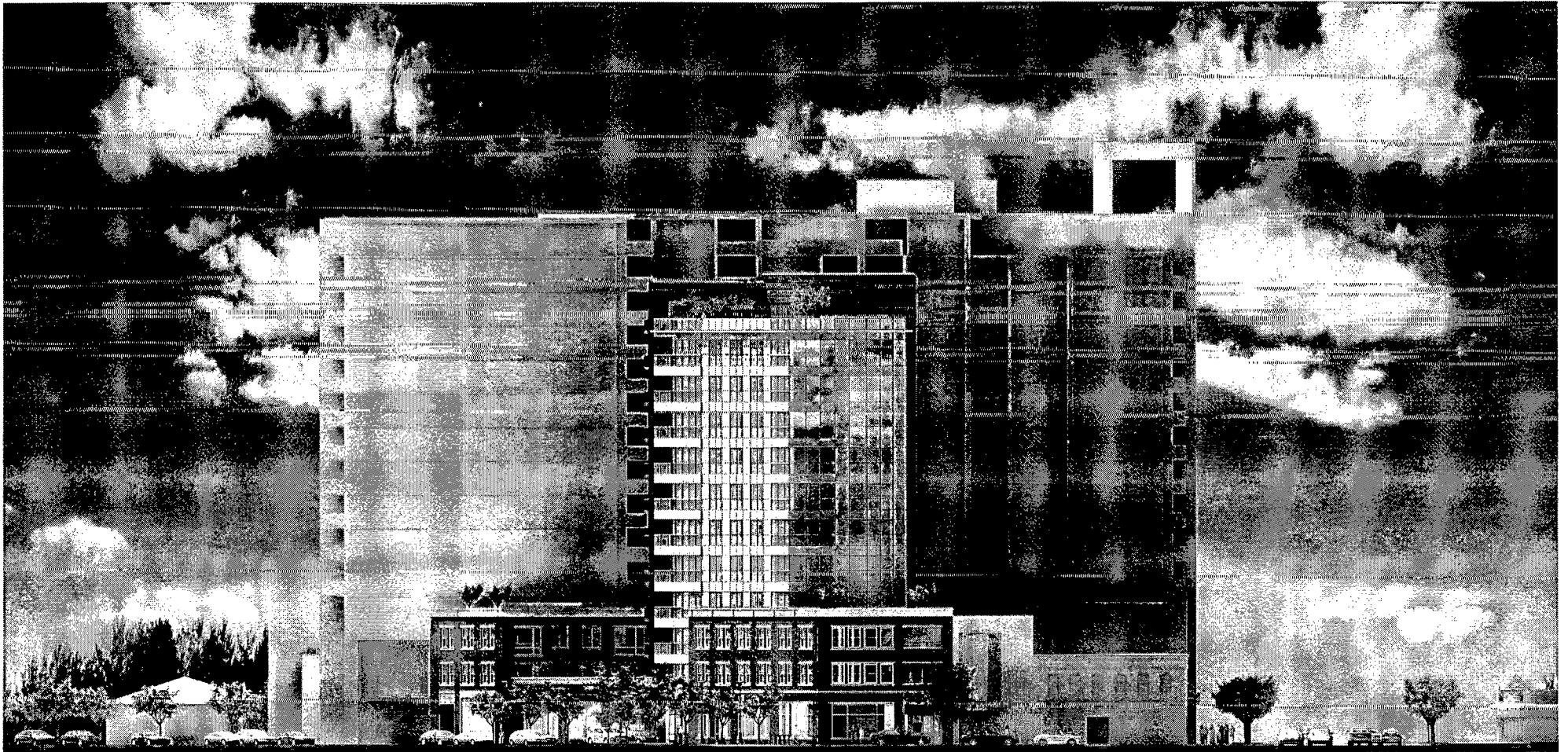
Centrum Partners LLC

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NORTH ELEVATION

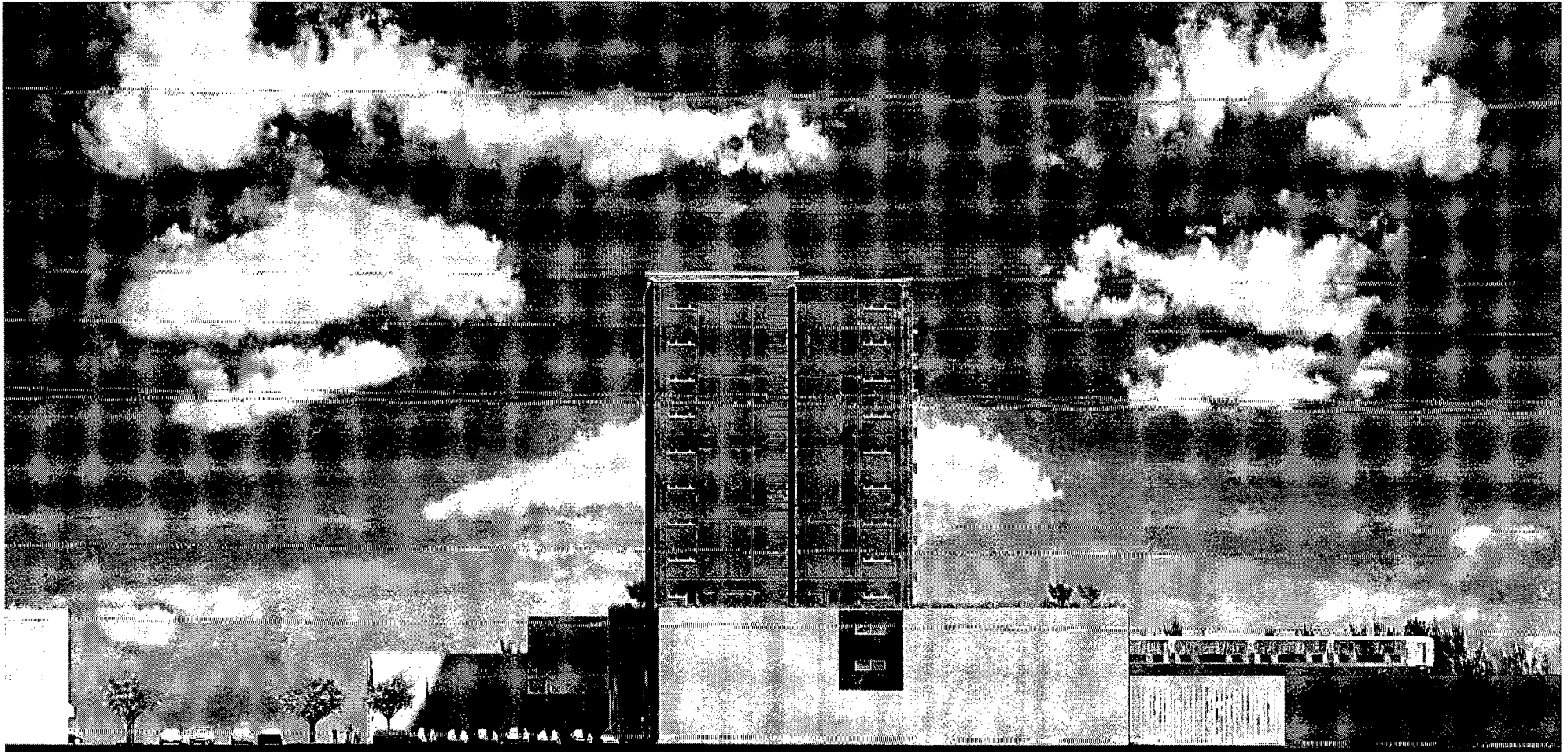
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SOUTH ELEVATION

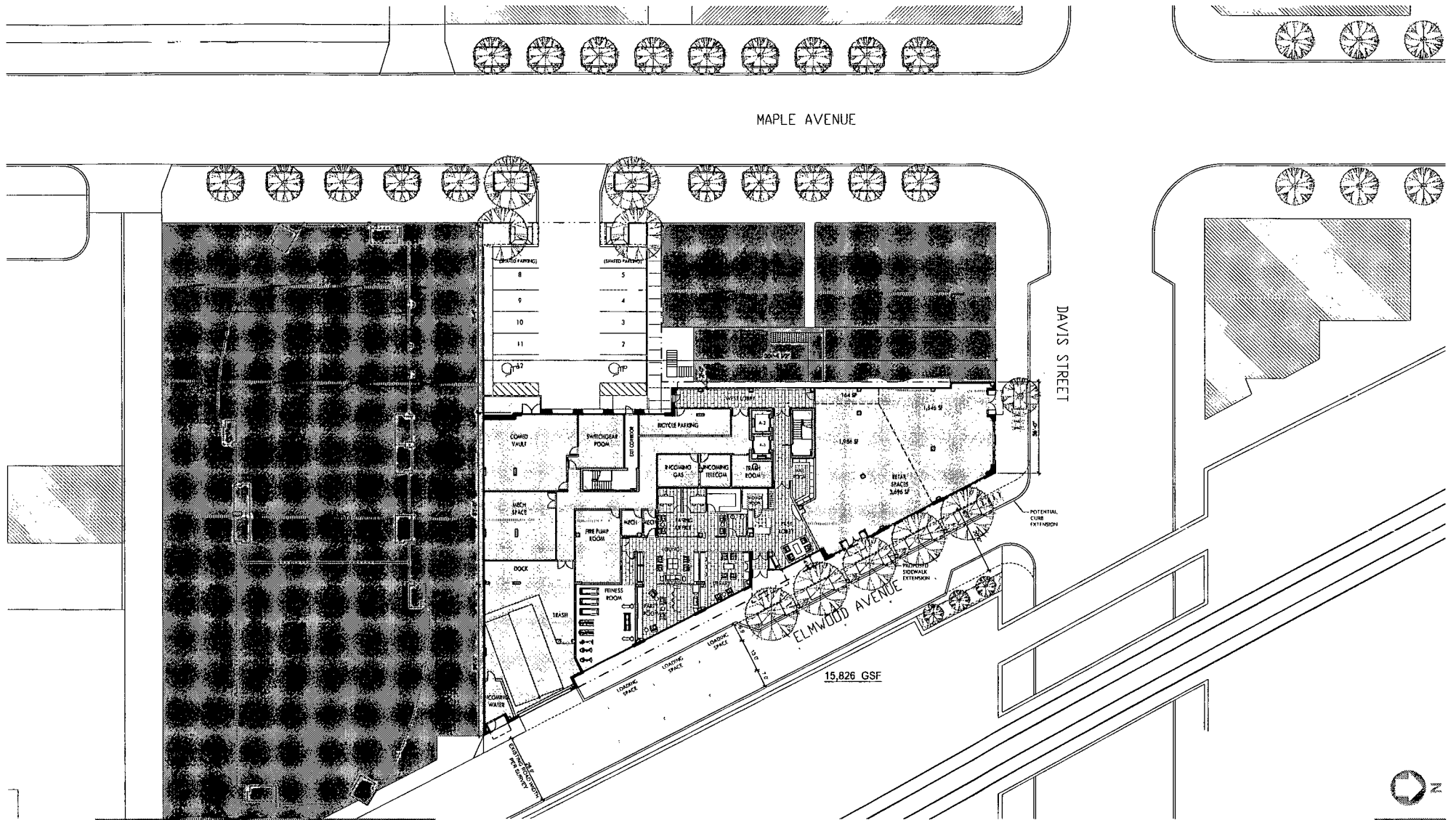
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Level 1 Overall Plan

