

3/30/2015  
4/9/2015

**43-O-15**

**AN ORDINANCE**

**Granting a Special Use Permit for a Planned Development  
Located at 1620 Central Street in the O1 Office District and oCSC  
Central Street Corridor Overlay 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**, John Myefski (“Applicant”), the Applicant for the proposed development located at 1620 Central Street, 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 6-15-2-3, “Special Uses” in Office Districts, to permit the construction and operation of a Planned Development located at the Subject Property in the O1 Office District (“O1 District”) and oCSC Central Street Corridor Overlay District (“oCSC District”); and

**WHEREAS**, the Applicant sought approval to construct a new four (4) - story forty five (45) foot tall multiple family residential building with ground floor dwelling units consisting of up to forty seven (47) residential units, fifty four (54) underground parking spaces, and a floor area ration (“FAR”) of 1.93; 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 parking spaces, the required step-back for the third and fourth floors from Central Street, the building height over the transitional height plane requirement along the south property line, and a landscape buffer for the loading dock in the rear; 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 March 11, 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. 15PLND-0011, 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, for all Planned Developments in Subsection 6-3-6-9 of the Zoning Ordinance, and Planned Developments in the O1 Office District and the oCSC Central Street Corridor Overlay District per Subsection 6-15-1-9 of the Zoning Ordinance; and

**WHEREAS**, on March 11, 2015, the Plan Commission recommended the City Council approve the application with conditions; and

**WHEREAS**, on April 13, 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 April 13, 2015 and April 27, 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. 15PLND-0011, to allow construction and operation of the Planned Development for a four (4) - story forty five (45) foot tall multiple family residential building with ground floor dwelling units consisting of up to forty seven (47) residential units, fifty four (54) underground parking spaces, and a floor area ration ("FAR") of 1.93.

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

- (A) Number of Parking Spaces:** A Site Development Allowance is hereby granted for a total of fifty four (54) on-site underground parking spaces, whereas Subsection 6-16-3-5 of the Zoning Ordinance requires a minimum of seventy two (72) parking spaces for the proposed Planned Development in the O1 District.
- (B) Stepbacks for the Third and Fourth Floors from Central Street:** A Site Development Allowance is hereby granted for a third floor twelve and a half (12.5) foot stepback from the sidewalk, a fourth floor seventeen and a half (17.5) foot stepback from the sidewalk, whereas Subsection 6-15-14-8-C of the Zoning Ordinance requires a stepback of ten percent (10%) of the lot depth, which is twenty and four tenths (20.4) feet, for sixty five percent (65%) of third or fourth floors for buildings with facades of at least forty five (45) feet in width.
- (C) Building Height Over the Transitional Height Plane Requirement Along the South Property Line:** A Site Development Allowance is hereby granted for a forty five (45) foot maximum height at the proposed ten (10) foot building setback along the southern (rear) property line, whereas Subsection 6-15-14-8-B of the

Zoning Ordinance allows for a maximum building height of thirty five (35) feet at the required ten (10) foot rear setback in the oCSC District.

- (D) **Landscape Buffer for the Loading Dock in the Rear:** A Site Development Allowance is hereby granted for not completely screening and/or landscaping the loading dock, whereas subsection 6-16-4-1 of the Zoning Ordinance requires that the loading dock be completely screened and/or landscaped.

**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 Design and Project 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, 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) **Overhead Utility Lines:** If possible, and in coordination with utility companies, the Applicant agrees to bury all overhead utility lines in the alley adjacent to the Subject Property.
- (D) **Elm Tree Preservation:** The Applicant agrees to preserve the elm tree located in the southeast corner of the Subject Property.
- (E) **Easement:** The Applicant agrees to prepare and record an access easement for a fifteen-foot wide area along the east property line for the benefit of the

residential properties along Ashland Avenue (2522 Ashland Avenue, 2524 Ashland Avenue, 2526 Ashland Avenue, and 2530 Ashland Avenue) and to pave a ten foot wide portion of the access aforementioned access easement to allow access to those properties. A copy of the recorded easement document must be submitted prior to issuance of a building permit by the City of Evanston.

- (F) **Bike Share Membership:** The Applicant shall provide one (1) Divvy bike share membership for every unit in the building for three (3) years.
- (G) **Transit Passes:** The Applicant shall provide one (1) free transit pass for each unit, based on each unit lessee's preference of either CTA or Metra for one (1) year to support transit ridership.
- (H) **Streetscape Improvements:** The Applicant shall construct the streetscape improvements along Central Street per proposed development plans and landscape plans in Exhibit B and Exhibit C.
- (I) **Neighborhood Improvements:** The Applicant shall replace the existing wood fence along the west property line belonging to the townhome association adjacent to the west.
- (J) **On-Site Electric Charging Station:** Two on-site electric charging stations must be installed and be free of charge.
- (K) **Car Share Spaces:** Two car share spaces along Central Street near the Subject Property must be arranged and provided through an arrangement with a common third party commercial car-share company prior to the issuance of the final Certificate of Occupancy.
- (L) **Green Roof Construction:** The Applicant shall construct a green roof on a portion of the underground parking garage as depicted in the development plans in Exhibit B and landscape plans in Exhibit C.
- (M) **Exterior Lighting:** No exterior lighting, except to meet fire and life safety code requirements, shall be installed along the west and east sides of the building.
- (N) **Underground Parking Garage Traffic Circulation:** The traffic circulation within the underground parking garage shall be one-way with at least one traffic mirror installed at the bottom and at least one traffic mirror installed at the top of the parking garage access ramp.
- (O) **Residential On-Street Parking Permits:** Residents of the building shall not be eligible to obtain residential on-street parking permits in the area.
- (P) **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.

- (Q) **Affordable Housing:** The Applicant shall provide two on-site affordable housing one-bedroom units to households earning at or below one hundred percent (100%) of Area Median Income. The units provided shall be equal in size to the market-rate units within the building. The Applicant must submit a compliance report by January 31st of each year to the Housing 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 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) **Changes in Property Use:** This ordinance hereby grants approval for a multiple family residential building with ground floor dwelling units. Any change as to the property's use in the future must be processed and approved as an amendment to the Planned Development.
- (S) **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: April 13, 2015

Approved:

Adopted: April 27, 2015

April 29, 2015

Elizabeth B. Tisdahl  
Elizabeth B. Tisdahl, Mayor

Attest:

Rodney Greene, City Clerk (LB)

Approved as to form:

W. Grant Farrar, Corporation Counsel



**EXHIBIT A**

**Legal Description**

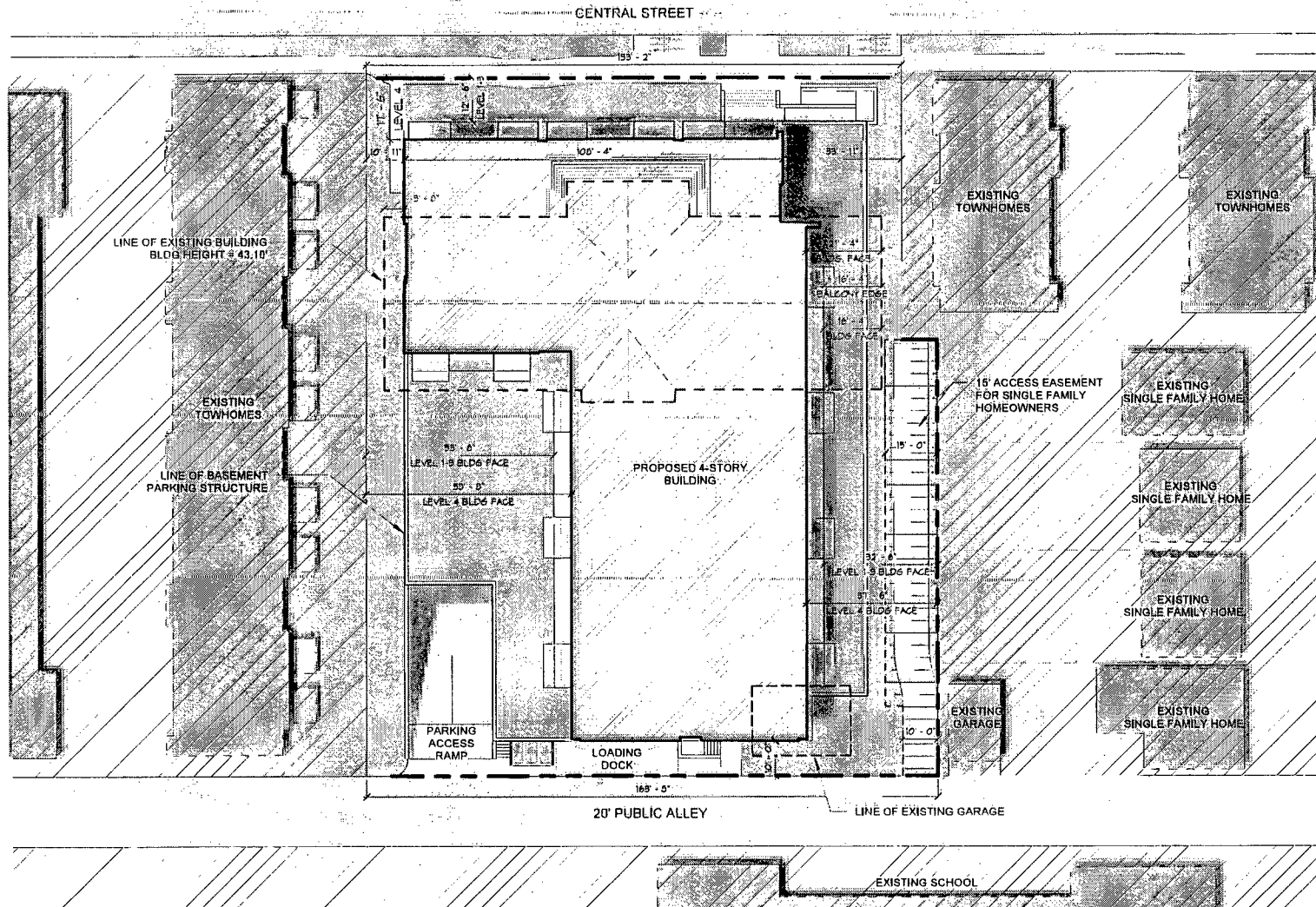
LOT 2 IN OWNER'S RESUBDIVISION OF LOT 1 IN THE SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 8 IN NORTH EVANSTON, TOGETHER WITH LOTS 2 THROUGH 6, INCLUSIVE, IN BLOCK 8 IN NORTH EVANSTON, A SUBDIVISION OF THE SOUTH PART OF OUILMETTE RESERVATION AND THE NORTH PART OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PINs:** 10-12-203-028-0000

