

88-O-21

AN ORDINANCE

**Granting a Special Use Permit for a Planned Development
Located at 1012 Chicago Avenue In the C1a Commercial Mixed-Use
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 legislation 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 unit 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, Stan Bernshteyn of MCZ Development, “the Applicant”, requests approval of a Planned Development to construct a five (5) story, mixed-use building with approximately five thousand eight hundred and twenty-two (5,822) square feet of ground floor retail space, one hundred sixteen (116) dwelling units, and fifty-eight (58) parking spaces in the C1a Commercial Mixed-Use District; and,

WHEREAS, the Planned Development requires exception from the strict application of the Zoning Ordinance with regards to the number of dwelling units, building height, number of off-street parking spaces, and number of short loading docks; 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 August 11, 2021, 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. 21PLND-0045; and

WHEREAS, the Plan Commission received extensive testimony, heard public comment, and made findings pursuant to Subsections 6-10-3-4, 6-10-3-9, 6-16-2, and 6-16-5 of the Zoning Ordinance, and recommended City Council approval of the application for Special Use Permit for Planned Development; and

WHEREAS, on September 27, 2021, the Planning and Development (“P&D”) Committee of the City Council held a meeting, in compliance with the provision of the Open Meetings Act and the Zoning Ordinance, received input from the public,

carefully considered the findings and recommendation for approval of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings on September 27 and October 11, 2021, 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 found as fact 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. 21PLND-0045, to allow the construction and operation of a five (5) story, mixed-use building with approximately five thousand eight hundred and twenty-two (5,822) square feet of ground floor retail space, one hundred sixteen (116) dwelling units, and fifty-eight (58) parking spaces.

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

- (A) **Dwelling Units:** A Site Development Allowance is hereby granted for one hundred sixteen (116) dwelling units, whereas Subsection 6-10-3-4 of the Zoning

Ordinance allows a maximum of seventy-eight (78) dwelling units in the C1a District.

- (B) **Building Height:** A Site Development Allowance is hereby granted for an approximately eighty and one-half (80.5) foot maximum building height to the top of the roof, whereas Subsection 6-10-3-9 of the Zoning Ordinance requires a maximum allowed building height of sixty-seven (67) feet in the C1a District.
- (C) **Number of Parking Spaces:** A Site Development Allowance is hereby granted to allow fifty-eight (58) parking spaces, whereas Subsection 6-16 Table 16-B of the Zoning Ordinance requires seventy-five (75) parking spaces.
- (D) **Number of Short Loading Docks:** A Site Development Allowance is hereby granted to allow one (1) short loading dock, whereas Subsection 6-16-5 Table 16-E of the Zoning Ordinance requires two (2) short loading docks.

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 Development Plan in Exhibit B, 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 Planning & Development Committee, and the City Council.
- (B) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the building permit. The CMP must include but is not limited to the following: coordination with the Chicago Avenue Streetscape Plan, water and sewer utility connections, construction staging plan, on-street and on-site construction parking restrictions, hours of operation, a plan including cross sections showing pedestrian access around the site with the use of curb ramps, signage and/or striping, if necessary, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of construction, submittal of environmental testing report prior to construction, visibility diagram

for all construction site access points, proposed schedule for street opening for utility connections with cross section details, and project updates via monthly newsletter and project website.

- (C) **Construction Schedule:** Pursuant to Subsection 6-10-1-9(A)(4) of the Zoning Ordinance, no special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Plan Commission. Pursuant to Subsection 6-10-1-9(A)(3), each planned development shall be completed within two (2) years of the issuance of the permit for the Planned Development.
- (D) **Inclusionary Housing Ordinance (IHO):** The Applicant agrees to provide ten (10) on-site affordable dwelling units in compliance with the 2020 Inclusionary Housing Ordinance.
- (E) **Green Building Ordinance:** The Applicant agrees to comply with the City of Evanston Green Building Ordinance and obtain a LEED Silver Certification Rating or equivalent certification rating deemed acceptable by the Building Official.
- (F) **Waste Management Plan:** The Applicant shall provide a waste management plan to include recycling and composting.
- (G) **Bird Friendly Measures:** The Applicant shall continue to work with Bird Friendly Evanston to incorporate bird friendly measures.
- (H) **Tree Management Plan:** The Applicant shall provide a tree management plan specifically for trees planted on the private terraces and courtyard.
- (I) **Roof Mounted Mechanical Equipment:** Roof mounted mechanical equipment shall be screened from public view from a public street. Sound mitigation measures shall be provided if necessary.
- (J) **Deliveries:** Non-residential delivery hours shall be prohibited from 10:00 p.m. until 9:00 a.m. the following morning.
- (K) **Chicago Avenue Streetscape Improvement Program:** Applicant shall make a \$20,000 contribution to the Chicago Avenue Streetscape Improvement Program.
- (L) **Evanston Public Parks:** Applicant shall make a \$10,000 contribution to the Evanston public parks.