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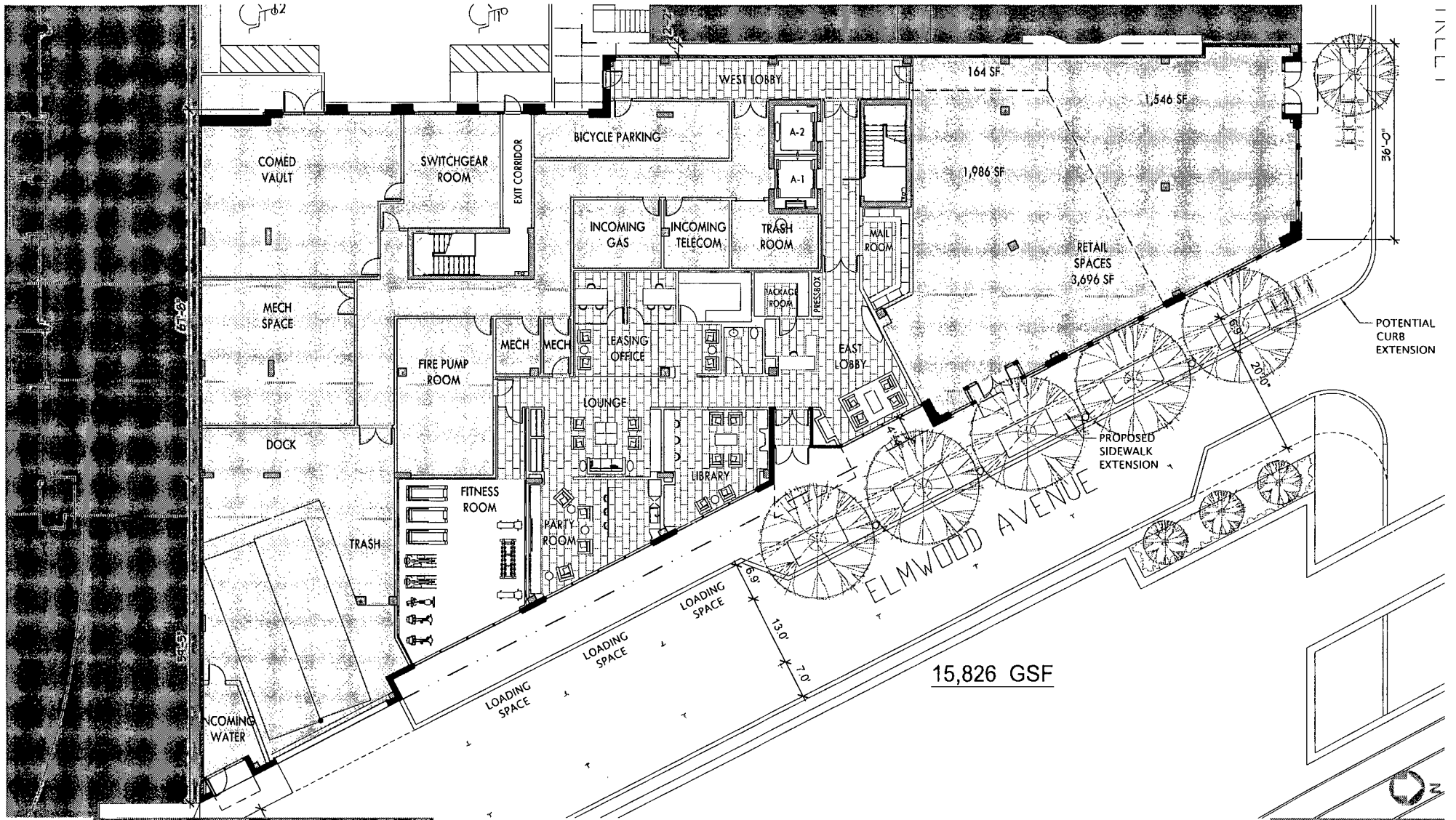
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NTS



Level 1 Floor Plan

Scale: 1/4" = 1'-0"

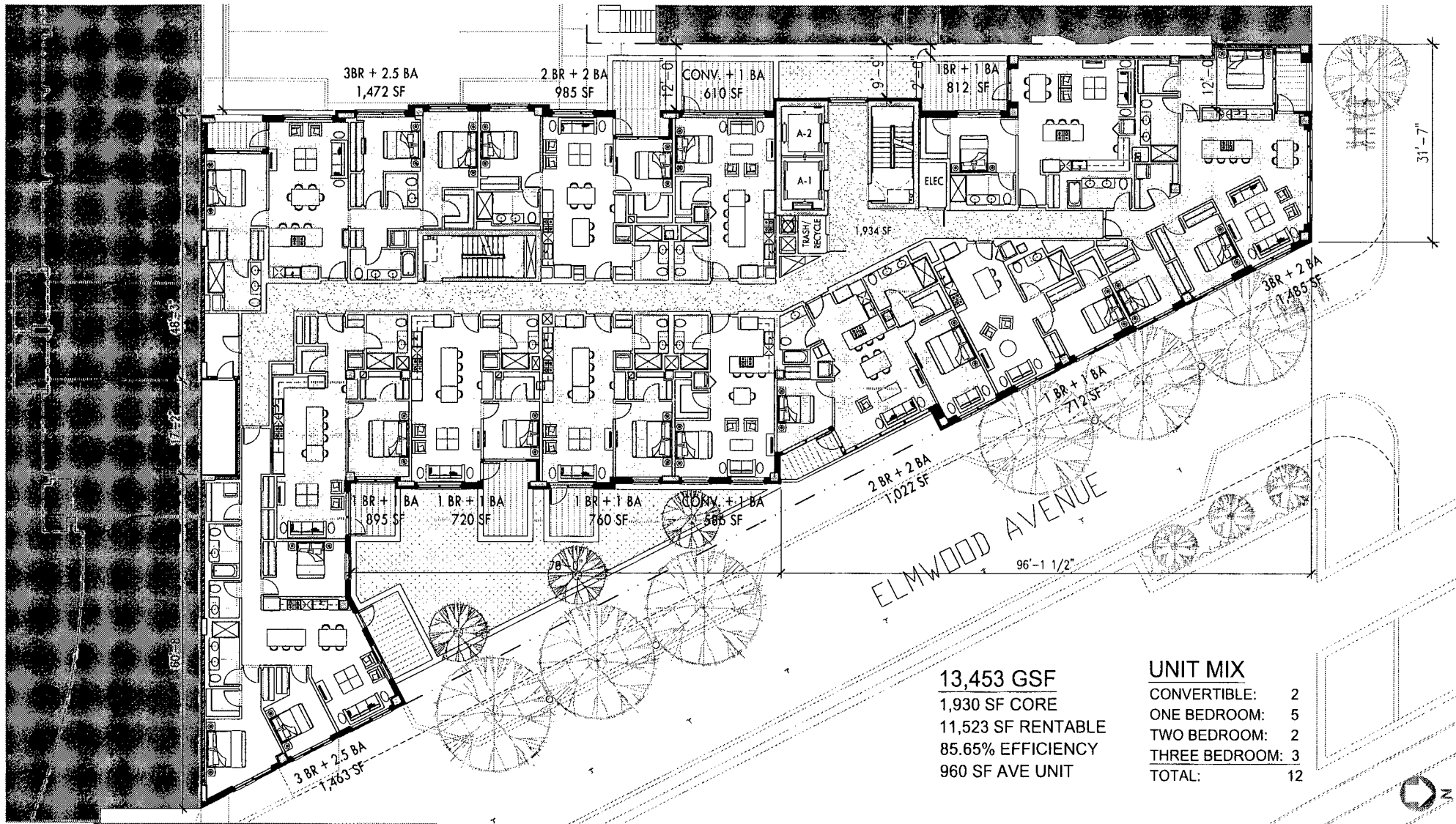
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13,453 GSF
 1,930 SF CORE
 11,523 SF RENTABLE
 85.65% EFFICIENCY
 960 SF AVE UNIT

UNIT MIX

CONVERTIBLE:	2
ONE BEDROOM:	5
TWO BEDROOM:	2
THREE BEDROOM:	3
TOTAL:	12

Scale: 1/16" = 1'-0"

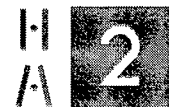
Level 2 Floor Plan

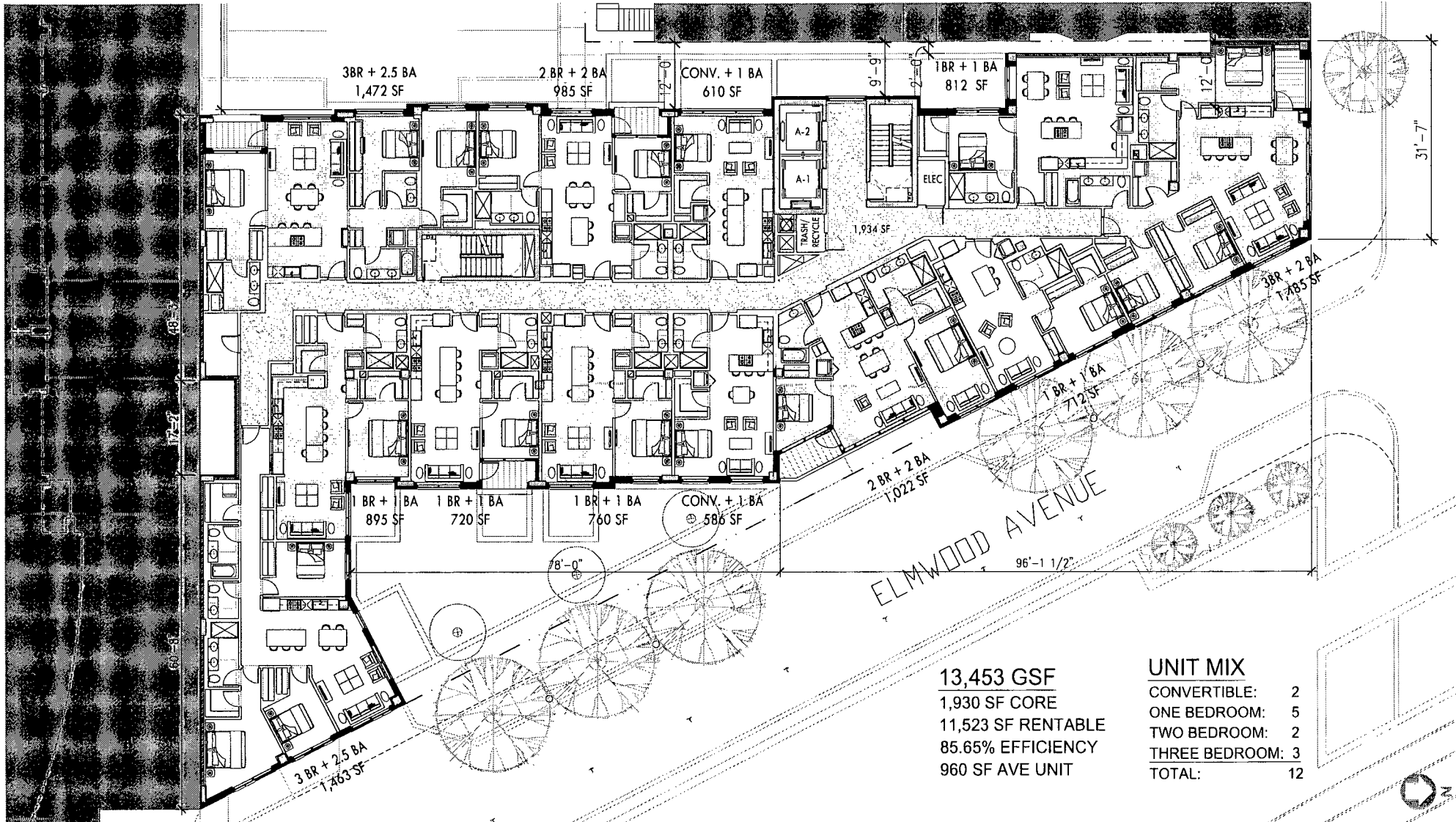
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13,453 GSF
 1,930 SF CORE
 11,523 SF RENTABLE
 85.65% EFFICIENCY
 960 SF AVE UNIT

UNIT MIX

CONVERTIBLE:	2
ONE BEDROOM:	5
TWO BEDROOM:	2
THREE BEDROOM:	3
TOTAL:	12

Scale: 1/4" = 1'-0"