**COMMONLY KNOWN AS:** 1620 Central Street, Evanston, IL 60201

**EXHIBIT B**

**Development Plans**



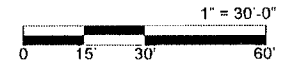
PROPOSED DEVELOPMENT SUMMARY	
ZONING DISTRICT	01
OVERLAY DISTRICT	oCSC
LOT AREA	31,994 SF
FLOOR AREA	61,269 SF
FAR	1.92
USE	MULTI-FAMILY DWELLING
DWELLING UNITS	47 UNITS
BASEMENT PARKING SPACES	54 SPACES

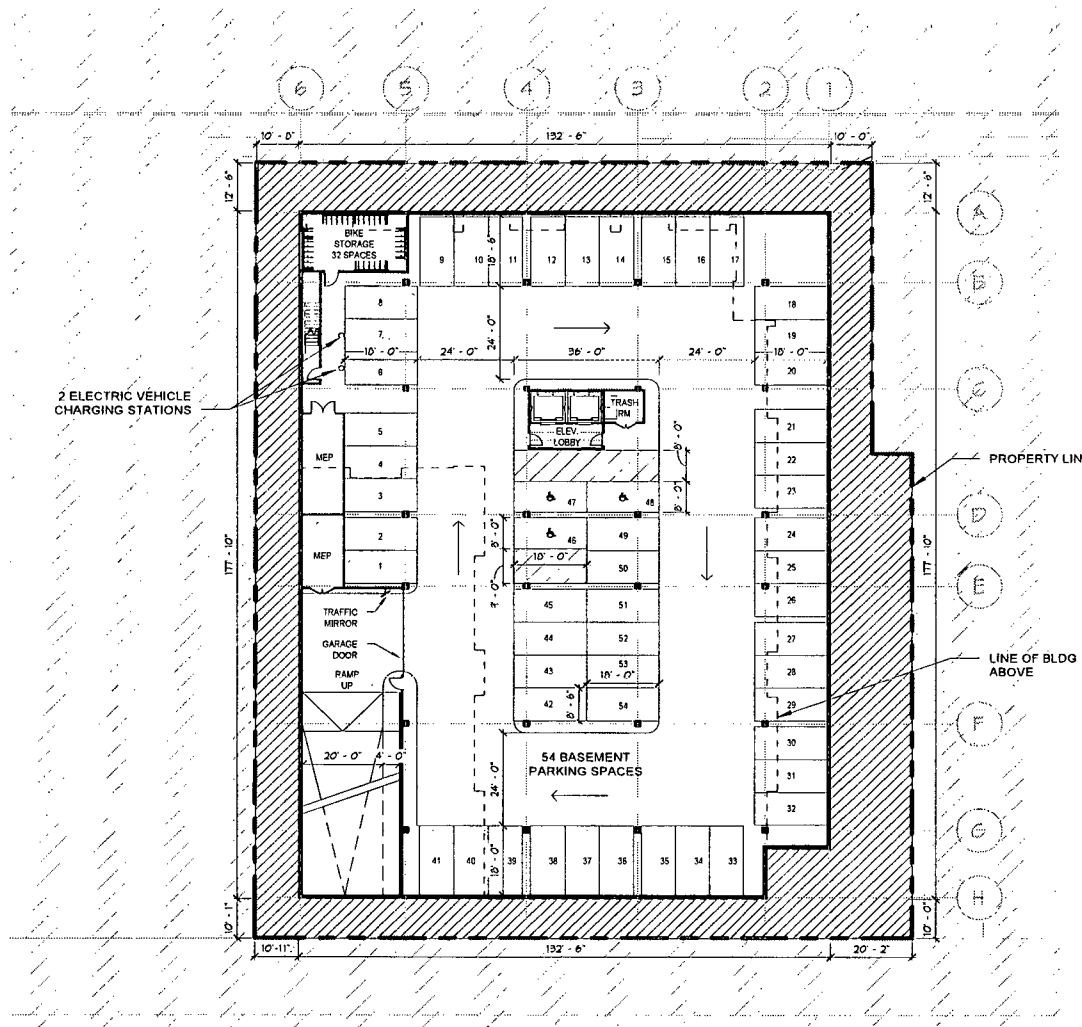
The Evaston City Code, Title 1 Zoning, Chapter 15 Definitions, Any space devoted to required off-street parking or loading for the building shall not be included in "Gross Area." The following areas shall be excluded from calculations for "Gross Area": elevators shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses necessary to the building.

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1620 CENTRAL  
EVANSTON, IL

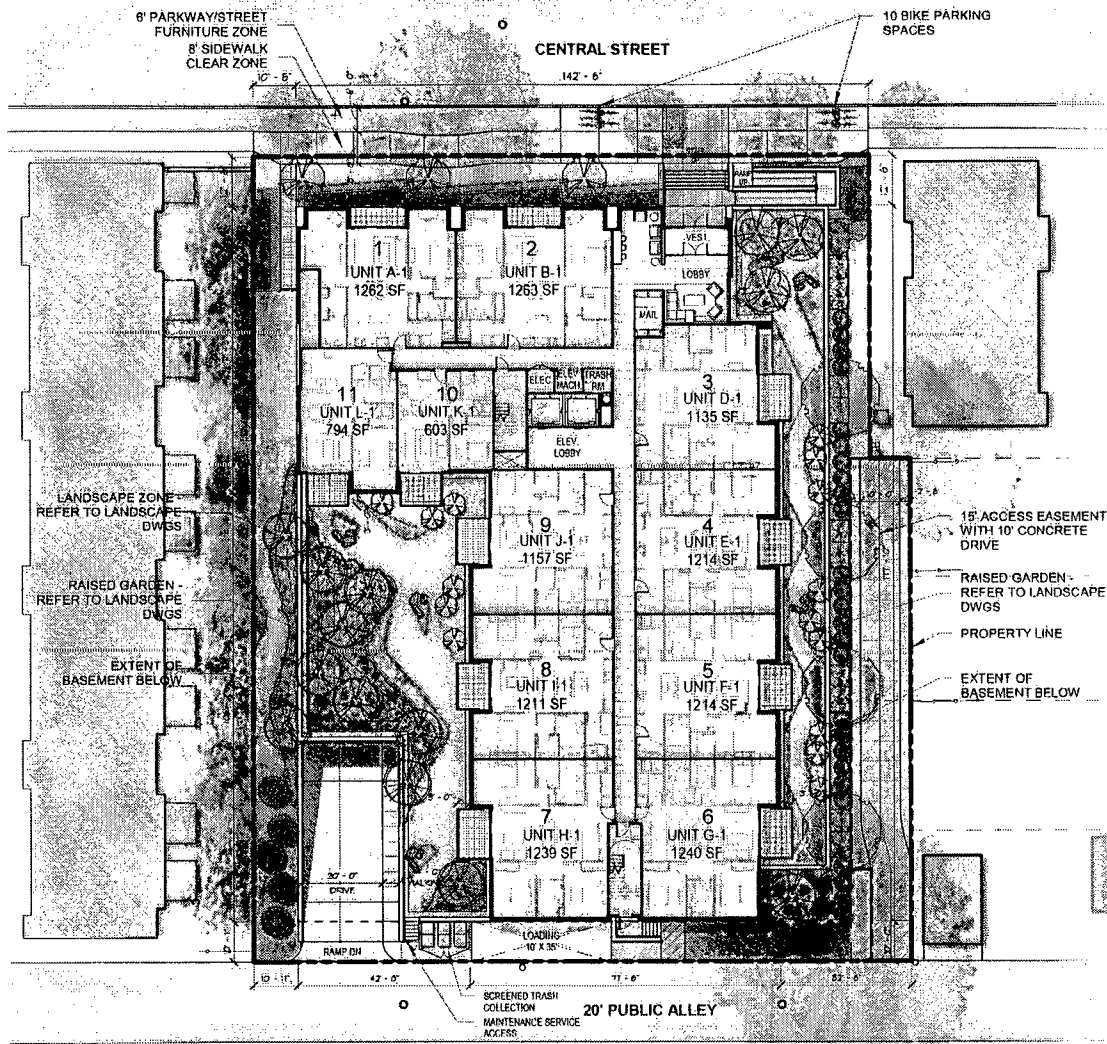
DEVELOPMENT PLAN  
PLANNED DEVELOPMENT APPLICATION





BASEMENT STATISTICS	
PARKING	19,862 SF
ELEVATORS/STAIRS	258 SF
LOBBY	124 SF
BIKE STORAGE	379 SF
MEP	610 SF
TRASH ROOM	85 SF
<b>TOTAL GROSS SF</b>	<b>21,318 SF</b>
(PARKING)	- 19,862 SF
(ELEVATORS/STAIRS)	- 258 SF
(MEP)	- 610 SF
(TRASH ROOM)	- 85 SF
<b>GROSS FAR SF</b>	<b>503 SF</b>