- (M) **Evanston Street Trees:** Applicant shall make a \$20,000 contribution for both the maintenance and planting new street trees within a quarter (1/4) mile of the site. This contribution shall be paid by the Applicant over a period of four (4) years annually in \$5,000 installments.
- (N) **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, assigned, 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: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8: 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 9: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: August 24, 2021

Approved:

Adopted: October 11, 2021

10/15, 2021

Daniel Biss
Daniel Biss, Mayor

Attest:

Stephanie Mendoza

Stephanie Mendoza, City Clerk

Approved as to form:

Nicholas E. Cummings

Nicholas E. Cummings, Corporation
Counsel

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN PLAT OF CONSOLIDATION OF LOTS 2, 3, 4, 5 AND 6 IN MERSCH HEIRS SUBDIVISION OF THAT PART BETWEEN CHICAGO AVENUE AND RAILROAD LANDS OF THE SOUTH 25 ACRES OF THE NORTH 50 DEGREES OF 94 1/2 ACRES TRACT DESCRIBED AS THE SOUTH 1/2 OF THE EAST 32 RODS OF THE NORTH EAST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

PIN: 11-19-213-025-0000

Commonly known as 1012 Chicago Avenue, Evanston, Illinois 60202

EXHIBIT B
DEVELOPMENT PLAN



1012 CHICAGO AVE APARTMENTS MIXED USE DEVELOPMENT INCLUDING RETAIL WITH MULTI-FAMILY DWELLING UNITS

1012-1034 APARTMENTS

1012 CHICAGO
CHICAGO, IL

VIEW NORTH CHICAGO AVE



D0.0

Dwg Scale:

1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

MIXED USE DEVELOPMENT INCLUDING RETAIL WITH MULTI-FAMILY DWELLING UNITS

REVISED 06-10-21 PER ZONING REVIEW COMMENTS



1 Location Map
3/32" = 1'-0"

1012-1034 APARTMENTS

1012 CHICAGO
CHICAGO, IL

Location map

1012 CHICAGO

LEE STREET



2 Site Context Plan
1/32" = 1'-0"



Dwg Scale: As indicated

1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



D1.0



1012 CHICAGO

5 STORIES
 RETAIL AT GRADE
 116 DWELLING UNITS
 58 PARKING SPACES

CHICAGO AVENUE

Site Plan



1012-1034 APARTMENTS

1012 CHICAGO
 CHICAGO, IL

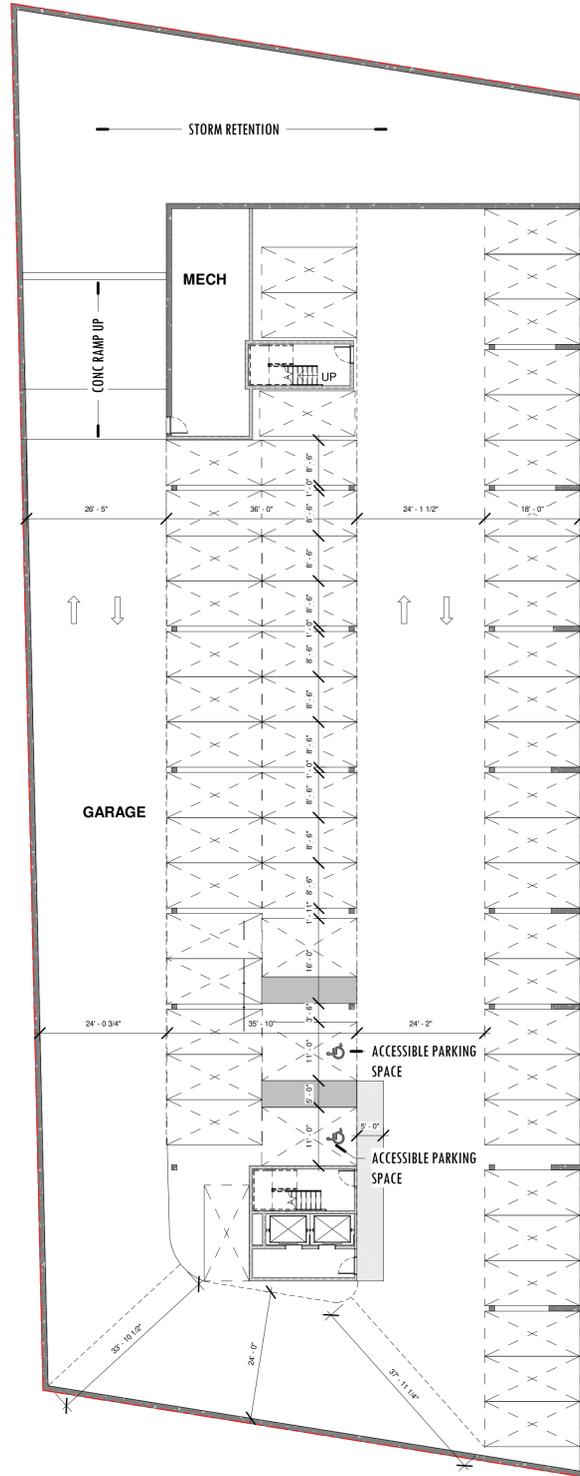
1 Site Plan
 1/16" = 1'-0"



D2.0

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

1629 N ELSTON, CHICAGO, IL 60642
 P 773 384 4400 F 773 384 4404



2 Basement Proposed
1/16" = 1'-0"



1 1st Floor Proposed
1/16" = 1'-0"