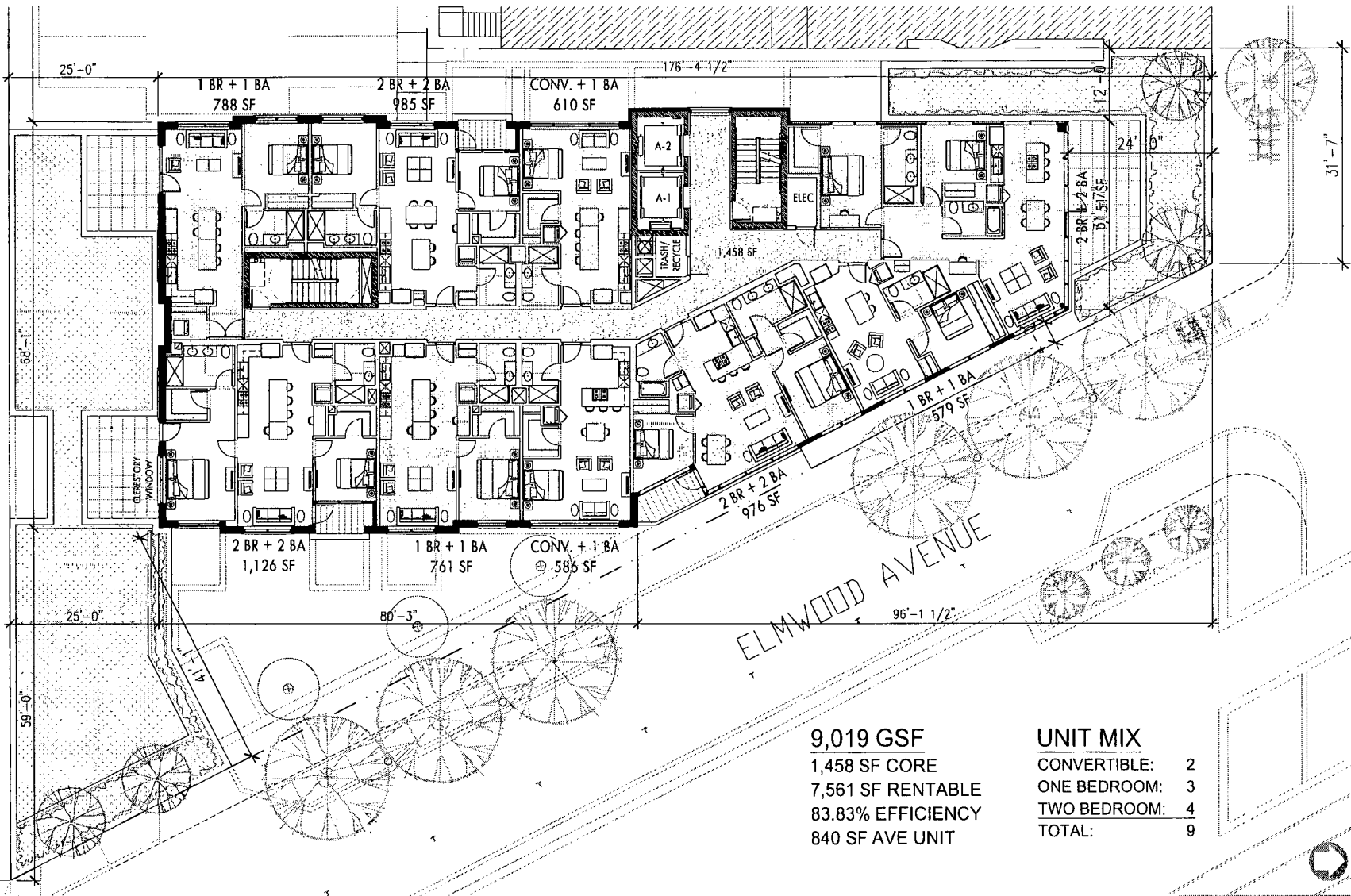
Level 3 Floor Plan

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9,019 GSF
 1,458 SF CORE
 7,561 SF RENTABLE
 83.83% EFFICIENCY
 840 SF AVE UNIT

UNIT MIX

CONVERTIBLE:	2
ONE BEDROOM:	3
TWO BEDROOM:	4
TOTAL:	9

Level 4 Floor Plan

Scale: 1/16" = 1'-0"

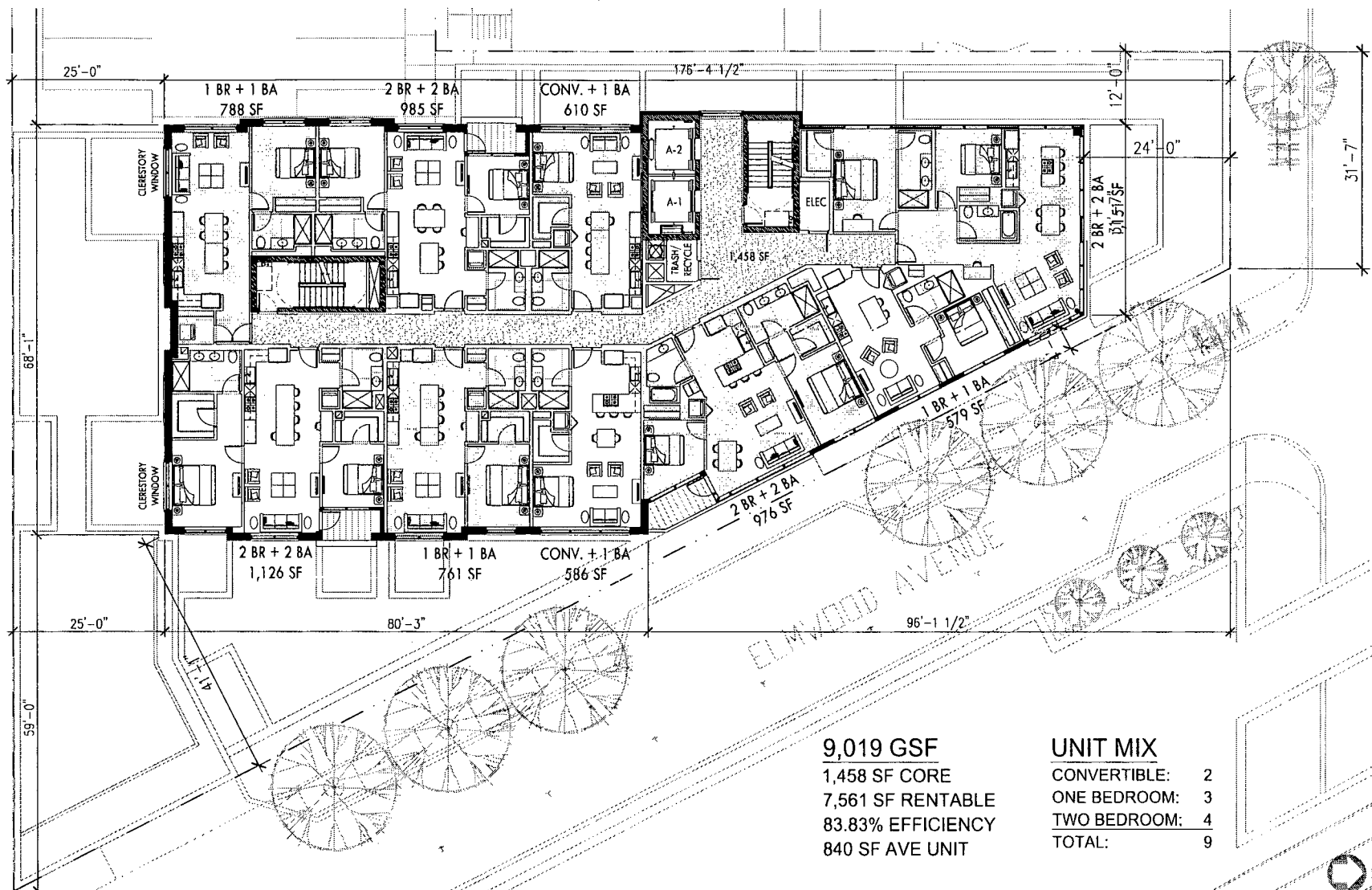
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9,019 GSF
 1,458 SF CORE
 7,561 SF RENTABLE
 83.83% EFFICIENCY
 840 SF AVE UNIT

UNIT MIX

CONVERTIBLE:	2
ONE BEDROOM:	3
TWO BEDROOM:	4
TOTAL:	9

Level 5-11 Floor Plan

Scale: 1/16" = 1'-0"

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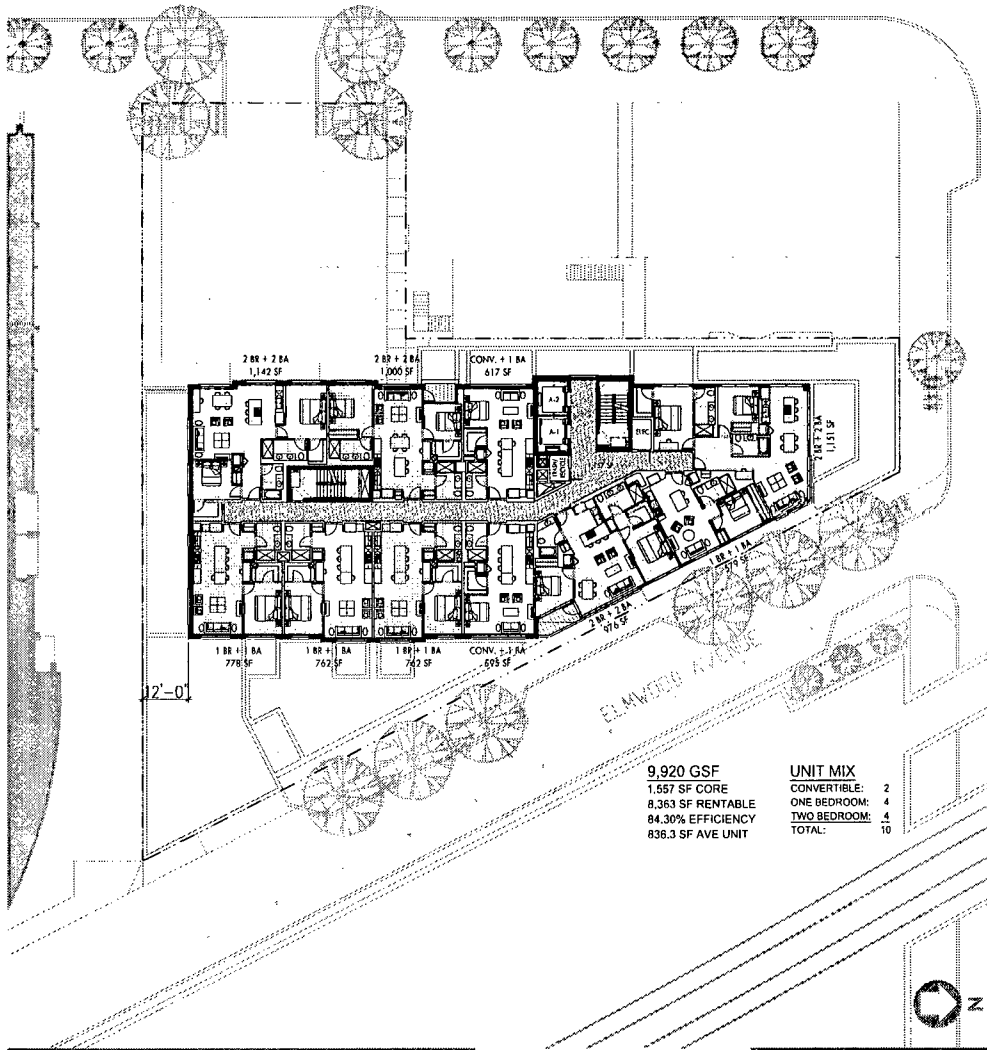
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MAPLE AVENUE

MAPLE AVENUE

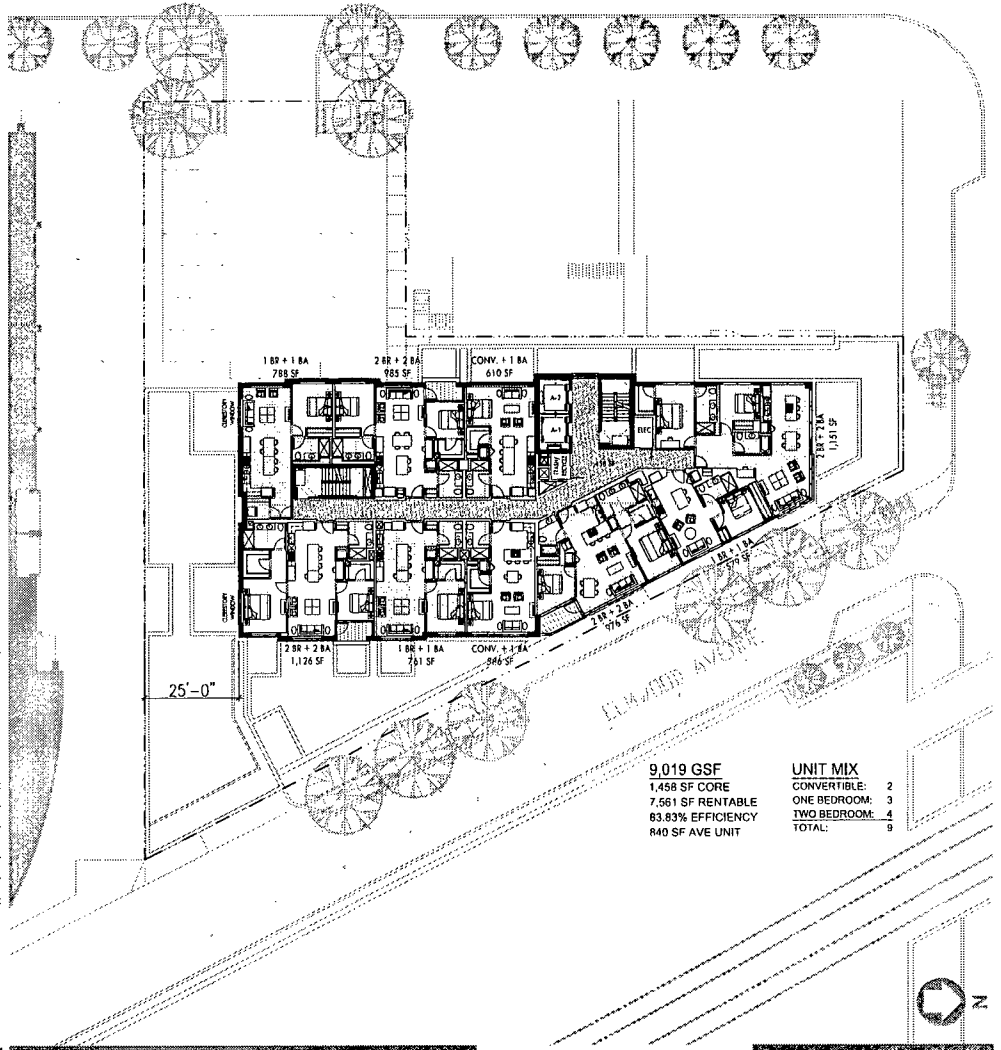


9,920 GSF
 1,557 SF CORE
 8,363 SF RENTABLE
 84.30% EFFICIENCY
 836.3 SF AVE UNIT

UNIT MIX
 CONVERTIBLE: 2
 ONE BEDROOM: 4
 TWO BEDROOM: 4
 TOTAL: 10

Levels 5-10 Floor Plan - PREVIOUS DESIGN

Scale: 1/32" = 1'-0"