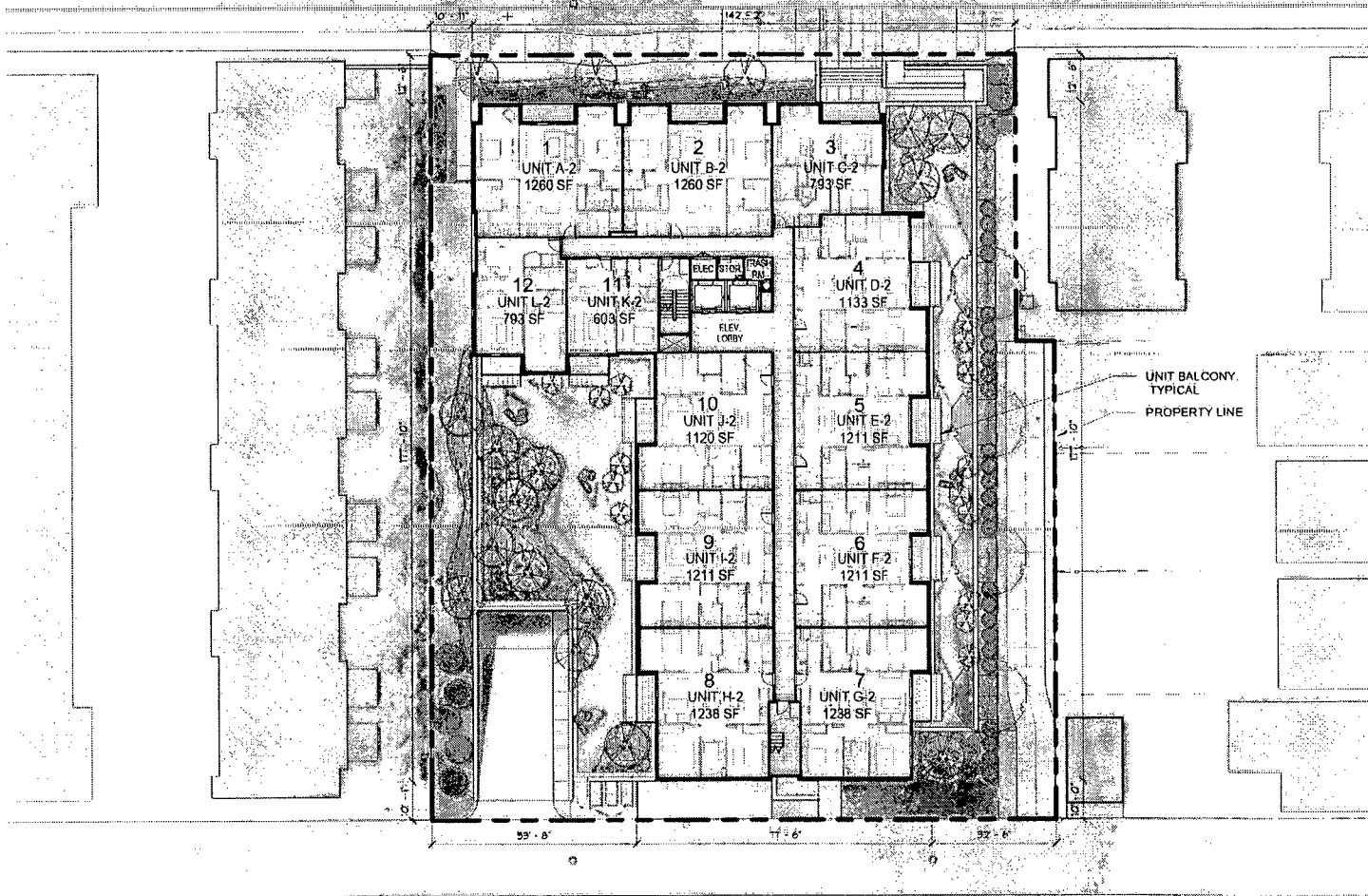




TOTAL BUILDING AREA	
DWELLING UNITS	51,995 SF
ELEVATORS/STAIRS	2,321 SF
CORRIDORS	5,085 SF
PARKING/LOADING	21,908 SF
LOBBY/MAIL RM	760 SF
MAINT./STORAGE	114 SF
MEP/TRASH RM	1319 SF
BIKE STORAGE	379 SF
BALCONIES	2936 SF
<b>TOTAL GROSS SF</b>	<b>86,817 SF</b>
(ELEVATORS/STAIRS)	- 2,321 SF
(PARKING)	- 21,908 SF
(MEP/TRASH RM)	- 1319 SF
<b>GROSS FAR SF</b>	<b>61,269 SF</b>

LEVEL 1 STATISTICS	
DWELLING UNITS	12,544 SF
ELEVATORS/STAIRS	593 SF
CORRIDORS	1289 SF
LOBBY	676 SF
MAIL ROOM	84 SF
MEP	116 SF
TRASH ROOM	67 SF
BALCONIES	734 SF
<b>TOTAL GROSS SF</b>	<b>16,103 SF</b>
(ELEVATORS/STAIRS)	- 593 SF
(MEP)	- 116 SF
(TRASH ROOM)	- 67 SF
<b>GROSS FAR SF</b>	<b>15,327 SF</b>



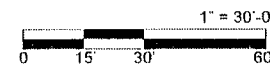


LEVELS 2+3 STATISTICS	
DWELLING UNITS	13,471 SF
ELEVATORS/STAIRS	490 SF
CORRIDORS	1224 SF
STORAGE	39 SF
MEP	79 SF
TRASH ROOM	68 SF
BALCONIES	734 SF
<b>TOTAL GROSS SF</b>	<b>16,105 SF</b>
(ELEVATORS/STAIRS)	- 490 SF
(MEP)	- 79 SF
(TRASH ROOM)	- 68 SF
<b>GROSS FAR SF</b>	<b>15,468 SF</b>

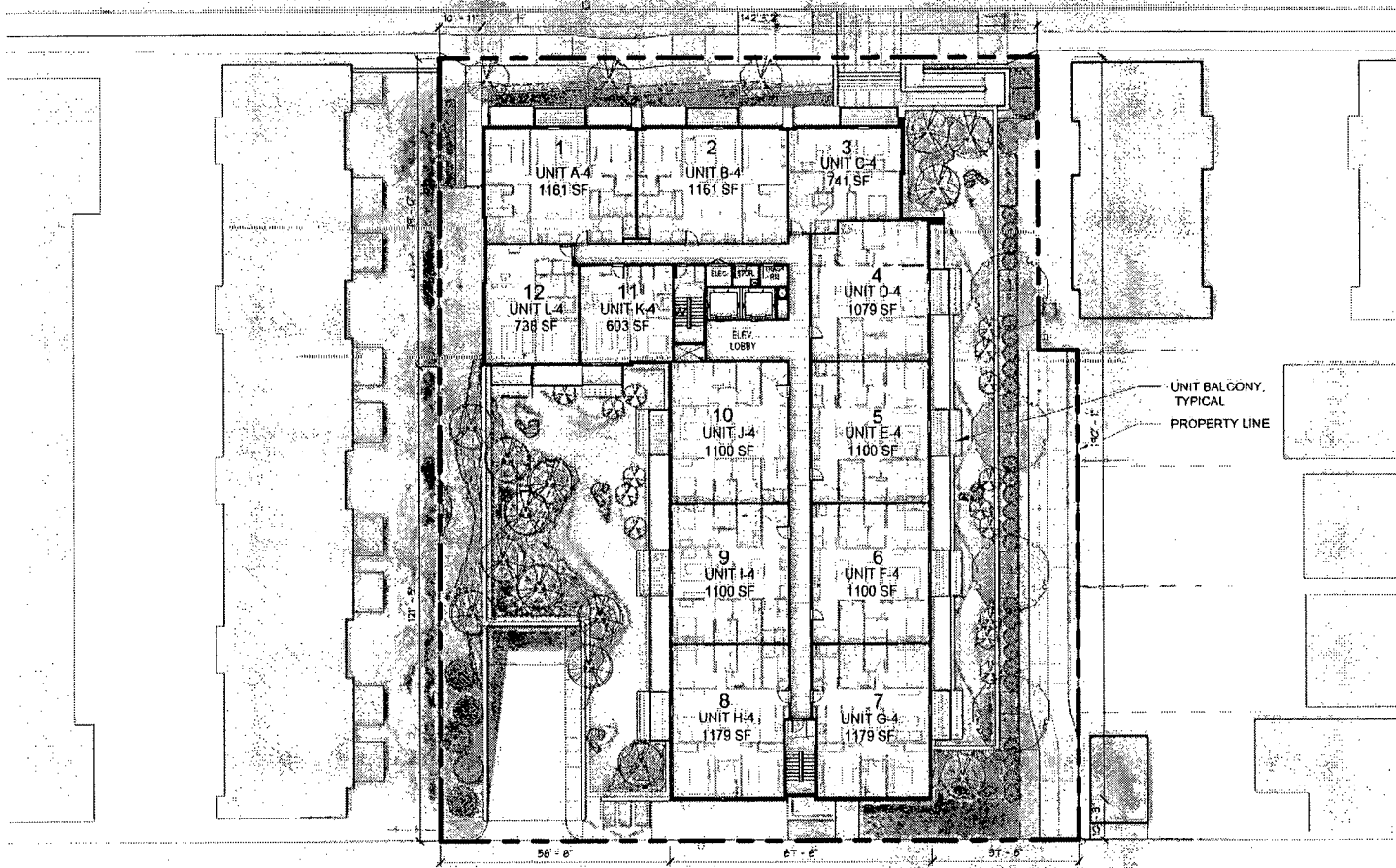
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1620 CENTRAL  
EVANSTON, IL

LEVELS 2-3  
PLANNED DEVELOPMENT APPLICATION



MYEFSKI  
ARCHITECTS  
A DIVISION OF HOK



LEVELS 4 STATISTICS	
DWELLING UNITS	12,509 SF
ELEVATORS/STAIRS	490 SF
CORRIDORS	1224 SF
STORAGE	38 SF
MEP	78 SF
TRASH ROOM	68 SF
BALCONIES	734 SF
<b>TOTAL GROSS SF</b>	<b>15,141 SF</b>
(ELEVATORS/STAIRS)	- 490 SF
(MEP)	- 78 SF
(TRASH ROOM)	- 68 SF
<b>GROSS FAR SF</b>	<b>14,505 SF</b>