Basement and 1st Floor Plan

1012-1034 APARTMENTS

1012 CHICAGO
CHICAGO, IL

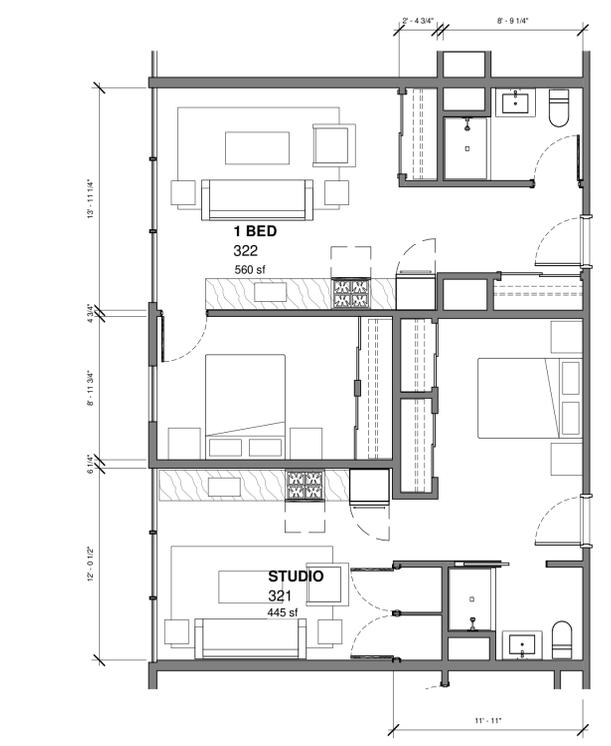


D3.0

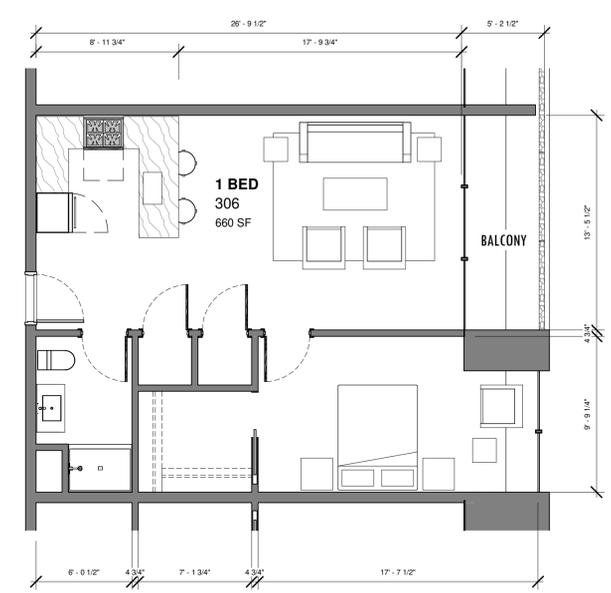
Dwg Scale: As indicated

1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

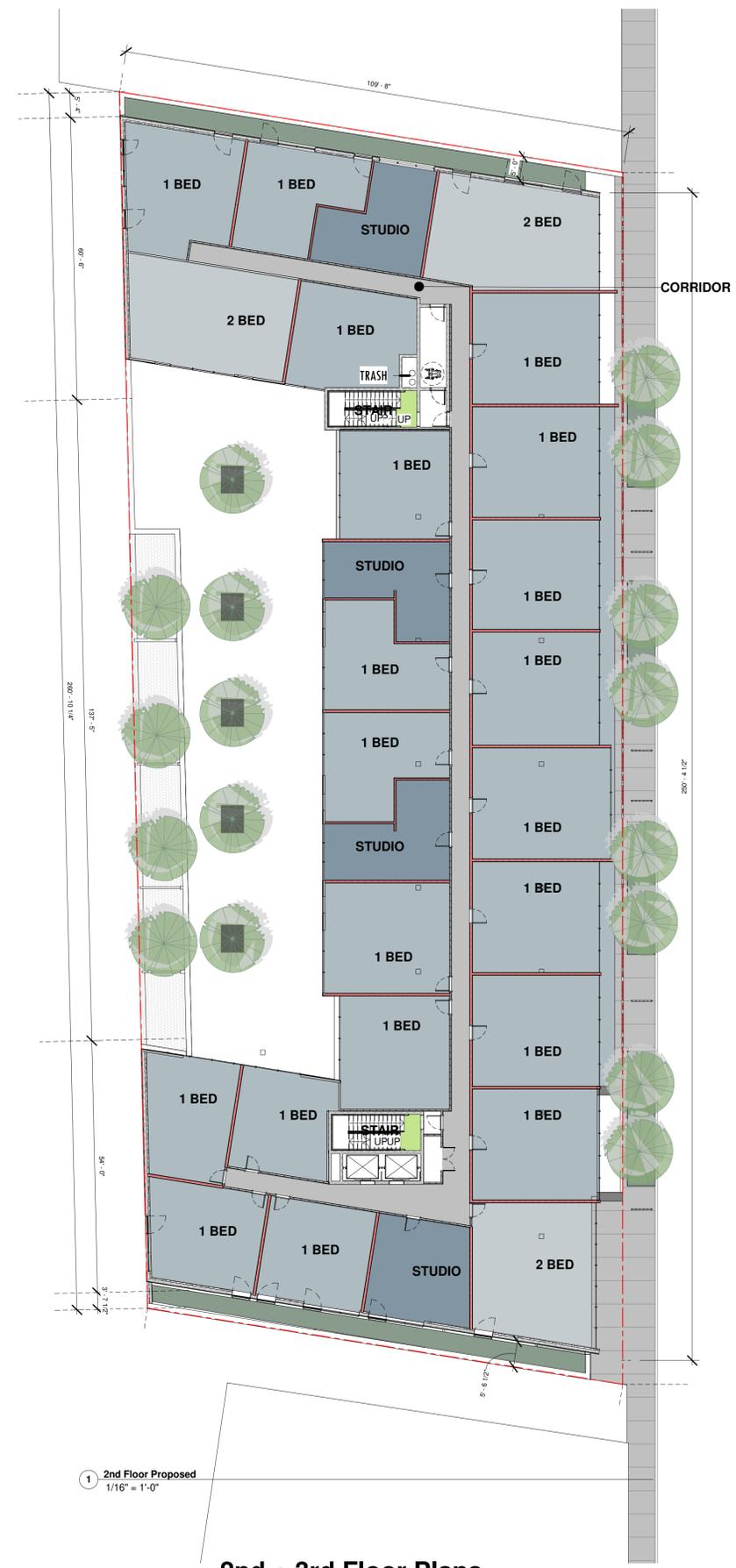
- 1 OWNER REVIEW 06.04.20
- 2 OWNER REV 07.28.20
- 3 ISSUED FOR ZONING REVIEW 1 01.08.21
- 4 ISSUED FOR ZONING REVIEW 2 03.01.21
- 5 PD SUBMISSION 04.15.21
- 6 PD REVISIONS 09.27.21