9,019 GSF
 1,458 SF CORE
 7,561 SF RENTABLE
 83.83% EFFICIENCY
 840 SF AVE UNIT

UNIT MIX
 CONVERTIBLE: 2
 ONE BEDROOM: 3
 TWO BEDROOM: 4
 TOTAL: 9

Levels 5-11 Floor Plan - REVISED DESIGN

Scale: 1/32" = 1'-0"

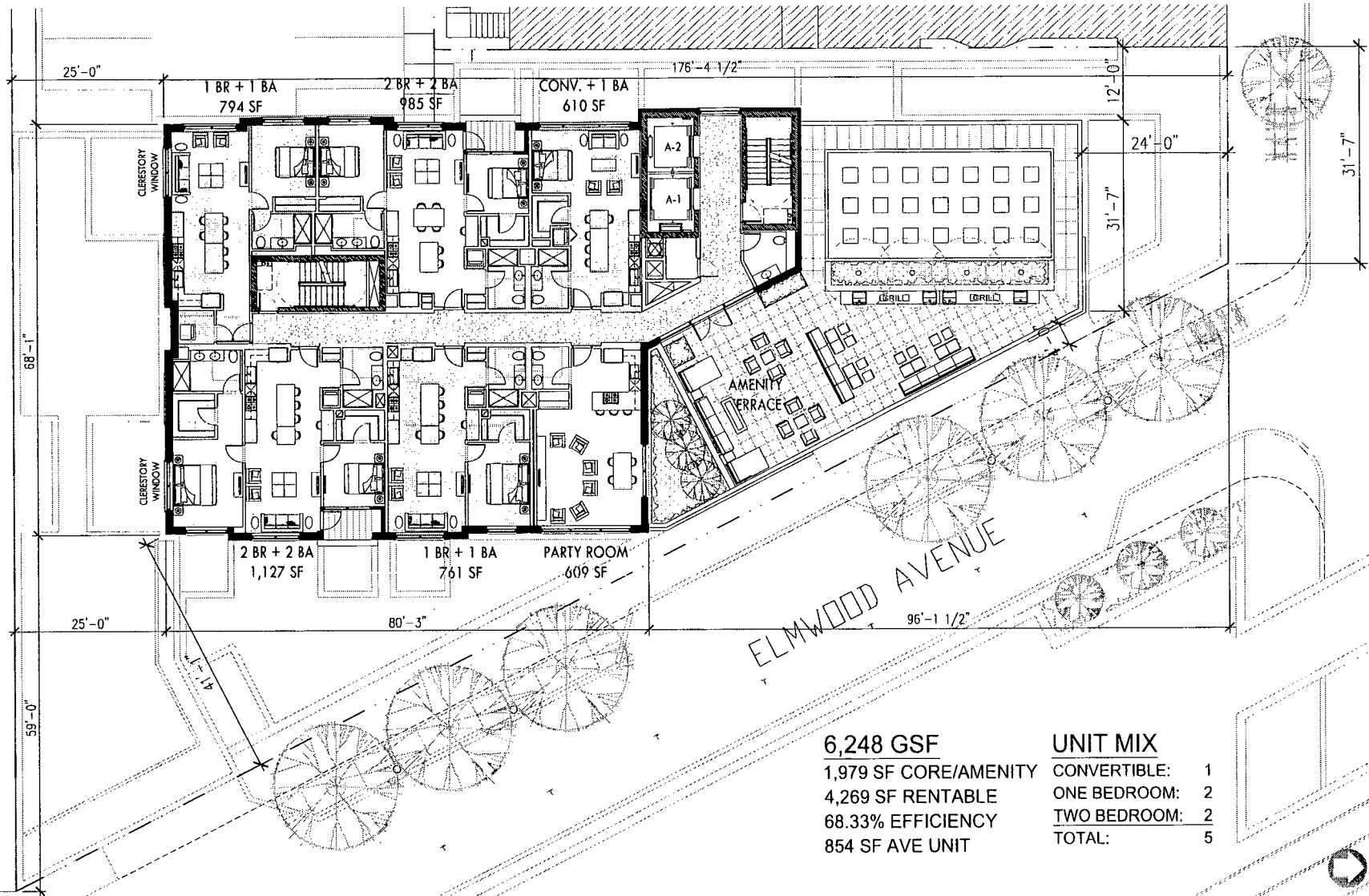
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5a



6,248 GSF
 1,979 SF CORE/AMENITY
 4,269 SF RENTABLE
 68.33% EFFICIENCY
 854 SF AVE UNIT

UNIT MIX	
CONVERTIBLE:	1
ONE BEDROOM:	2
TWO BEDROOM:	2
TOTAL:	5

Scale: 1/16" = 1'-0"

Level 12 Floor Plan

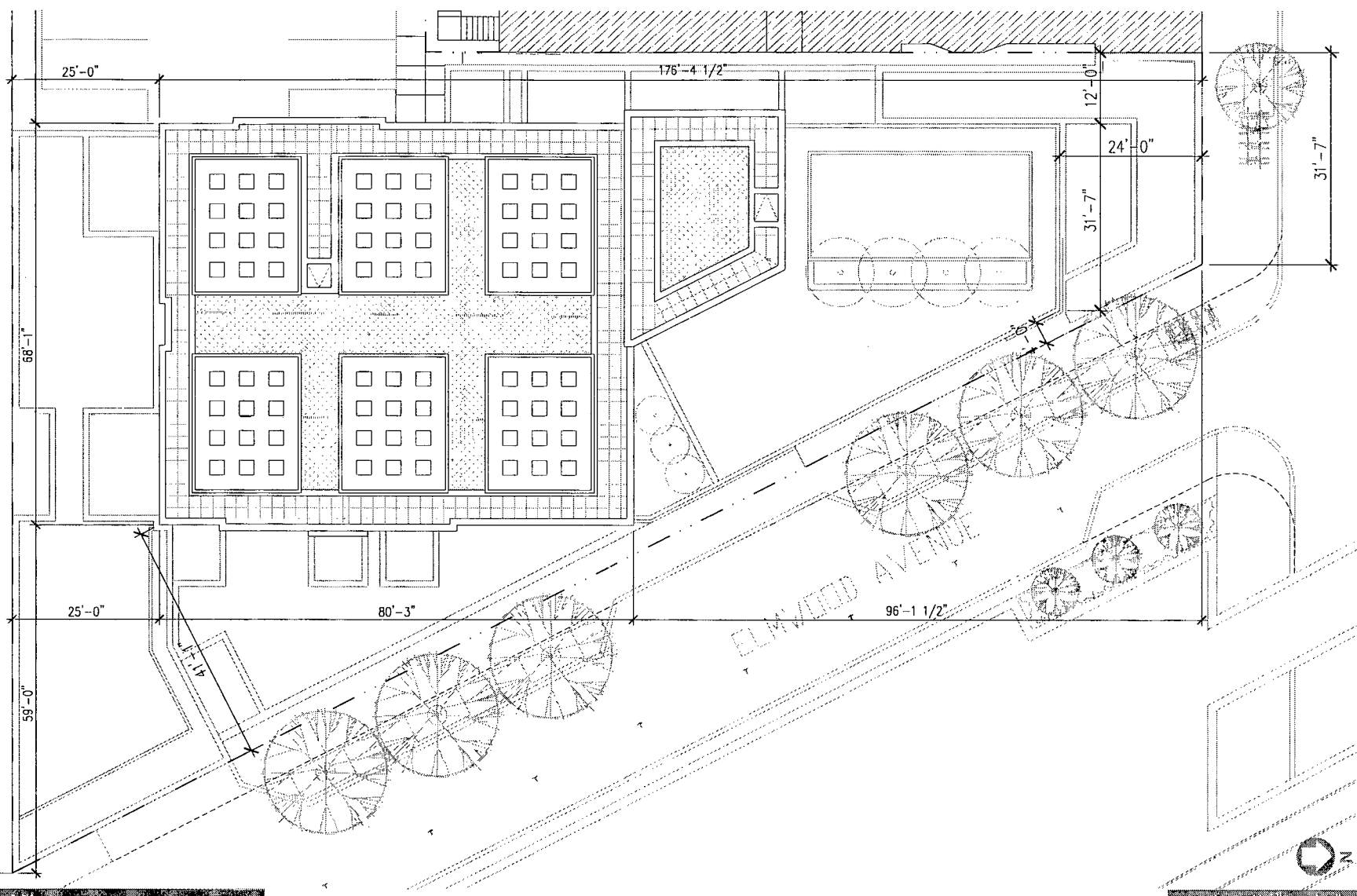
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Level 13 Roof Plan

Scale: 1/16" = 1'-0"

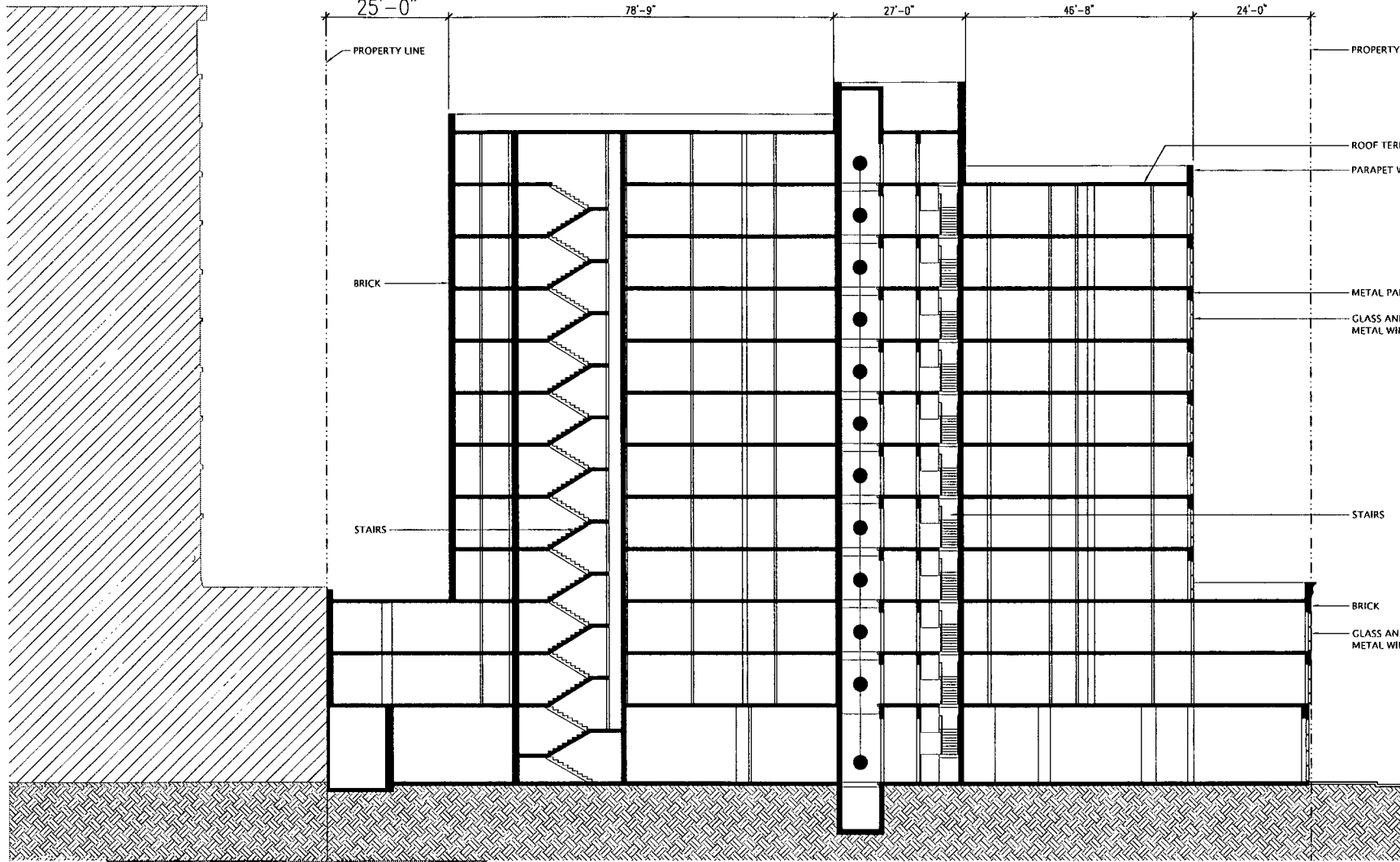
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- 10'-0" T/ PENTHOUSE EL. +143'-4"
- 10'-8" T/ SLAB ROOF EL. +133'-4"
- 10'-8" T/ SLAB LVL 12 EL. +122'-8"
- 10'-8" T/ SLAB LVL 11 EL. +112'-0"
- 10'-8" T/ SLAB LVL 10 EL. +101'-4"
- 10'-8" T/ SLAB LVL 9 EL. +90'-8"
- 10'-8" T/ SLAB LVL 8 EL. +80'-0"
- 143'-4" T/ SLAB LVL 7 EL. +69'-4"
- 10'-8" T/ SLAB LVL 6 EL. +58'-8"
- 10'-8" T/ SLAB LVL 5 EL. +48'-0"
- 10'-8" T/ SLAB LVL 4 EL. +37'-4"
- 10'-8" T/ SLAB LVL 3 EL. +26'-8"
- 10'-8" T/ SLAB LVL 2 EL. +16'-0"
- 16'-0" T/ SLAB LVL 1 EL. +0'-0"