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1620 CENTRAL  
EVANSTON, IL

VIEW FROM CENTRAL STREET  
PLANNED DEVELOPMENT APPLICATION





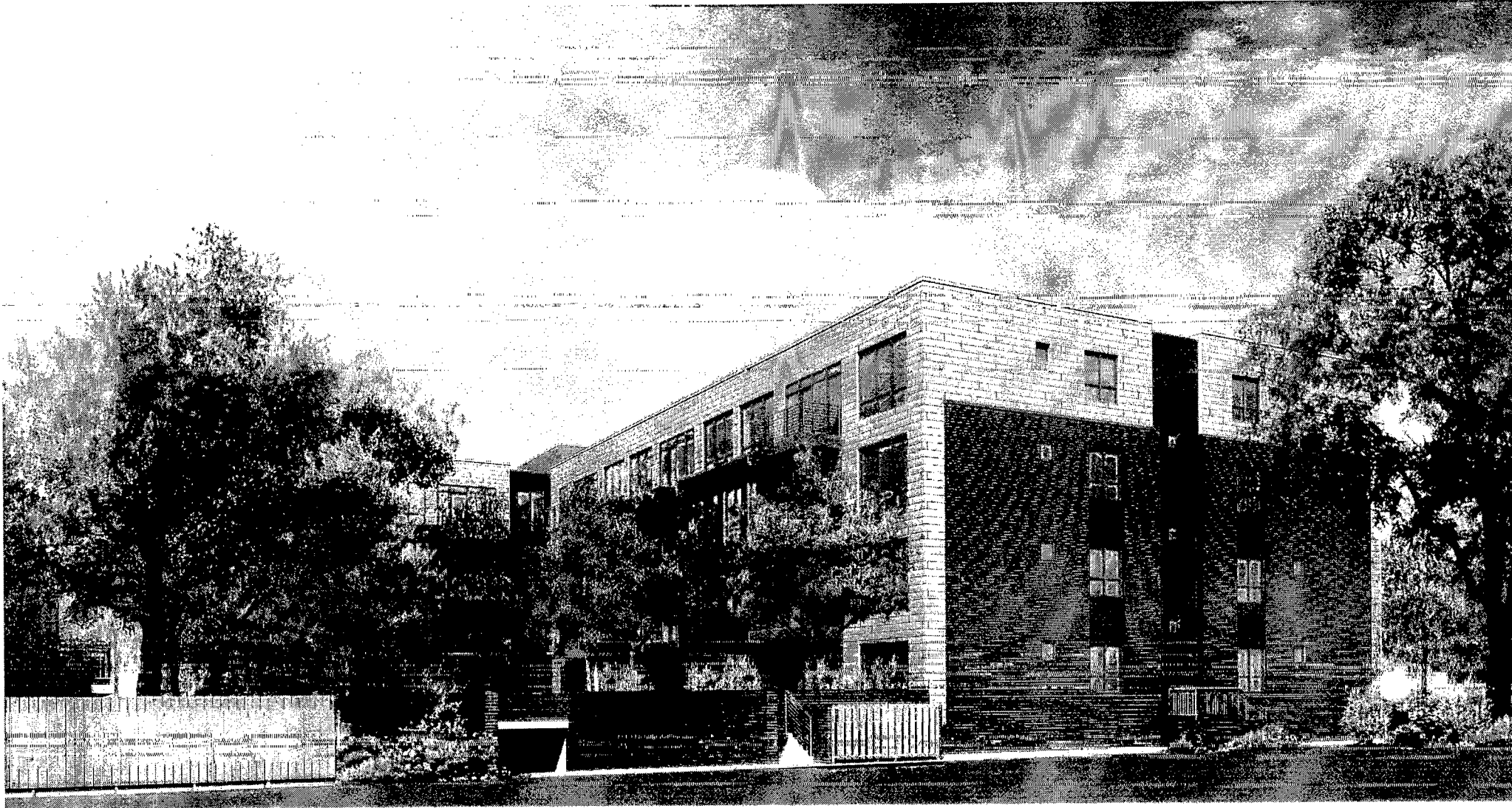


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1620 CENTRAL  
EVANSTON, IL

VIEW FROM CENTRAL STREET  
PLANNED DEVELOPMENT APPLICATION



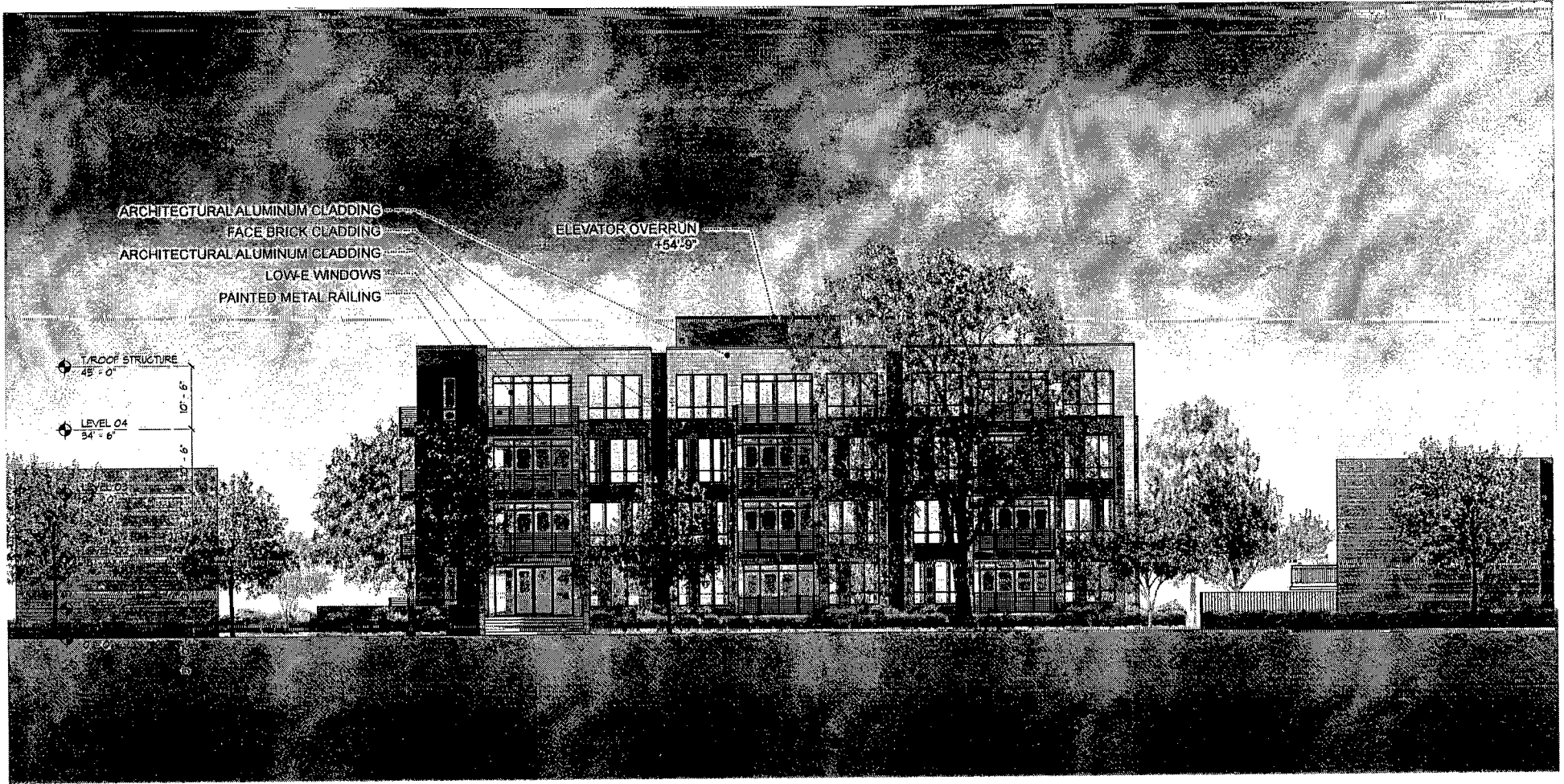


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1620 CENTRAL  
EVANSTON, IL

VIEW FROM REAR ALLEY  
PLANNED DEVELOPMENT APPLICATION

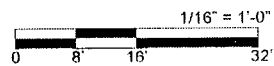


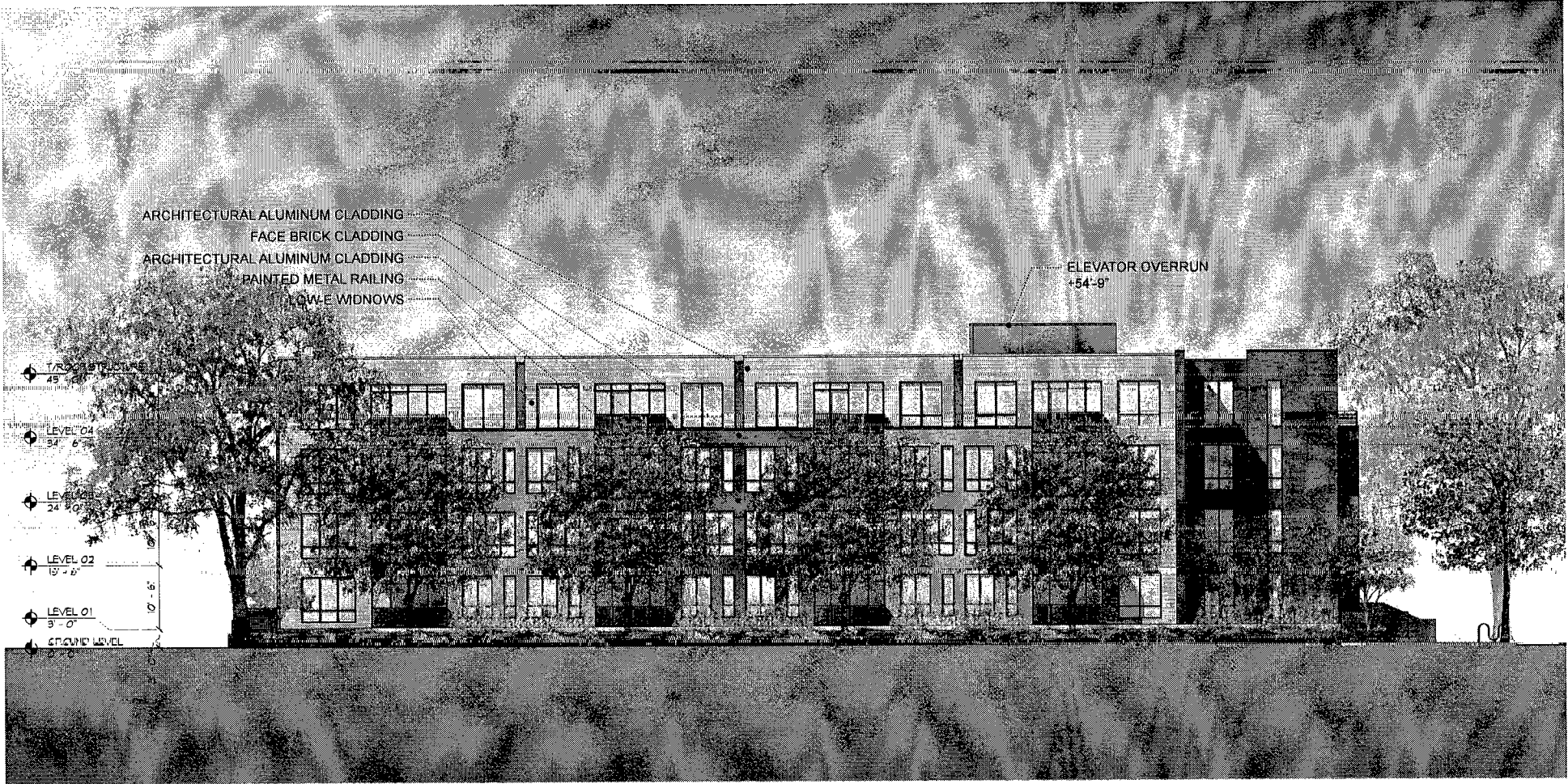


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1620 CENTRAL  
 EVANSTON, IL