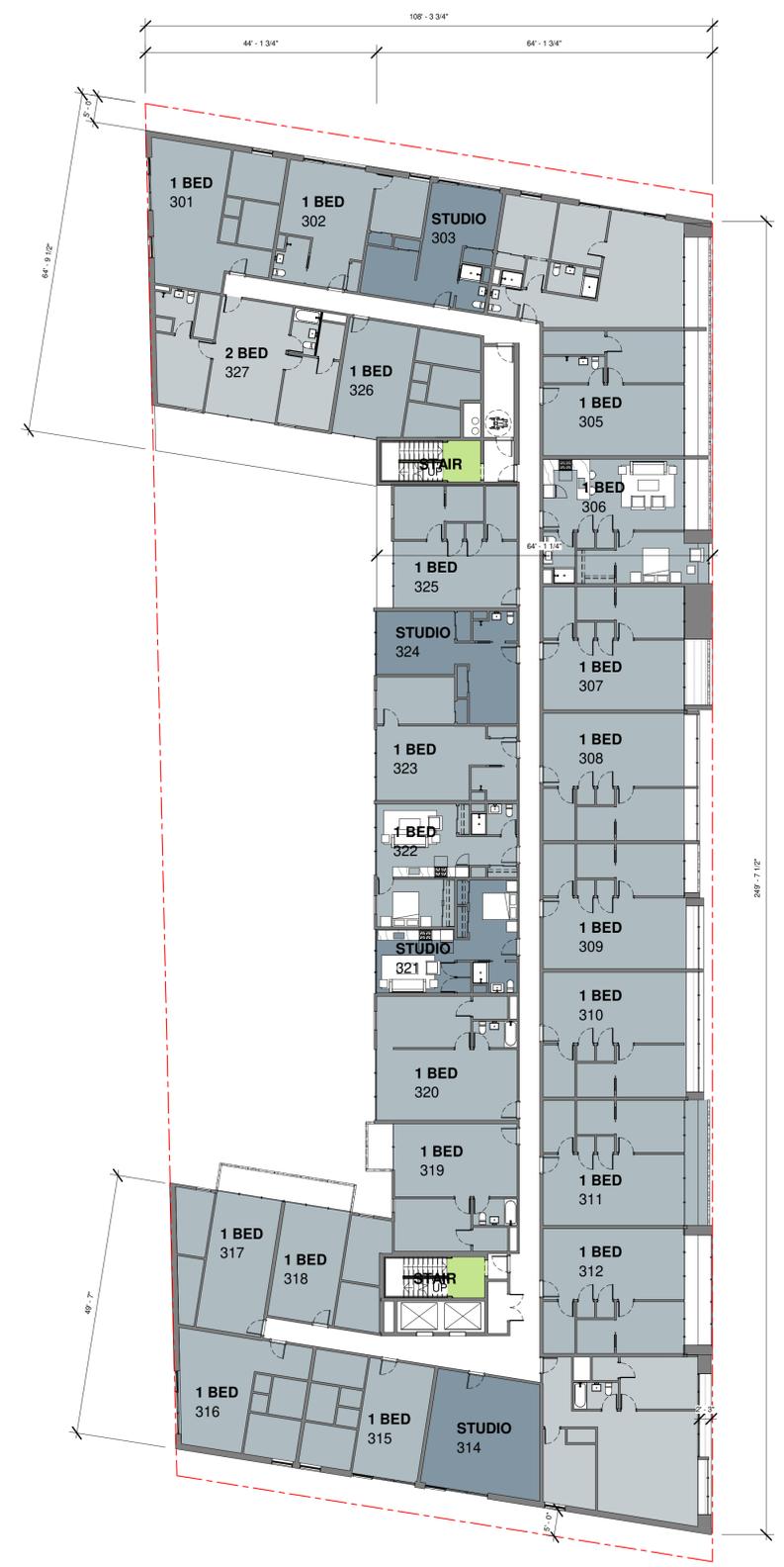
3 1 Bed - Studio Combination Apartments
3/16" = 1'-0"