North-South Building Section

Scale: 1" = 20'-0"

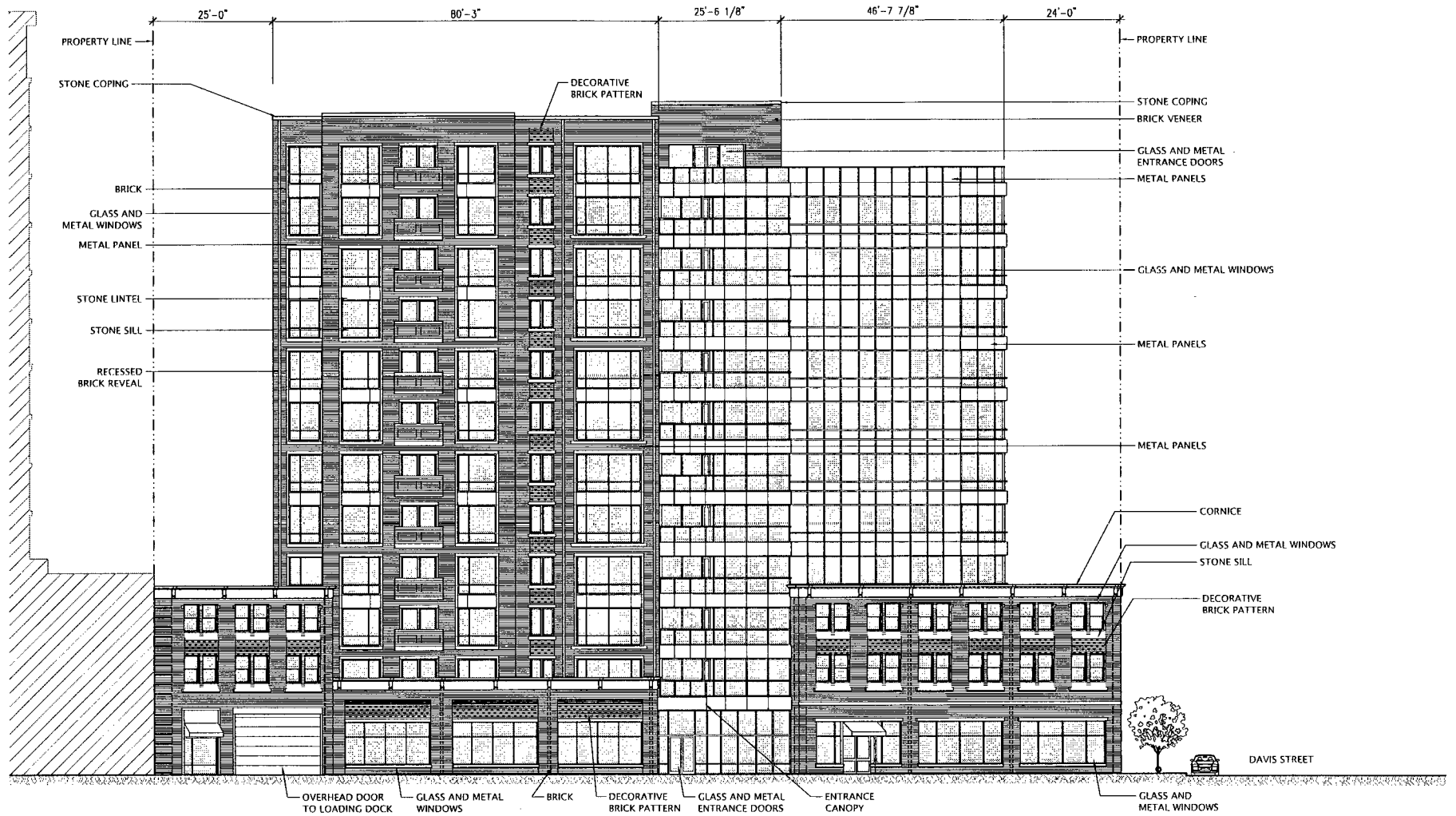
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Evanston, Illinois

26 September, 2014
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JSD/AJM

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East Elevation

Scale: 1" = 20'-0"

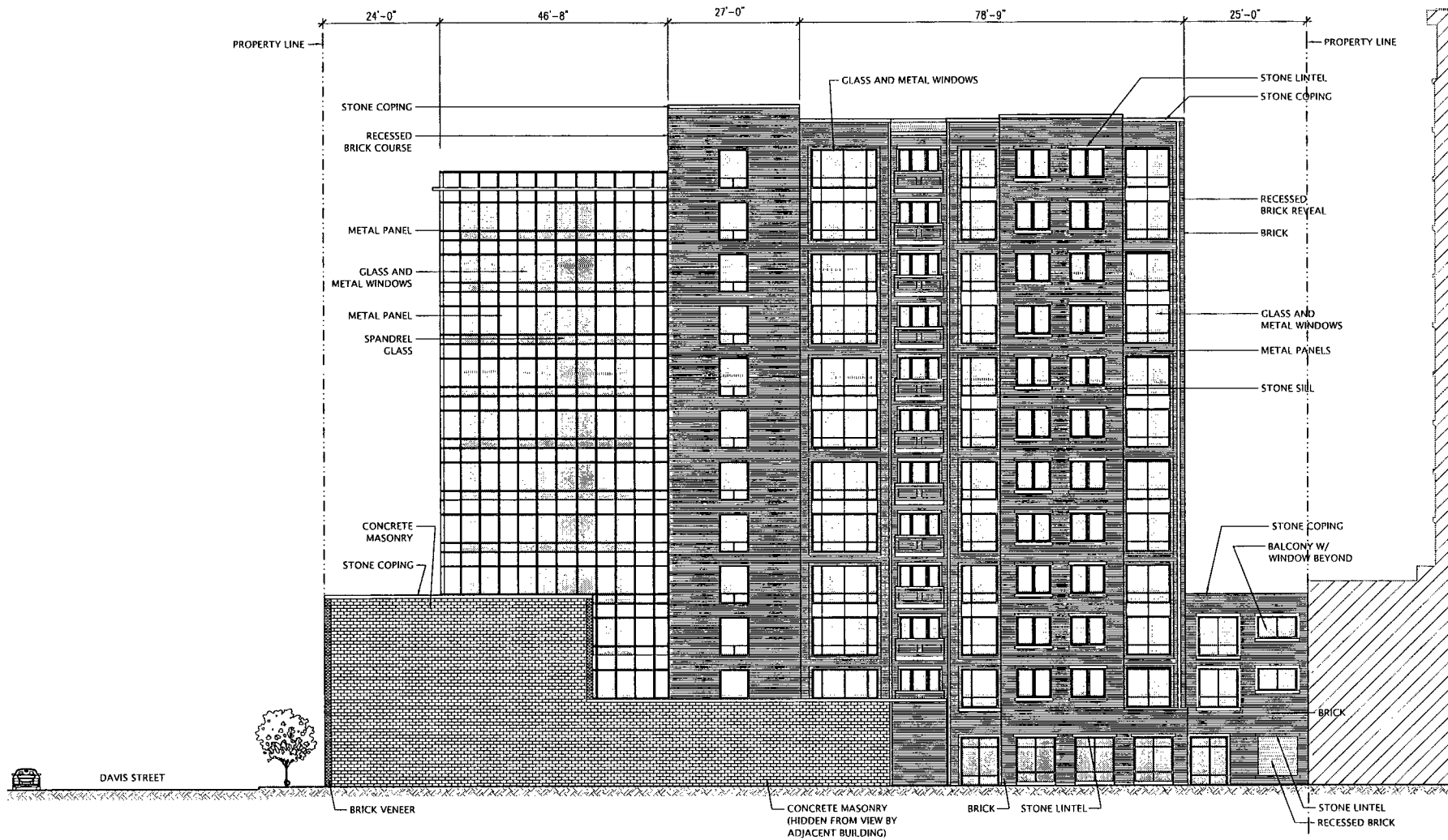
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West Elevation

Scale: 1" = 20'-0"