NORTH ELEVATION  
 PLANNED DEVELOPMENT APPLICATION

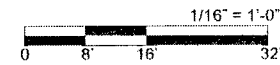




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1620 CENTRAL  
 EVANSTON, IL

EAST ELEVATION  
 PLANNED DEVELOPMENT APPLICATION

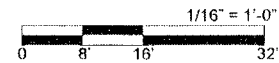




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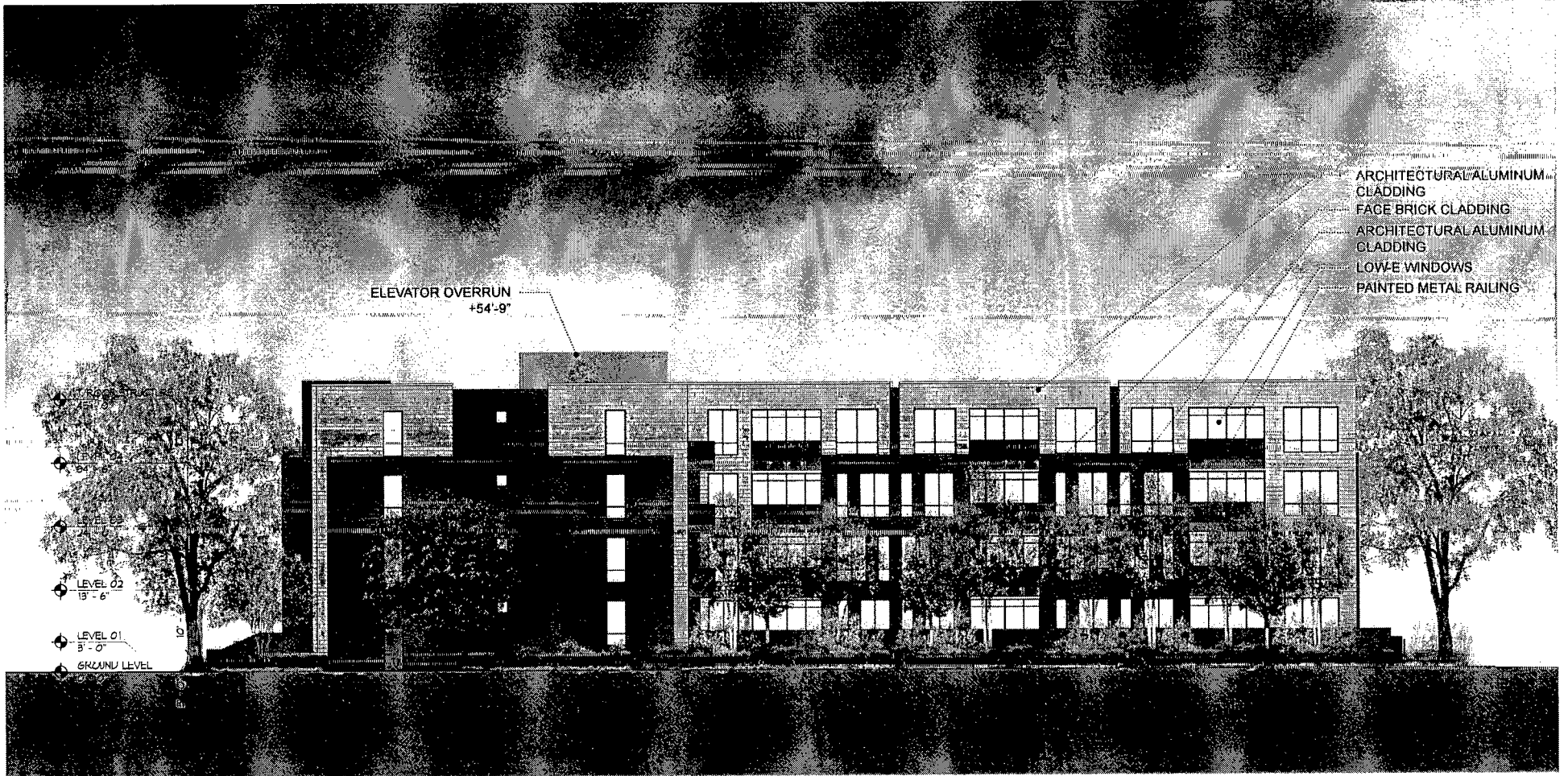
1620 CENTRAL  
 EVANSTON, IL

SOUTH ELEVATION  
 PLANNED DEVELOPMENT APPLICATION



1/16" = 1'-0"





ARCHITECTURAL ALUMINUM  
 CLADDING  
 FACE BRICK CLADDING  
 ARCHITECTURAL ALUMINUM  
 CLADDING  
 LOW-E WINDOWS  
 PAINTED METAL RAILING

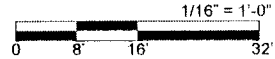
ELEVATOR OVERRUN  
 +54'-9"

LEVEL 03  
 19'-6"  
 LEVEL 02  
 15'-6"  
 LEVEL 01  
 3'-0"  
 GROUND LEVEL

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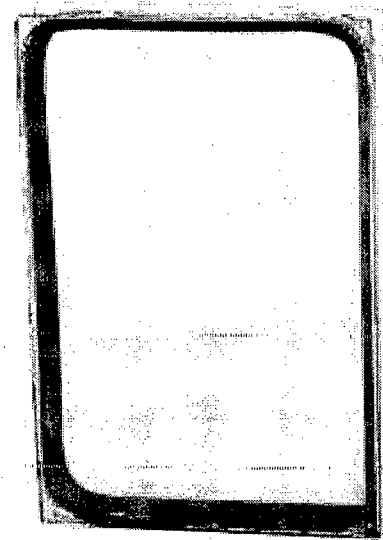
**1620 CENTRAL**  
 EVANSTON, IL