4 1 Bed Apartment Typical
3/16" = 1'-0"



1 2nd Floor Proposed
1/16" = 1'-0"



2 3rd Floor Proposed
1/16" = 1'-0"

- 1 OWNER REVIEW 06.04.20
- 2 OWNER REV 07.28.20
- 3 ISSUED FOR ZONING REVIEW 1 01.08.21
- 4 ISSUED FOR ZONING REVIEW 2 03.01.21
- 5 PD SUBMISSION 04.15.21
- 6 PD REVISIONS 09.27.21

1012-1034 APARTMENTS

1012 CHICAGO
CHICAGO, IL

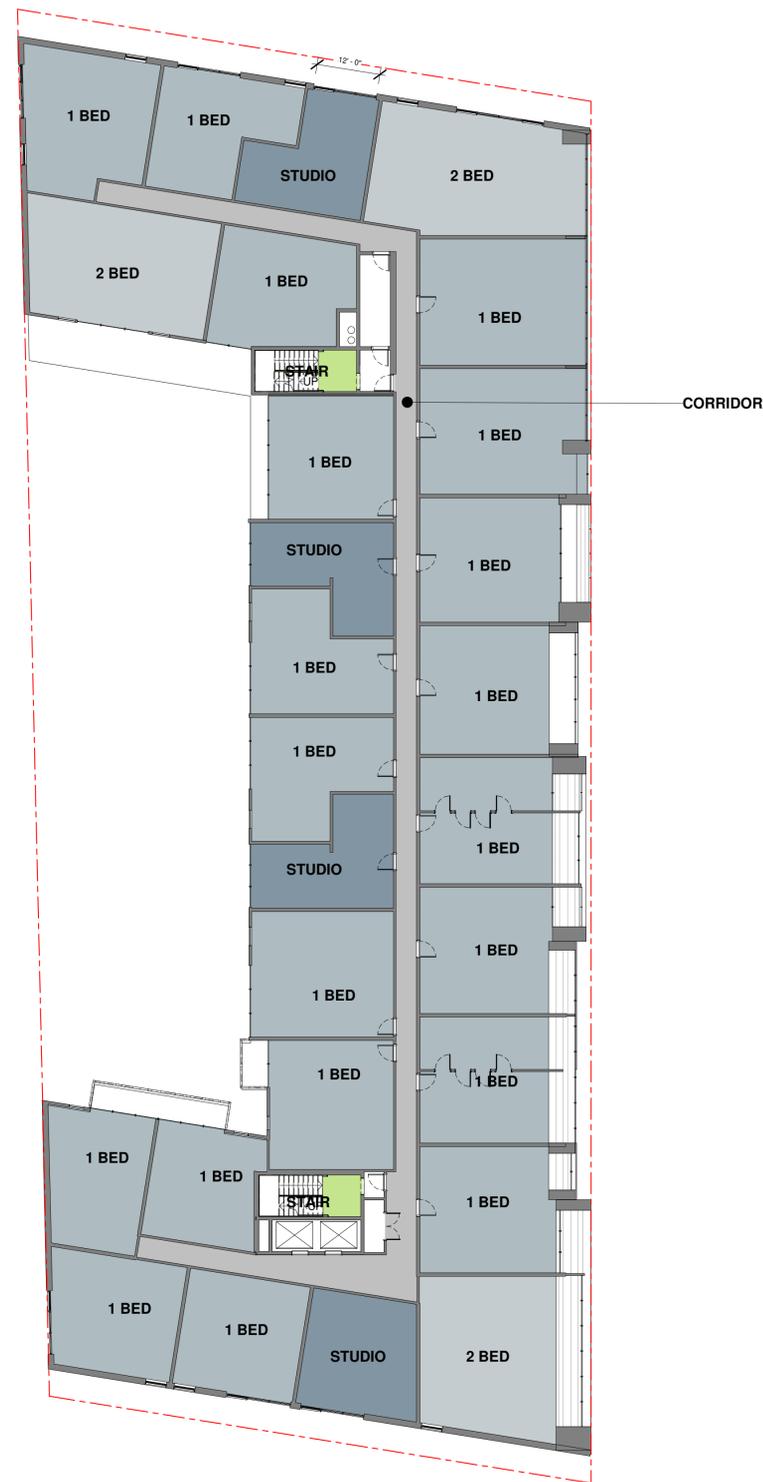
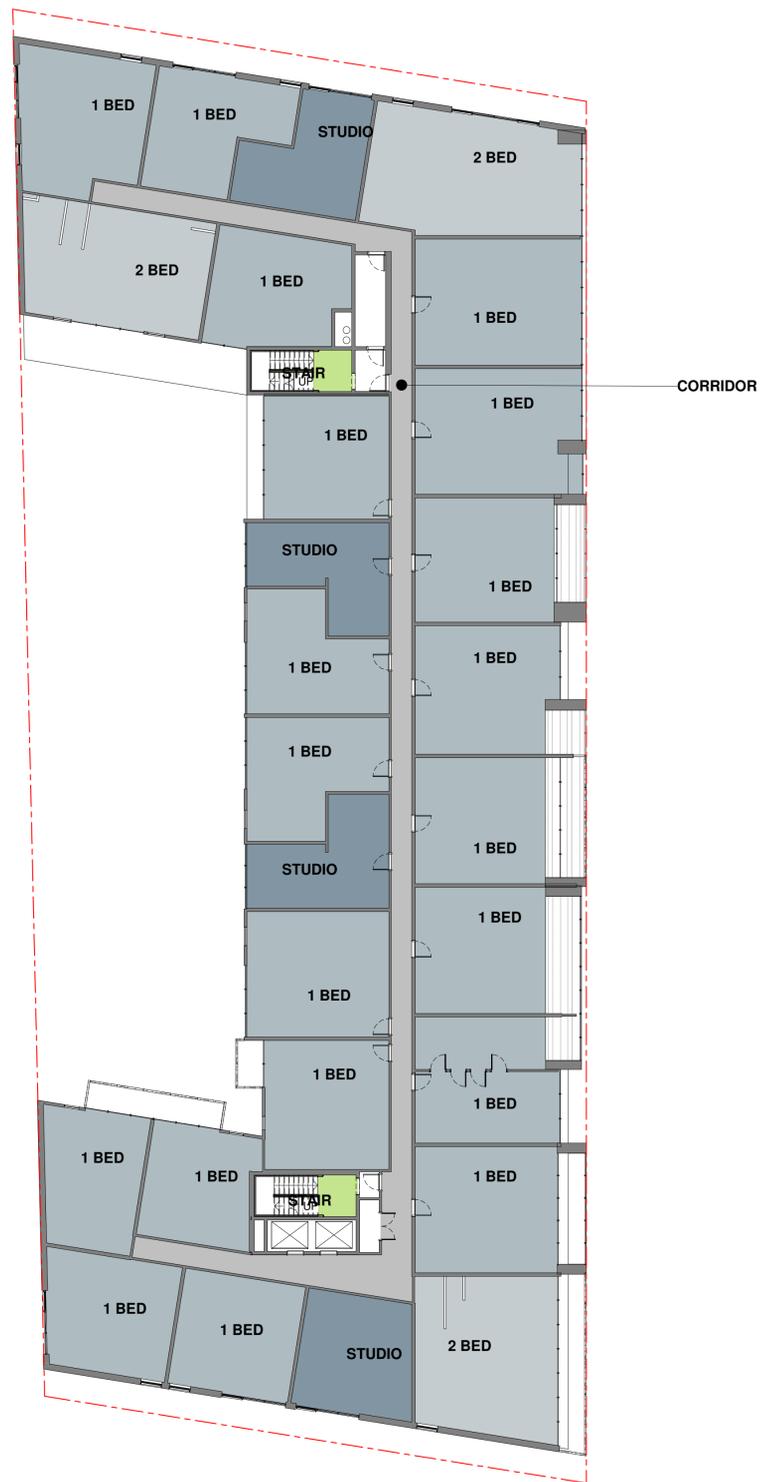
2nd + 3rd Floor Plans