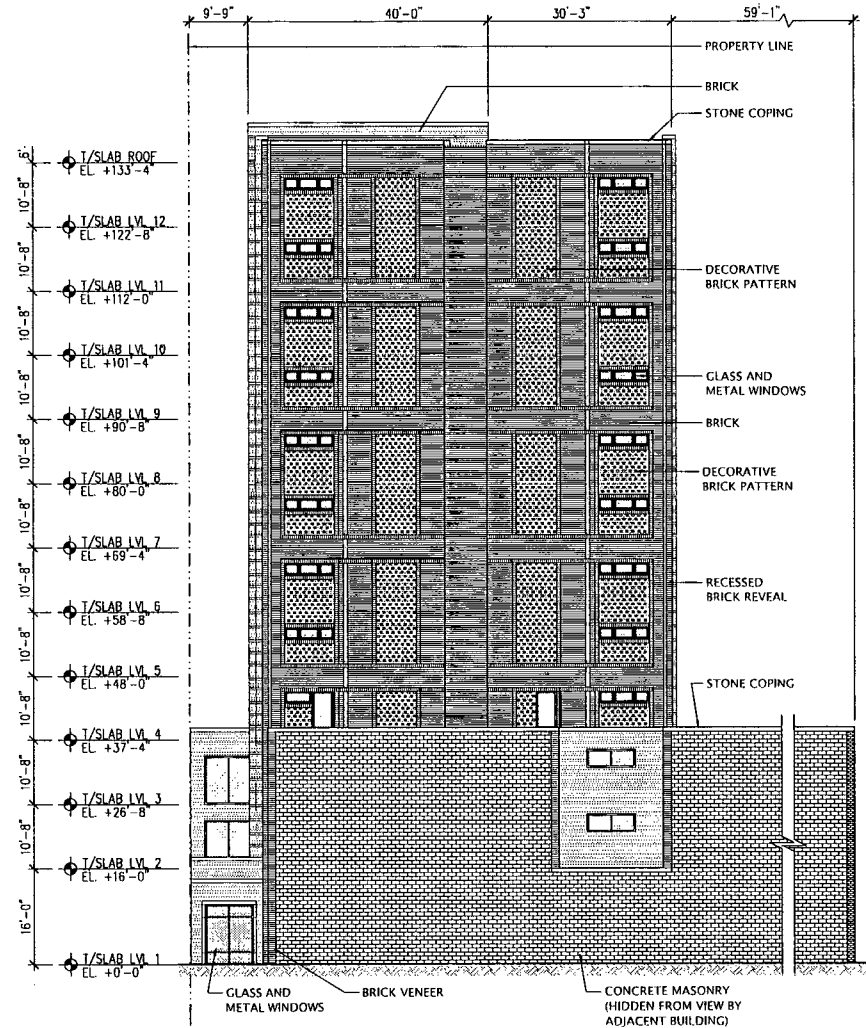
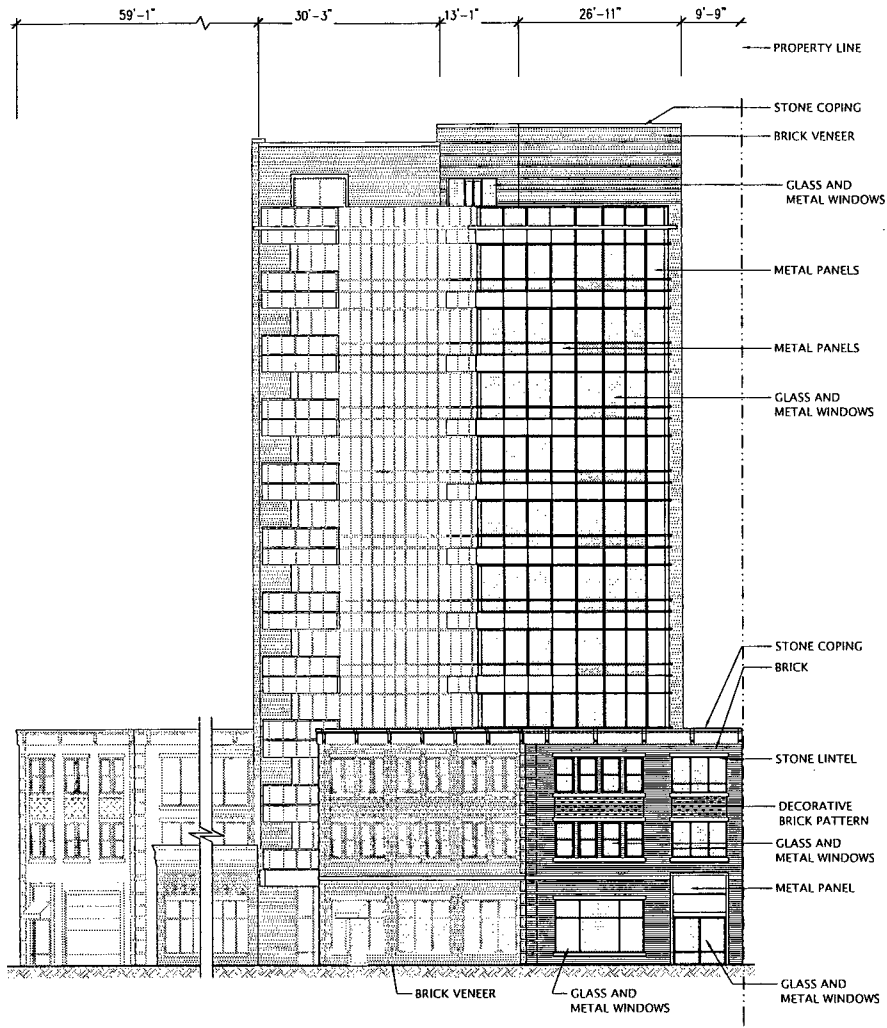
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North Elevation

South Elevation

Scale: 1" = 20'-0"

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CENTRUM PARTNERS LLC

1571 MAPLE AVENUE - 26 SEPTEMBER 2014 - AREA CHART

HIRSCH ASSOCIATES

SITE AREA: 22,112 SF		FAR PROPOSED: 4.85		FAR USED: 4.79		105,956 SF		PER CITY OF EVANSTON ZONING ANALYSIS APPLICATION, SECTION 10.		APARTMENT TYPES					TOTAL								
FLR #	USE	ELEVATION ABOVE LOBBY	FLR/FLR	# OF UNITS	GROSS ENCLOSED	EXCLUDED AREA				FAR GSF	APART AREA	RETAIL COMM.	CORE/ LOBBY B.O.H AMENITY	EFFIC.	UNIT AVE.	PARKING SPACES (ON SITE)	PARKING SPACES (OFF SITE)	CONV	1 BR	2 BR	3 BR	TOTAL	
						PARKING/LOADING	HALLWAYS/ELEV/STAIRS/LOBBY	MECHANICAL/ACCESSORY	TOTAL									+ 1 BA	+ 1 BA	+ 2 BA	+ 2 BA / 2.5 BA		
	UPPER ROOF	143' - 4"																					
	ROOF	EL.+ 133' - 4"	10' - 0"		0 SF	0 SF	0 SF	0 SF	0 SF	0 SF													
12	APARTMENTS/ ROOF	EL.+ 122' - 8"	10' - 8"	5	6,248 SF	0 SF	423 SF	136 SF	559 SF	5,689 SF	4,269 SF	1,979 SF	68.33%	854 SF			1	2	2		5		
11	APARTMENTS	EL.+ 112' - 0"	10' - 8"	9	9,019 SF	0 SF	423 SF	213 SF	636 SF	8,383 SF	7,561 SF	1,458 SF	83.83%	840 SF			2	3	4		9		
10	APARTMENTS	EL.+ 101' - 4"	10' - 8"	9	9,019 SF	0 SF	423 SF	213 SF	636 SF	8,383 SF	7,561 SF	1,458 SF	83.83%	840 SF			2	3	4		9		
9	APARTMENTS	EL.+ 90' - 8"	10' - 8"	9	9,019 SF	0 SF	423 SF	213 SF	636 SF	8,383 SF	7,561 SF	1,458 SF	83.83%	840 SF			2	3	4		9		
8	APARTMENTS	EL.+ 80' - 0"	10' - 8"	9	9,019 SF	0 SF	423 SF	213 SF	636 SF	8,383 SF	7,561 SF	1,458 SF	83.83%	840 SF			2	3	4		9		
7	APARTMENTS	EL.+ 69' - 4"	10' - 8"	9	9,019 SF	0 SF	423 SF	213 SF	636 SF	8,383 SF	7,561 SF	1,458 SF	83.83%	840 SF			2	3	4		9		
6	APARTMENTS	EL.+ 58' - 8"	10' - 8"	9	9,019 SF	0 SF	423 SF	213 SF	636 SF	8,383 SF	7,561 SF	1,458 SF	83.83%	840 SF			2	3	4		9		
5	APARTMENTS	EL.+ 48' - 0"	10' - 8"	9	9,019 SF	0 SF	423 SF	213 SF	636 SF	8,383 SF	7,561 SF	1,458 SF	83.83%	840 SF			2	3	4		9		
4	APARTMENTS	EL.+ 37' - 4"	10' - 8"	9	9,019 SF	0 SF	423 SF	213 SF	636 SF	8,383 SF	7,561 SF	1,458 SF	83.83%	840 SF			2	3	4		9		
3	APARTMENTS	EL.+ 26' - 8"	10' - 8"	12	13,453 SF	0 SF	423 SF	302 SF	725 SF	12,728 SF	11,523 SF	1,930 SF	85.65%	960 SF			2	5	2	3	12		
2	APARTMENTS	EL.+ 16' - 0"	10' - 8"	12	13,453 SF	0 SF	423 SF	302 SF	725 SF	12,728 SF	11,523 SF	1,930 SF	85.65%	960 SF			2	5	2	3	12		
1	LOBBY/COMMERCIAL	EL.+ 0' - 0"	16' - 0"	0	15,864 SF	2,338 SF	1,993 SF	3,786 SF	8,117 SF	7,747 SF	0 SF	3,702 SF	4,045 SF			13	101						
					101	121,170 SF	2,338 SF	6,646 SF	6,230 SF	15,214 SF	105,956 SF	87,803 SF	3,696 SF	21,548 SF	75.51%			21	36	38	6	101	
															20.79%	35.64%	37.62%	5.94%	100.0%				

AREA CHART

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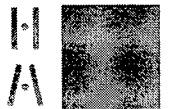
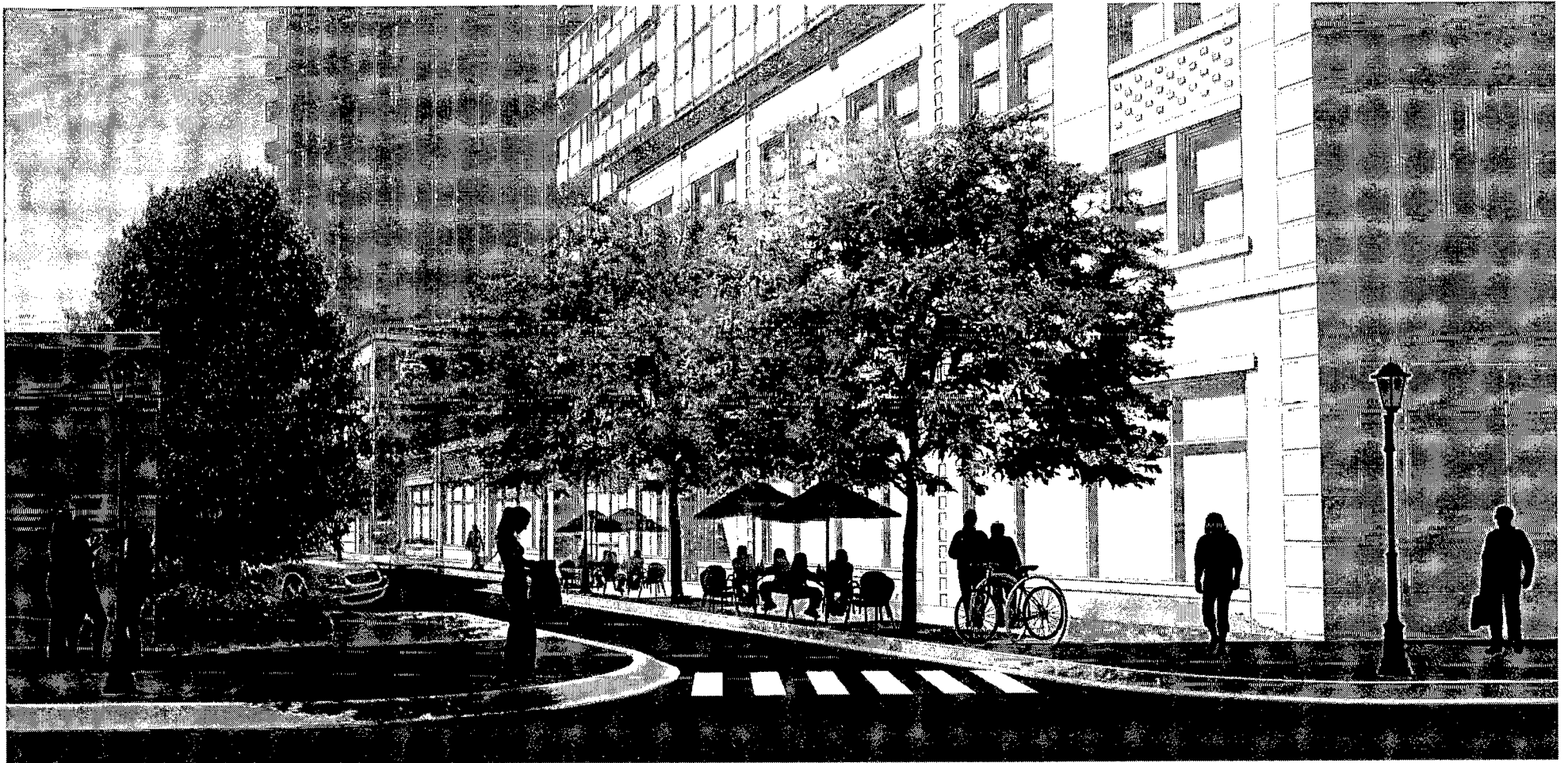