WEST ELEVATION  
 PLANNED DEVELOPMENT APPLICATION

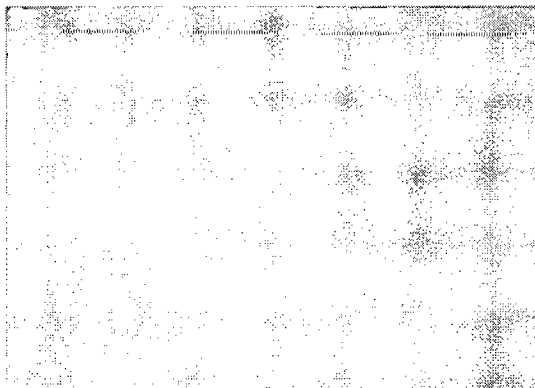




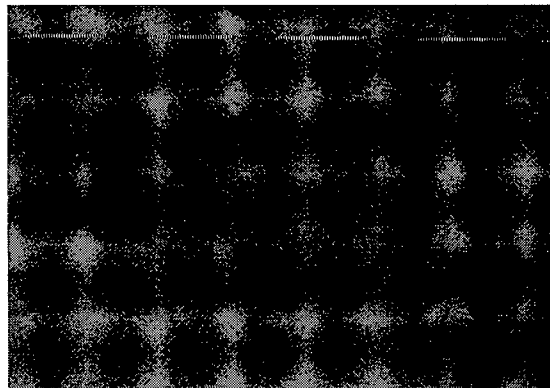
① FACE BRICK



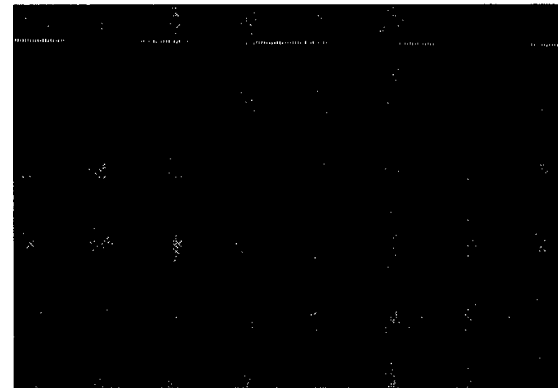
② CLEAR LOW-E VISION GLASS



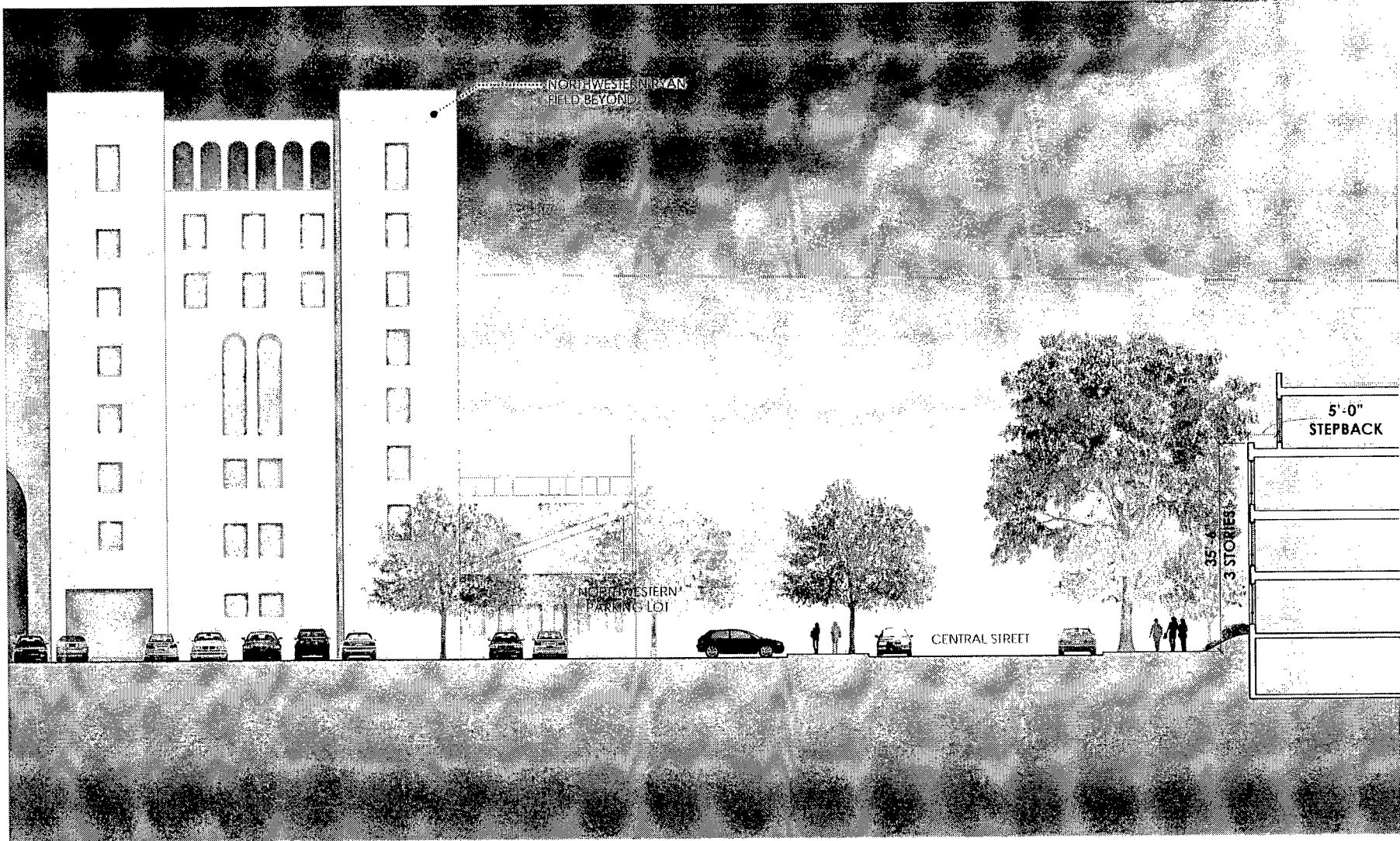
③ SILVER ARCHITECTURAL ALUMINUM CLADDING



④ SLATE GREY ARCHITECTURAL ALUMINUM CLADDING/RAILINGS



⑤ CHARCOAL ALUMINUM STOREFRONT FRAME



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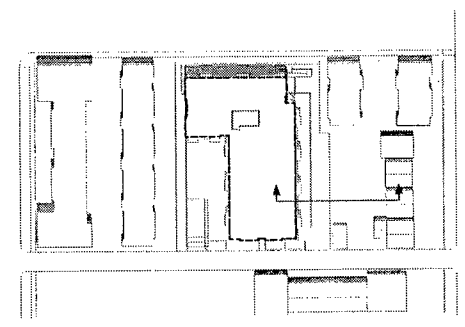
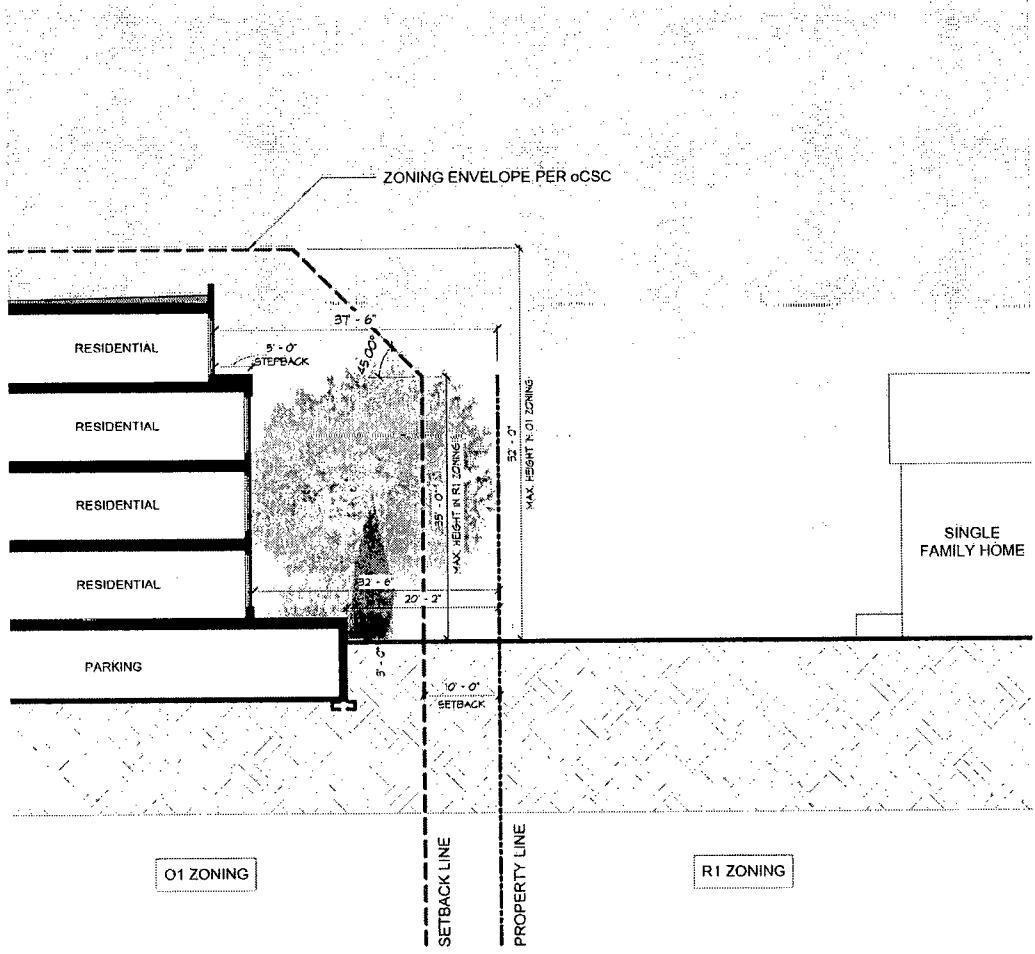
1620 CENTRAL  
EVANSTON, IL

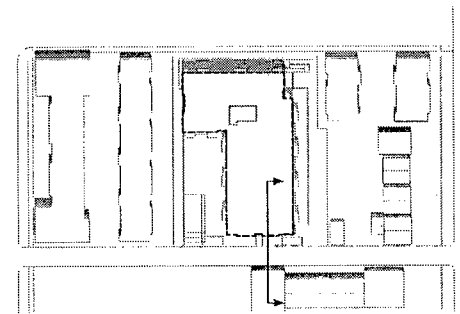
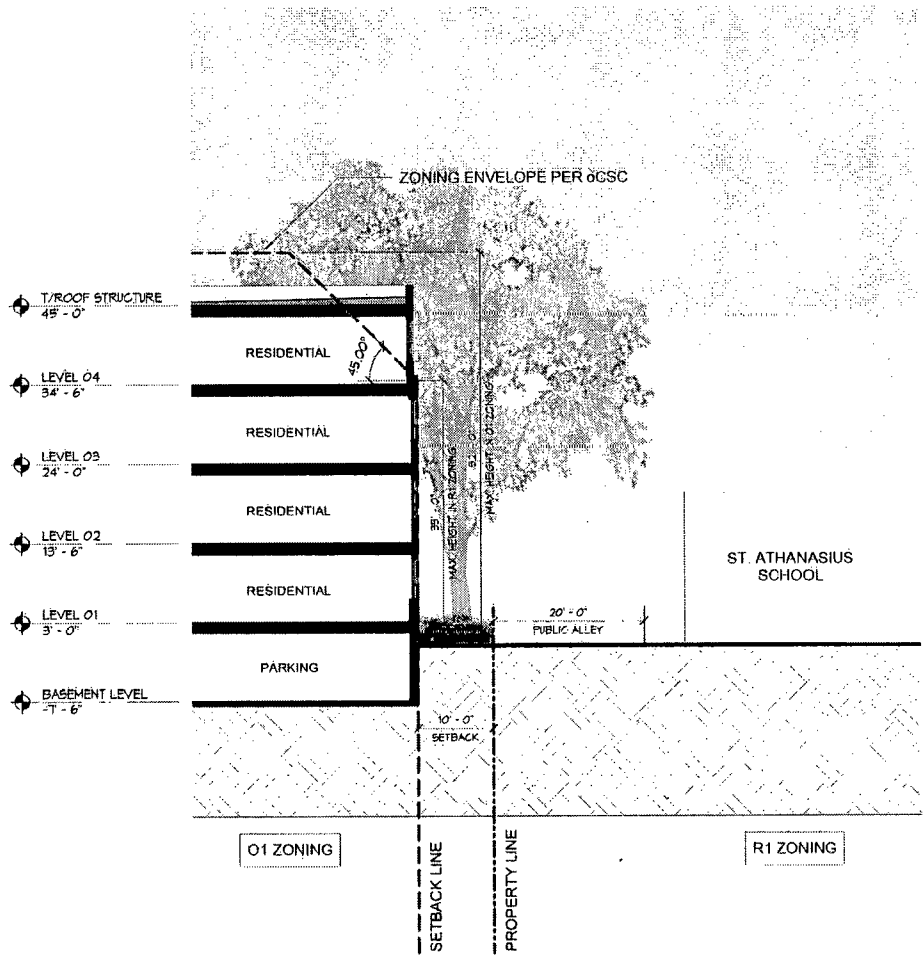
CENTRAL STREET SECTION  
PLANNED DEVELOPMENT APPLICATION