EXHIBIT C

Landscape Plans



Perspective View - Elmwood Avenue

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Evanston, Illinois

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13041

WOLFF LANDSCAPE ARCHITECTURE

1001



Perspective View - Parking Entrance

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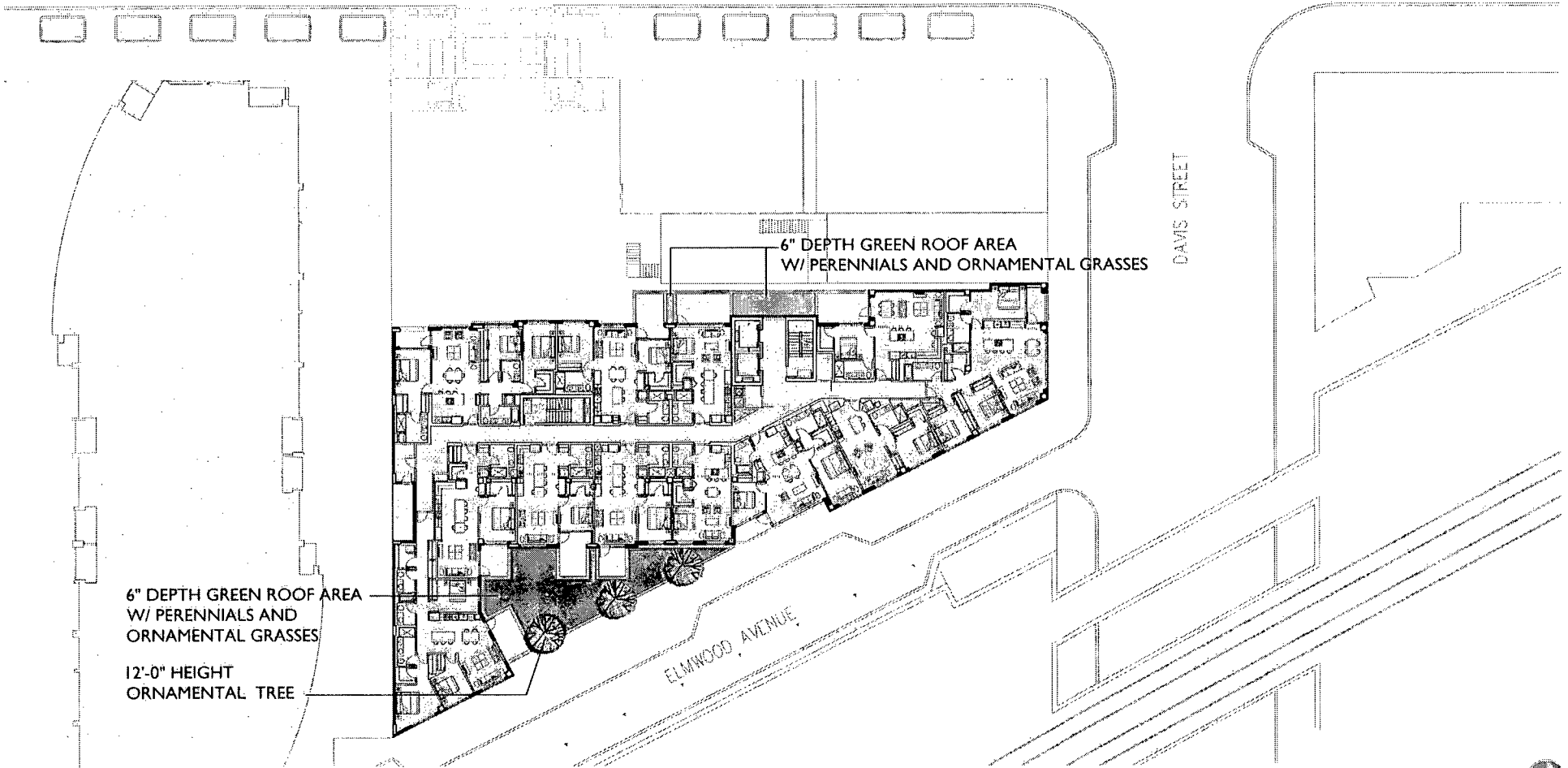
1571 MAPLE AVENUE
Evanston, Illinois

26 September, 2014
1.3021

WOLFF LANDSCAPE ARCHITECTURE

L002

MAPLE AVENUE AVENUE



6" DEPTH GREEN ROOF AREA
W/ PERENNIALS AND
ORNAMENTAL GRASSES

12'-0" HEIGHT
ORNAMENTAL TREE

6" DEPTH GREEN ROOF AREA
W/ PERENNIALS AND ORNAMENTAL GRASSES

ELMWOOD AVENUE

DAVIS STREET

2nd Floor Landscape Plan

Scale: 1" = 30'-0"

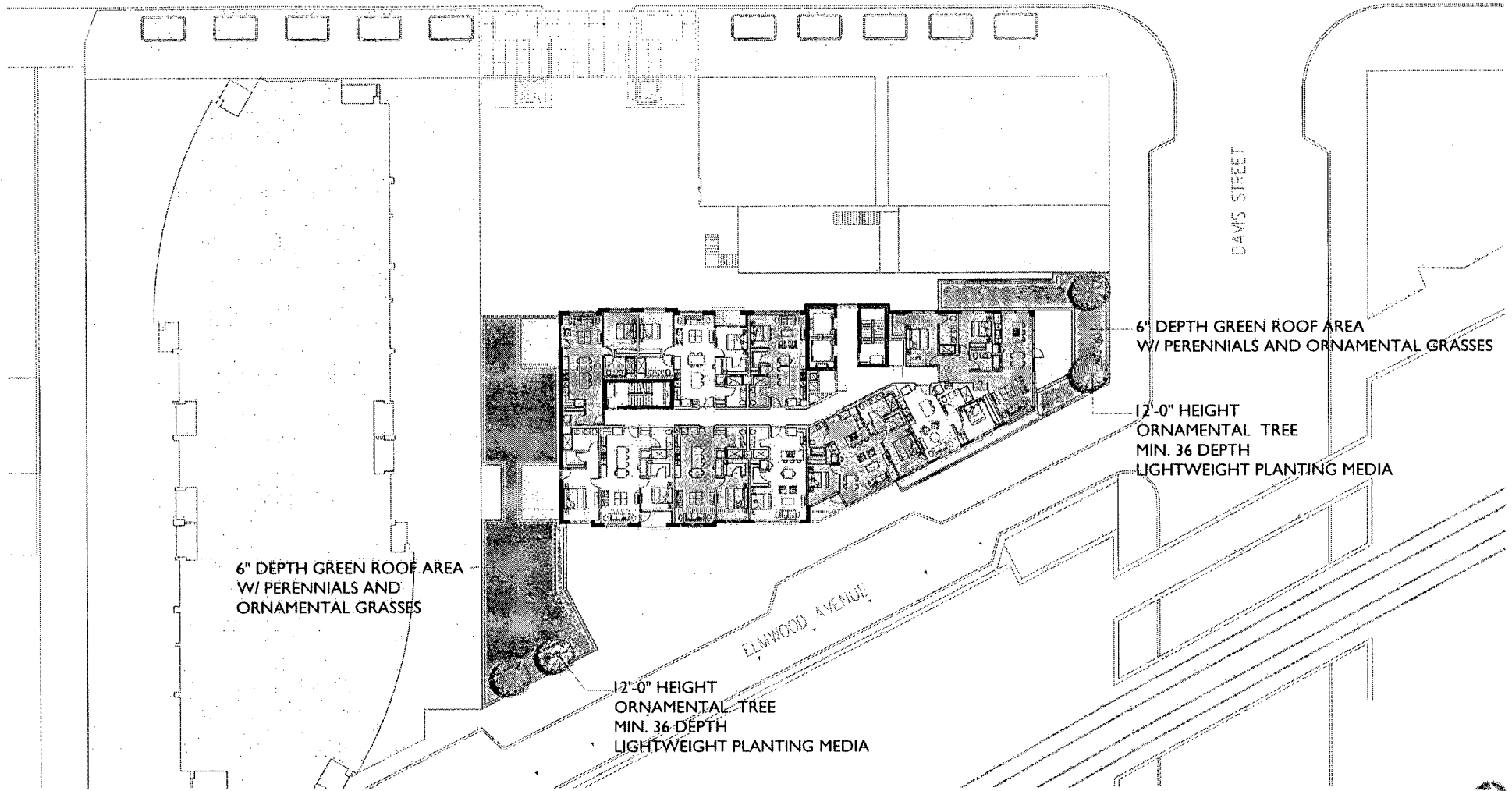
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WOLFF LANDSCAPE ARCHITECTURE

L102



4th Floor Landscape Plan

Scale: 1" = 30'-0"

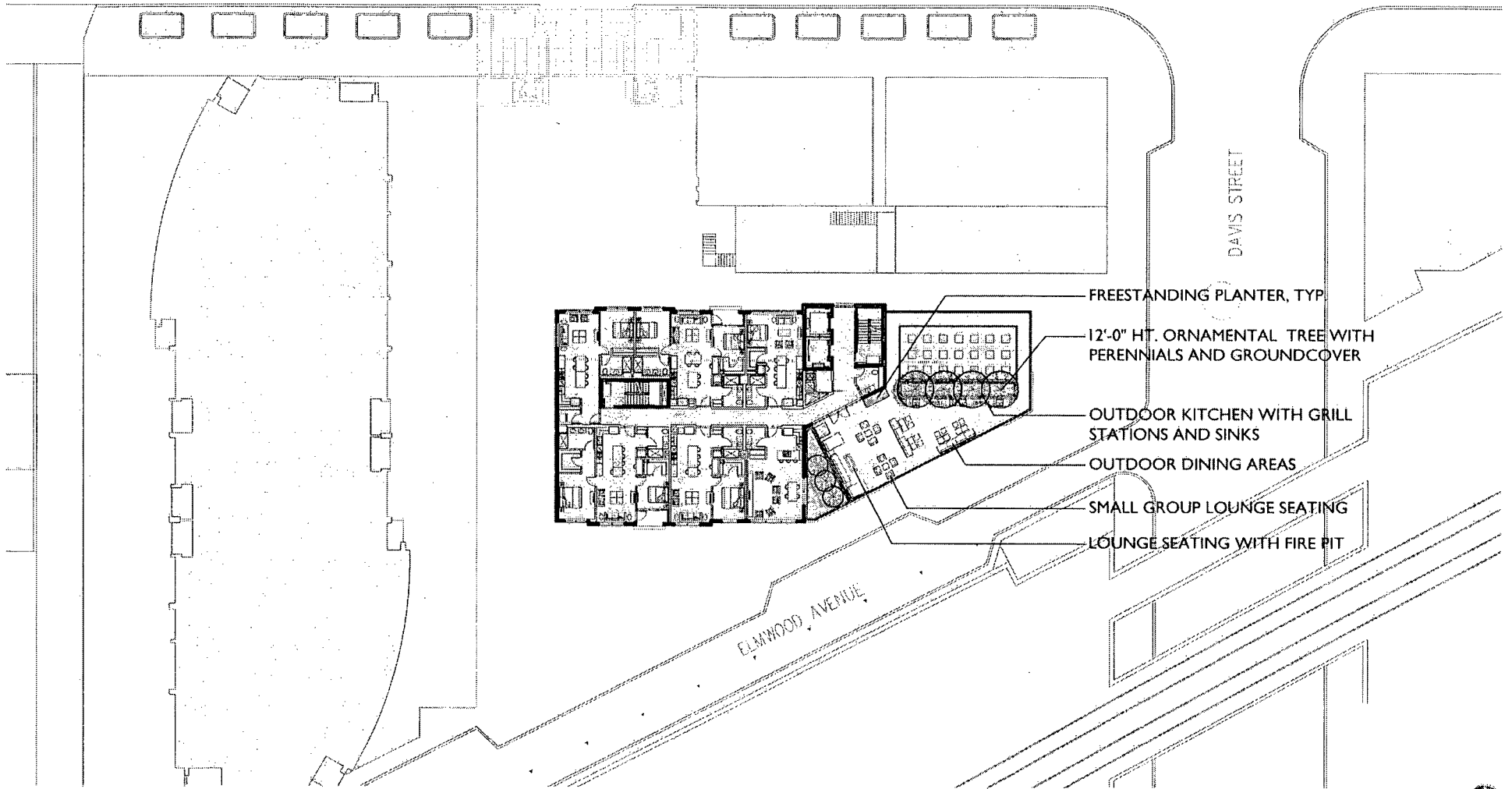
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WOLFF LANDSCAPE ARCHITECTURE

L103



FREESTANDING PLANTER, TYP

12'-0" HT. ORNAMENTAL TREE WITH PERENNIALS AND GROUNDCOVER

OUTDOOR KITCHEN WITH GRILL STATIONS AND SINKS

OUTDOOR DINING AREAS

SMALL GROUP LOUNGE SEATING

LOUNGE SEATING WITH FIRE PIT

DAVIS STREET

ELWOOD AVENUE



11th Floor Landscape Plan

Scale: 1" = 30'-0"