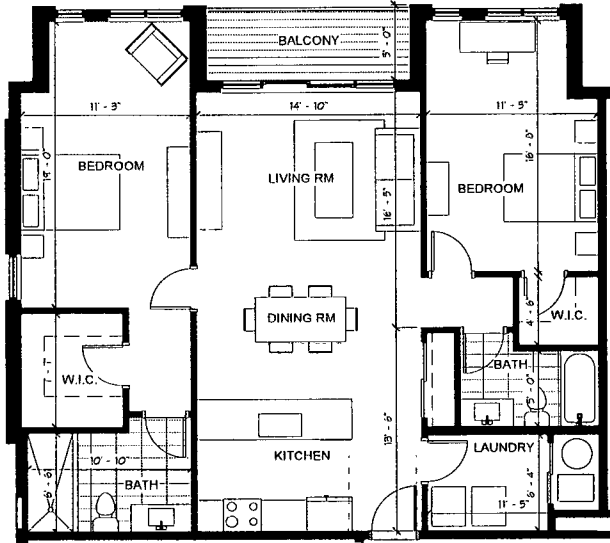




- ◆ T/ROOF STRUCTURE  
45' - 0"
- ◆ LEVEL 04  
34' - 6"
- ◆ LEVEL 03  
24' - 0"
- ◆ LEVEL 02  
13' - 6"
- ◆ LEVEL 01  
3' - 0"
- ◆ GROUND LEVEL  
0' - 0"
- ◆ BASEMENT LEVEL  
-7' - 6"







UNIT 1  
2-BR UNIT  
1214 SF



UNIT 2  
2-BR UNIT  
1210 SF

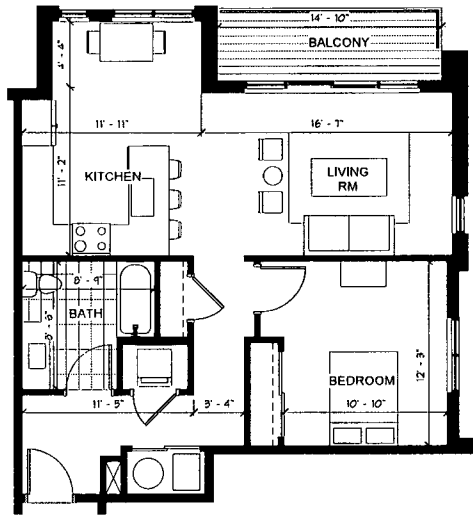


DWELLING UNIT DENSITY

UNIT NUMBER	UNIT BR'S	TOTAL UNITS	TOTAL BR'S
1	2	4	8
2	2	4	8
3	1	3	3
4	2	4	8
5	2	4	8
6	2	4	8
7	3	4	12
8	3	4	12
9	2	4	8
10	2	4	8
11	1	4	4
12	1	4	4
<b>TOTAL</b>		<b>47</b>	<b>91</b>

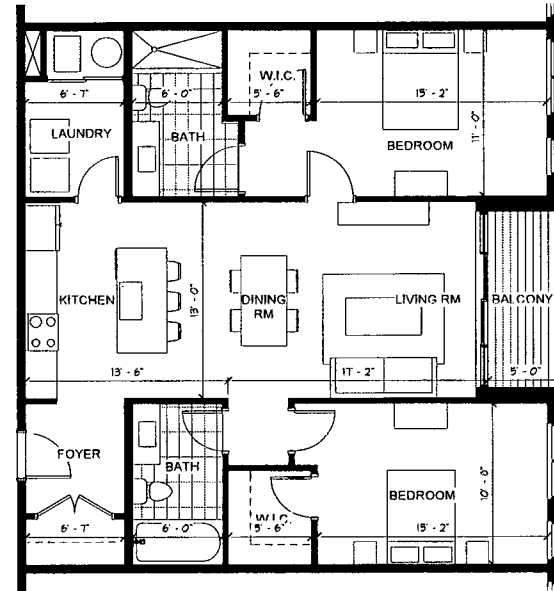
	1 BR	2BR	3 BR	TOTAL
LEVEL 1	2	7	2	11
LEVEL 2	3	7	2	12
LEVEL 3	3	7	2	12
LEVEL 4	3	7	2	12
<b>TOTAL</b>	<b>11</b>	<b>28</b>	<b>8</b>	<b>47</b>





UNIT 3

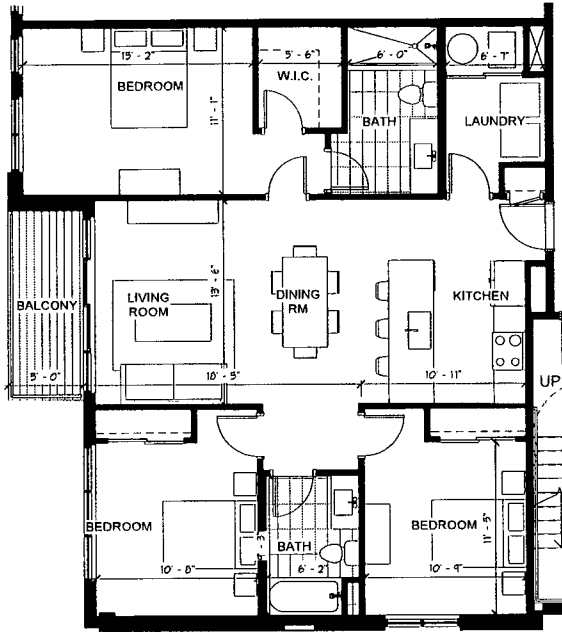
1-BR UNIT  
779 SF



UNITS 4-6, 9-10

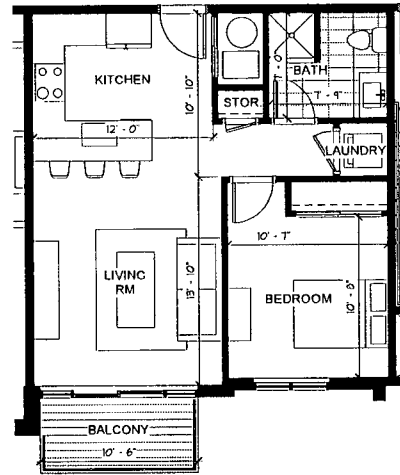
2-BR UNITS  
1167 SF - 1206 SF





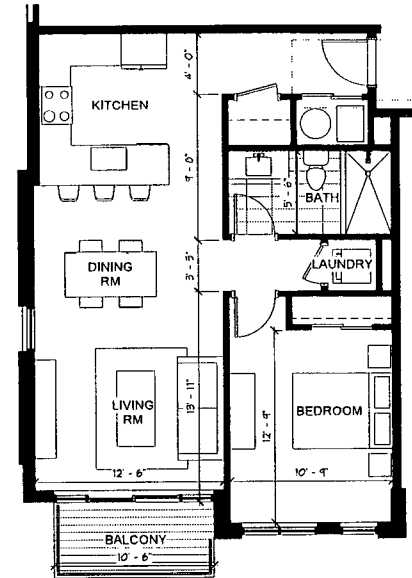
UNITS 7-8

3-BR UNIT  
1285 SF



UNIT 11

1-BR UNIT  
633 SF

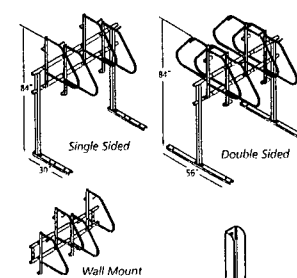


UNIT 12

1-BR UNIT  
836 SF



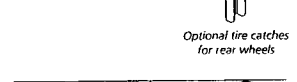
**ULTRA SPACE SAVER Specifications and Space Use**



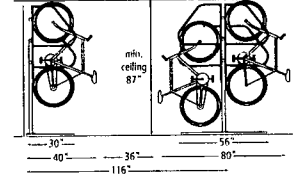
**Product** Dero Ultra Space Saver  
As manufactured by Dero Bike Racks

**Capacity** Modular construction  
1 Bike per arm

**Materials** Hanger is 1" diameter tube with 1/2" steel rod and retaining disk at each end.  
Upright is 2" square tube.  
Feet are AISI C3 x 4.1 galvanized steel channel.  
Crossbeams are 1.25" sched. 40 galvanized pipe (1.660" OD)  
Spacers are 2.375" OD plastic tubes with .218" wall thickness.

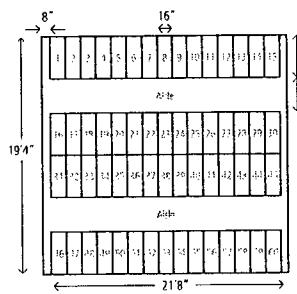


**Finishes** Black powder coat  
Cross bars: hot dipped galvanized  
Hanger rods: rubber coated  
Spacers: plastic



**Installation Methods** Floor mounted Ultra Space Savers have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor. A wall mounted unit which contains special brackets is also available.

**Space Use and Setbacks** See diagram at left



**Estimating Your Bike Capacity**

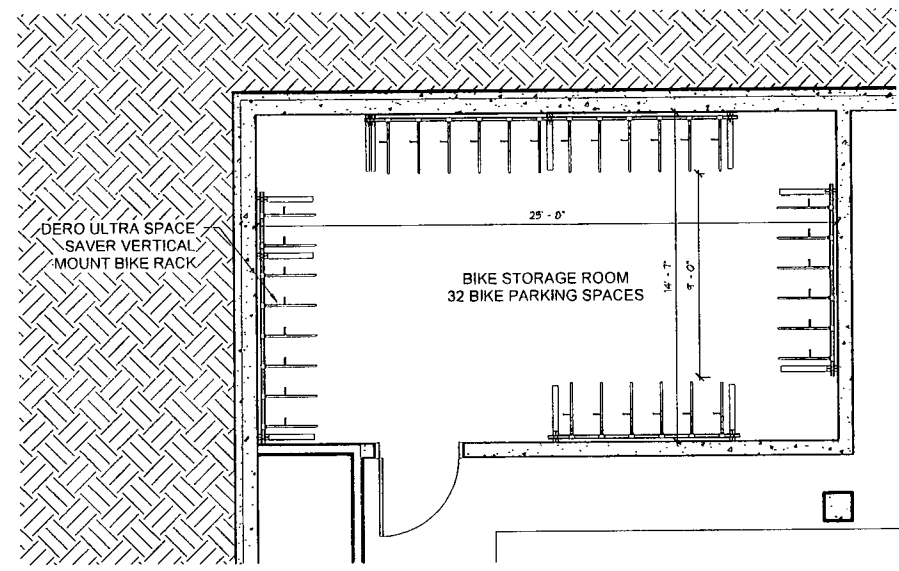
Estimating the maximum number of bikes you can park using an Ultra Space Saver in a typical rectangular space is usually fairly straight forward.

The Ultra Space Saver parks one bike every 16" with a typical bike extending out 40" from the wall. Leave a 36" aisle between rows. Add an 8" buffer on each end of a run to allow enough space for handlebars.

If you have a large space, you may be able to fit in double rows of Ultra Space Savers.