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1571 MAPLE AVENUE

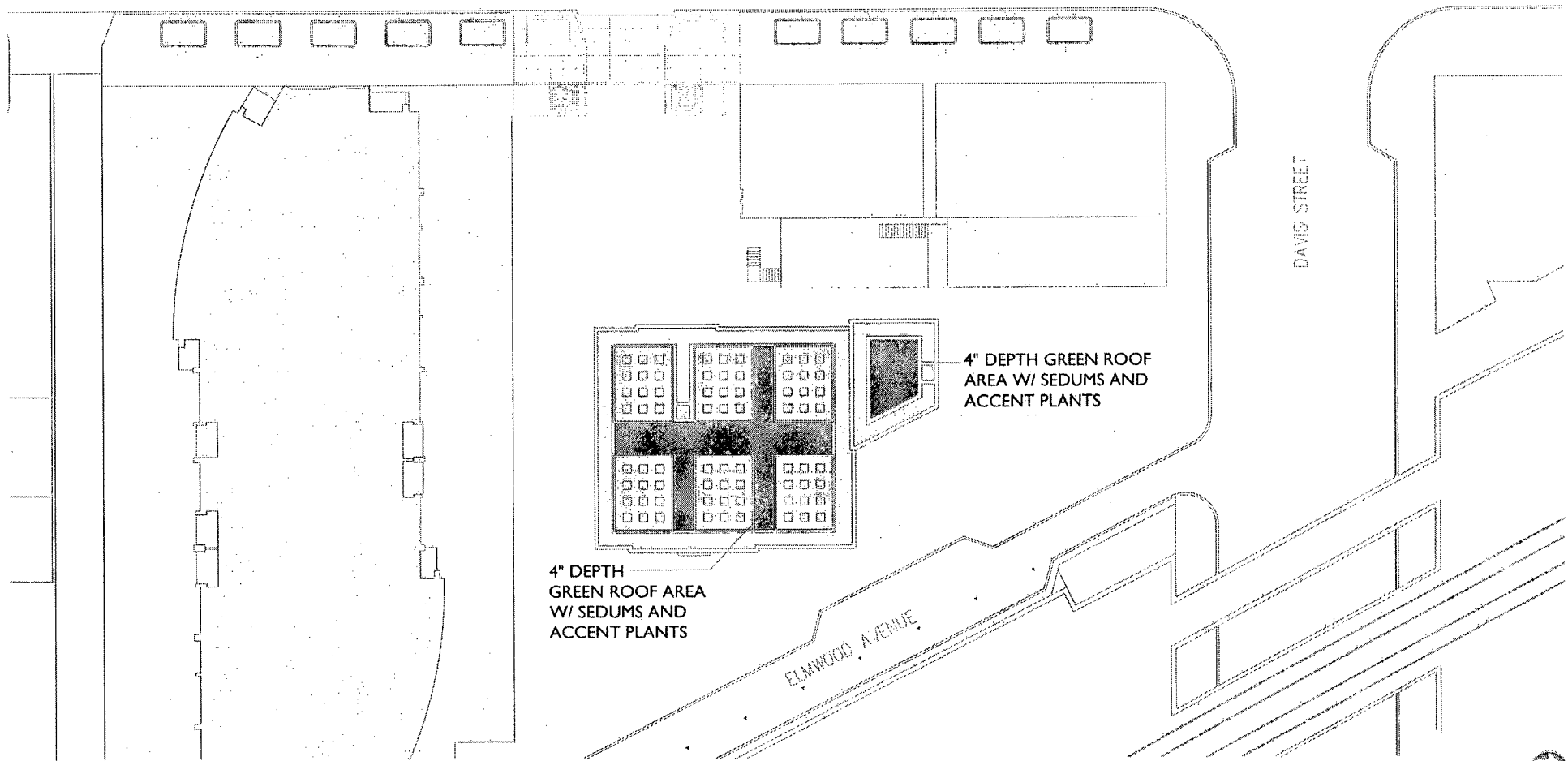
Evanston, Illinois

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WOLFF LANDSCAPE ARCHITECTURE

L104

MAPLE AVENUE AVENUE



12th Floor Landscape Plan

Scale: 1" = 50'-0"

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Evanston, Illinois

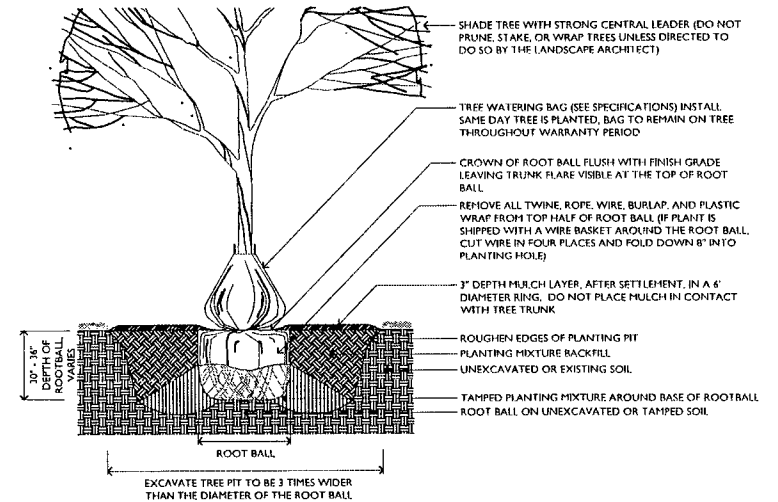
26 September, 2014
13021

WOLFF LANDSCAPE ARCHITECTURE

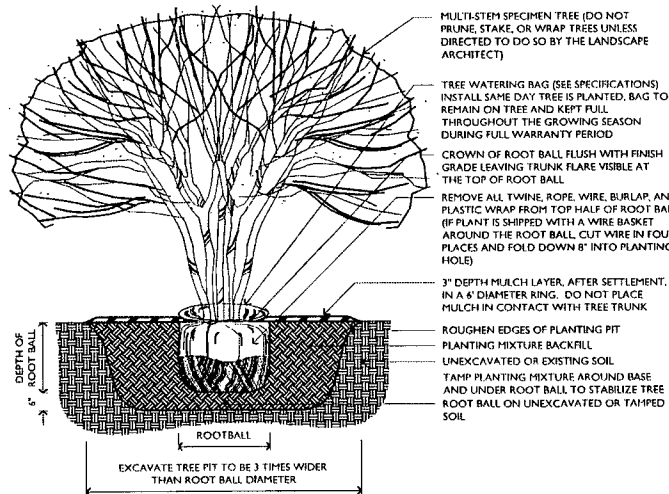
L105

PLANTING PALETTE

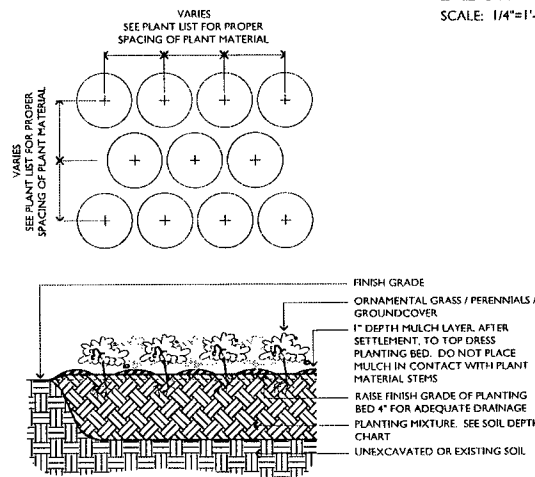
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	PCC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	8	4"	-	-	B&B	
SHRUBS	DS	DIERVILLA SESSILIFOLIA	SOUTHERN BUSH HONEYSUCKLE	-	-	-	-	#5	4'-0" ON CENTER
	ICSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	-	-	-	-	#5	4'-0" ON CENTER
	JHP	JUNIPERUS HORIZONTALIS	ANDORRA COMPACT JUNIPER	-	-	-	-	#5	3'-0" ON CENTER
	POS	PHYSCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	-	-	-	-	#5	4'-0" ON CENTER
	RAE	RYBES ALPINUM	ALPINE CURRIANT	-	-	-	-	#5	3'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	-	-	#5	3'-0" ON CENTER
	RKCO	ROSA X 'PINK KNOCK OUT'	PINK KNOCKOUT ROSE	-	-	-	-	#3	3'-0" ON CENTER
	RKCO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	-	-	-	-	#3	3'-0" ON CENTER
	SBG	SPREIA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPREIA	-	-	-	-	#3	3'-0" ON CENTER
	THW	TAXUS X MEDIA 'WARDII'	WARDS YEW	-	-	-	-	B&B	3'-0" ON CENTER
GRASSES	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	-	-	-	-	#3	2'-0" ON CENTER
	MSP	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	-	-	-	-	#3	3'-0" ON CENTER
	PVS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	-	-	-	-	#1	2'-0" ON CENTER
	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	-	-	-	-	#1	2'-0" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	-	-	-	-	#1	1'-6" ON CENTER
	EFC	EUPHYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTER CREEPER	-	-	-	-	QT	1'-0" ON CENTER
PERENNIALS / GROUNDCOVER	EFM	ECHINACEA PURPUREA 'THAGNUS'	MAGNUS PURPLE CONEFLOWER	-	-	-	-	#1	1'-6" ON CENTER
	HSM	HEMEROCALLIS SPECIES MIX	DAYLILY	-	-	-	-	#1	1'-6" ON CENTER
	NF	NEPETA X FAASSENII	CATMINT	-	-	-	-	#1	1'-6" ON CENTER
	PQ	PARATHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	-	-	-	-	#1	3'-0" ON CENTER



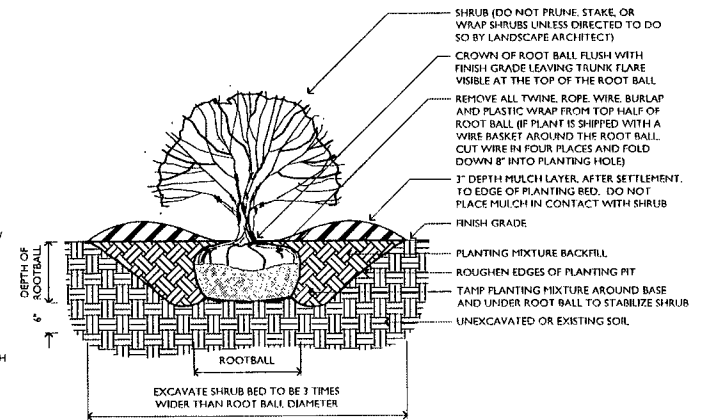
DECIDUOUS TREE INSTALLATION DETAIL
SCALE: 1/4"=1'-0"



ORNAMENTAL TREE INSTALLATION DETAIL
SCALE: 1/4"=1'-0"



ORNAMENTAL GRASSES / PERENNIALS DETAIL
SCALE: NOT TO SCALE



SHRUB INSTALLATION DETAIL
SCALE: NOT TO SCALE

Plant Palette and Detail

Centrum Partners LLC

1571 MAPLE AVENUE
Evanston, Illinois

26 September, 2014
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WOLFF LANDSCAPE ARCHITECTURE

L201

1571 Maple Avenue Green roof narrative

The green roof areas for 1571 Maple Avenue will be a mix of intensive and extensive green roof systems. Intensive green roofs have increased growing media depths and allow for a wider variety of plant materials and uses while extensive green roofs are thinner in soil depth, lighter in weight and have a limited plant palette.

Intensive green roof areas will be located on the 2nd, 4th and 11th floors. These areas will contain a built up green roof system that will range in soil depths from 6" in the majority of the areas to 36" at areas where small ornamental trees will be planted, typically at parapet wall locations. The soil used will be a lightweight soil media such as Midwest Trading's PM-35 or an approved equal. The 6" depth areas will contain a mix of perennials, ornamental grasses and groundcovers. The 36" depth area will have 12'-0" multi-stem ornamental trees. This plant palette allows for seasonal interest all throughout the year. The layers of the green roof system will consist of the following, starting from the top: vegetation, growing media, drainage mat with filter fabric, Styrofoam (as needed), and root barrier. These layers sit atop the waterproof membrane and structural slab.

The green roof area on the 11th floor will also have outdoor use spaces such as an outdoor kitchen with countertops, barbeque grill stations and outdoor sinks. Seating areas in various sizes will also accommodate users for dining, small group seating and lounging around a fire feature. Freestanding planters with annual plantings will also be located in this area.

Extensive green roof areas will be located on the 12th floor. These areas will contain a built up green roof system that will have a soil depth of 4". The soil used will be a lightweight soil media such as Midwest Trading's PM-35 or an approved equal. The 4" depth areas will contain a sedum carpet mat planted with a mix of sedums varying in height and colors. This plant palette allows for seasonal interest all throughout the year. The layers of the green roof system will consist of the following, starting from the top: vegetation, growing media, drainage mat with filter fabric, Styrofoam (as needed), and root barrier. These layers sit atop the waterproof membrane and structural slab.