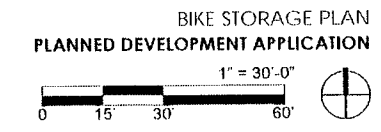
**Let us Help!** As a free service, Dero will provide a complete CAD layout of your space. Just send us the dimensions of your room, being sure to note the location of floors, columns, etc. and let us maximize your bike storage capacity.

DERO BIKE RACKS [www.dero.com](http://www.dero.com) 1.800.337.6729



REAL CAPITAL SOLUTIONS  
A FAMILY OF REAL ESTATE INITIATIVES

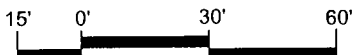
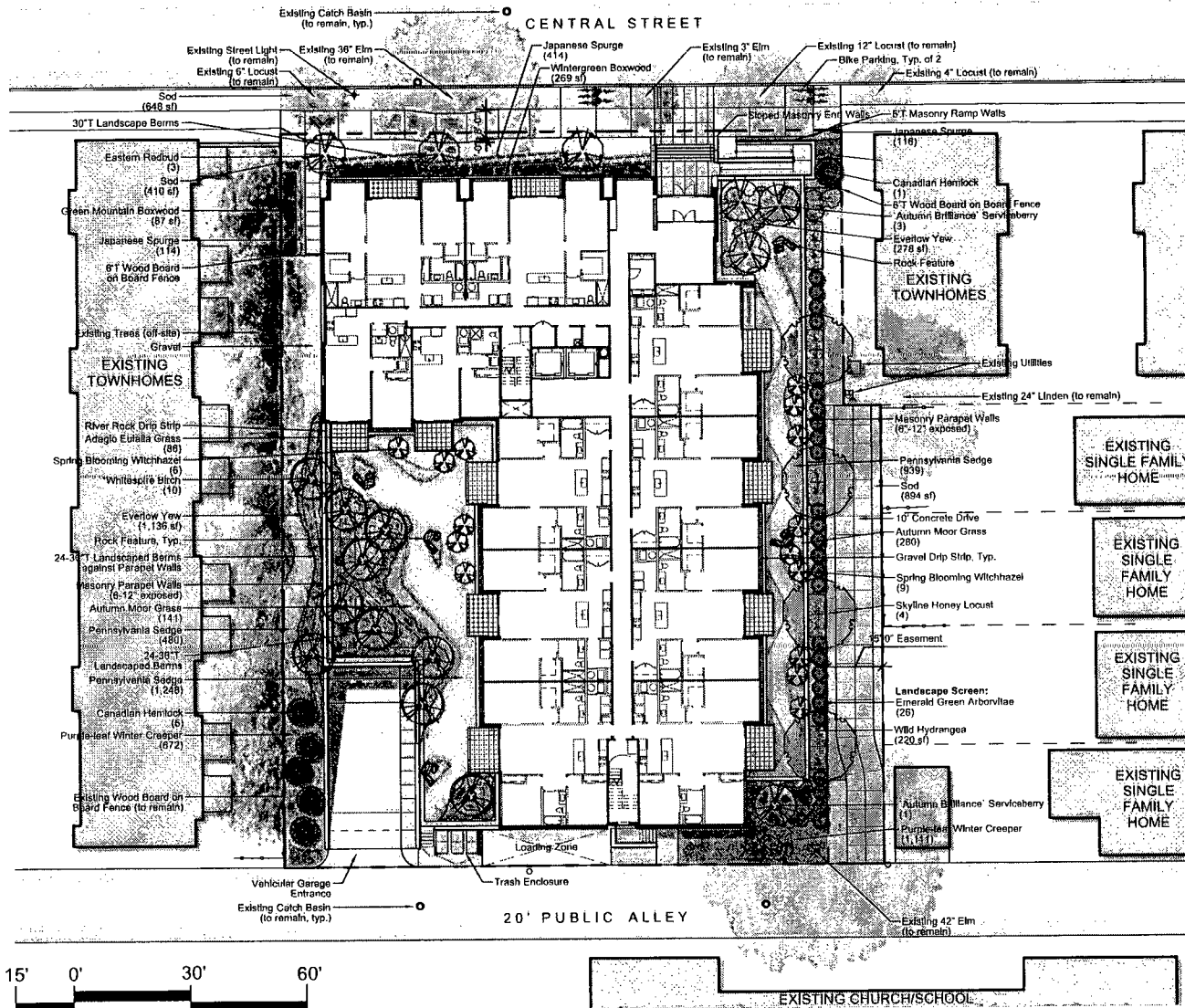
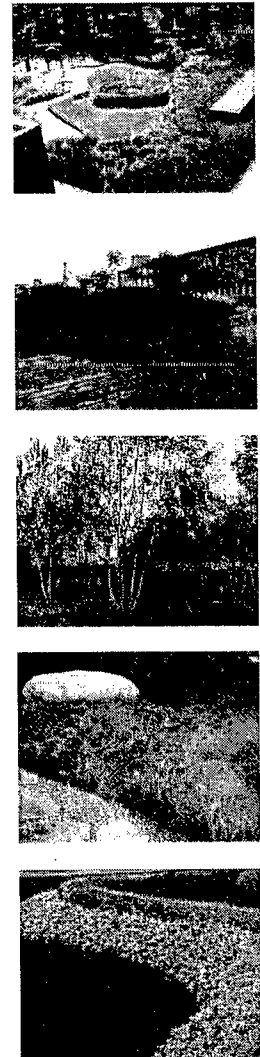
1620 CENTRAL  
EVANSTON, IL



**EXHIBIT C**

**Landscape Plans**

INSPIRATION IMAGES



REAL CAPITAL SOLUTIONS  
A FAMILY OF REAL ESTATE INITIATIVES

1620 CENTRAL  
EVANSTON, IL

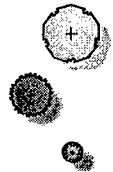
L-3.0 LANDSCAPE PLAN  
PLANNED DEVELOPMENT APPLICATION





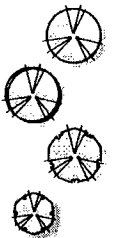
**LANDSCAPE PLANT LIST**

**TREES**



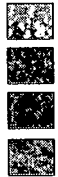
<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>
Gleditsia triacanthos Inermis 'Skyline' / Skyline Honey Locust	3"	4
Tsuga canadensis / Canadian Hemlock	10' ht	6
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	6' ht	26

**ORNAMENTAL**



<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>
Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	10' ht	4
Betula platyphylla japonica 'Whitespire' / Whitespire Birch *ALT 1: Amelanchier x grandiflora 'Autumn Brilliance' (Autumn Brilliance Serviceberry) *ALT-2: Alnus glutinosa (European Alder)	10', 12' & 14' ht	10
Cercis canadensis / Eastern Redbud	8' ht.	3
Hamamelis vernalis / Spring Blooming Witchhazel	36" B&B	15

**SHRUB AREAS**



<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
Hydrangea arborescens / Wild Hydrangea	24"h	24" o.c.	28
Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	24"h		41
Buxus x 'Green Mountain' / Green Mountain Boxwood	24"h		8
Taxus x media 'Everlow' / Everlow Yew	36"W		145

**GROUND COVERS**



<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
Euonymus fortunei 'Colorata' / Purple-leaf Winter Creeper	2.25" pot	8" o.c.	1,638
Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	#1 cont	24" o.c.	77
Pachysandra terminalis 'Green Carpet' / Japanese Spurge	2.25" pot	10" o.c.	549

**ORNAMENTAL GRASS**



<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
Carex pensylvanica / Pennsylvania Sedge	#1 cont	12" o.c.	2,612
Sesleria autumnalis / Autumn Moor Grass	1 gal	18" o.c.	420

**SOD/SEED**



<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
Turf Sod / Sod	sod		1,987 sf
Shade Tolerant Blend			

**MAINTENANCE PLAN:**

1. A COMPREHENSIVE LANDSCAPE MAINTENANCE PLAN SHALL BE PROVIDED BY THE CONTRACTOR (TO THE OWNER) WITH SPECIFIC MAINTENANCE CRITERIA & INSTRUCTIONS FOR EACH INDIVIDUAL SITE LANDSCAPE AREA INSTALLED IN ADDITION TO EACH TYPE OF PLANT SPECIES INSTALLED. THIS MAINTENANCE PLAN SHALL BE PUT IN PLACE AS STANDARD PRACTICE FOR EXTERIOR BUILDING OPERATIONS AND MAINTENANCE PROCEDURES.
2. THE SITE LANDSCAPE AREAS ARE CATEGORIZED AS FOLLOWS:
  - A. NORTH SIDE PARKWAY AND FACADE PLANTINGS
  - B. EAST SIDE GREEN ROOF PLANTINGS (6"-18" SOIL DEPTH)
  - C. EAST SIDE PERIMETER PLANTINGS
  - D. WEST SIDE GREEN ROOF PLANTINGS (6"-36" SOIL DEPTH)
  - E. WEST SIDE PERIMETER PLANTINGS
3. GREEN ROOFS NOTED ABOVE ARE CONSIDERED INTENSIVE AND WILL INCLUDE SOIL DEPTHS OVER 6" IN ADDITION TO PROPER DRAINAGE & WATERPROOFING SYSTEMS. PLANTINGS WILL CONSIST OF GROUNDCOVERS, PERENNIALS, SHRUBS AND SMALL ORNAMENTAL TREES. GREEN ROOFS SHALL BE CONSISTENTLY IRRIGATED WITH AN AUTOMATIC SPRAY IRRIGATION SYSTEM. ALL GREEN ROOFS ARE ACCESSIBLE FOR REGULAR MONITORING AND MAINTENANCE
4. THE OWNER SHALL PROVIDE (VIA THE CONTRACTOR AND/OR EXTERIOR MAINTENANCE COMPANY) A BONDED, WRITTEN **THREE-YEAR** WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER'S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL WITHIN THE FIRST THREE YEARS OF INSTALLATION.
5. IRRIGATION FOR THE SITE LANDSCAPE SHALL INCLUDE A COMPLETE SPRAY HEAD, LINE AND VALVE LAYOUT FOR AN AUTOMATIC UNDERGROUND SYSTEM LOCATED AT ALL EXTERIOR PLANTING BEDS (INCLUDING PLANTED GREEN ROOF AREAS) WEATHER-BASED IRRIGATION CONTROLLER TO BE INCLUDED WITH IRRIGATION SYSTEM.