D4.0

Dwg Scale: As indicated

1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

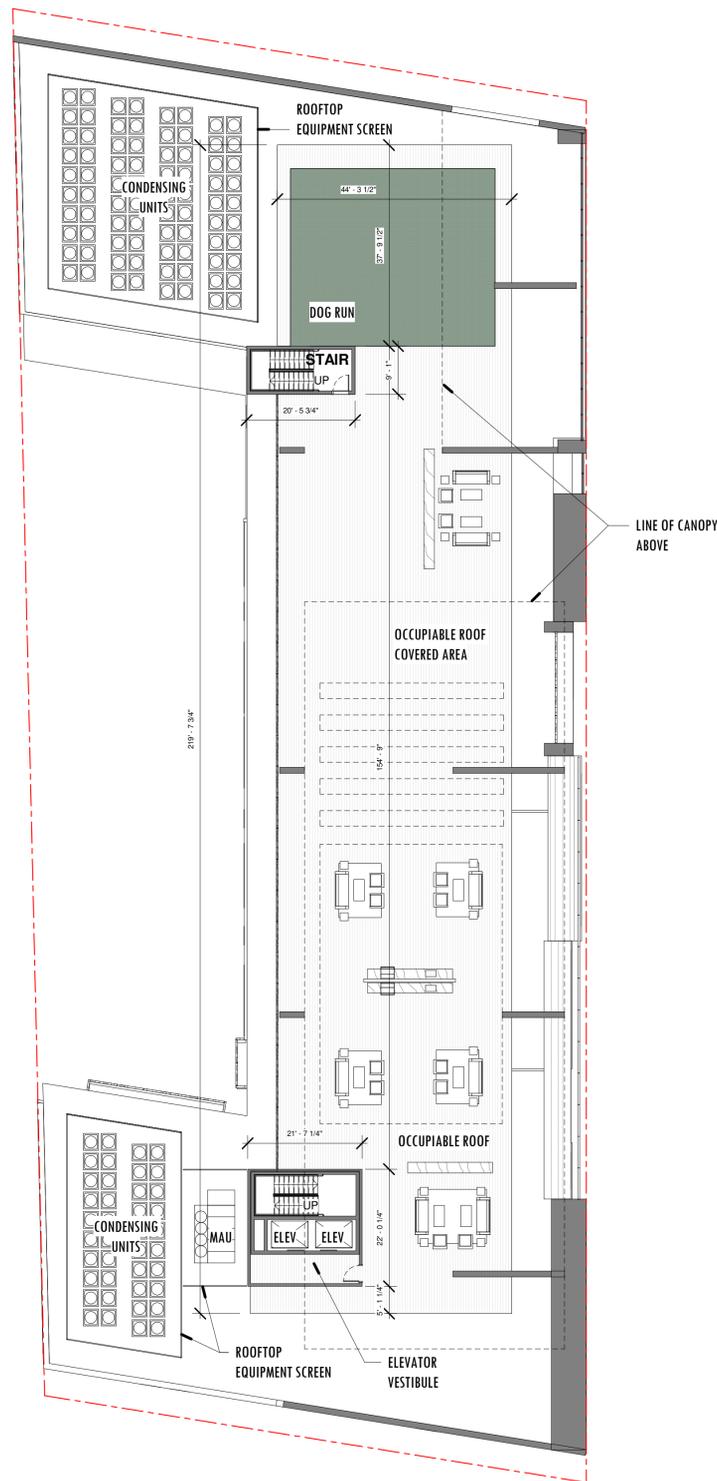


1 4th Floor Proposed
1/16" = 1'-0"

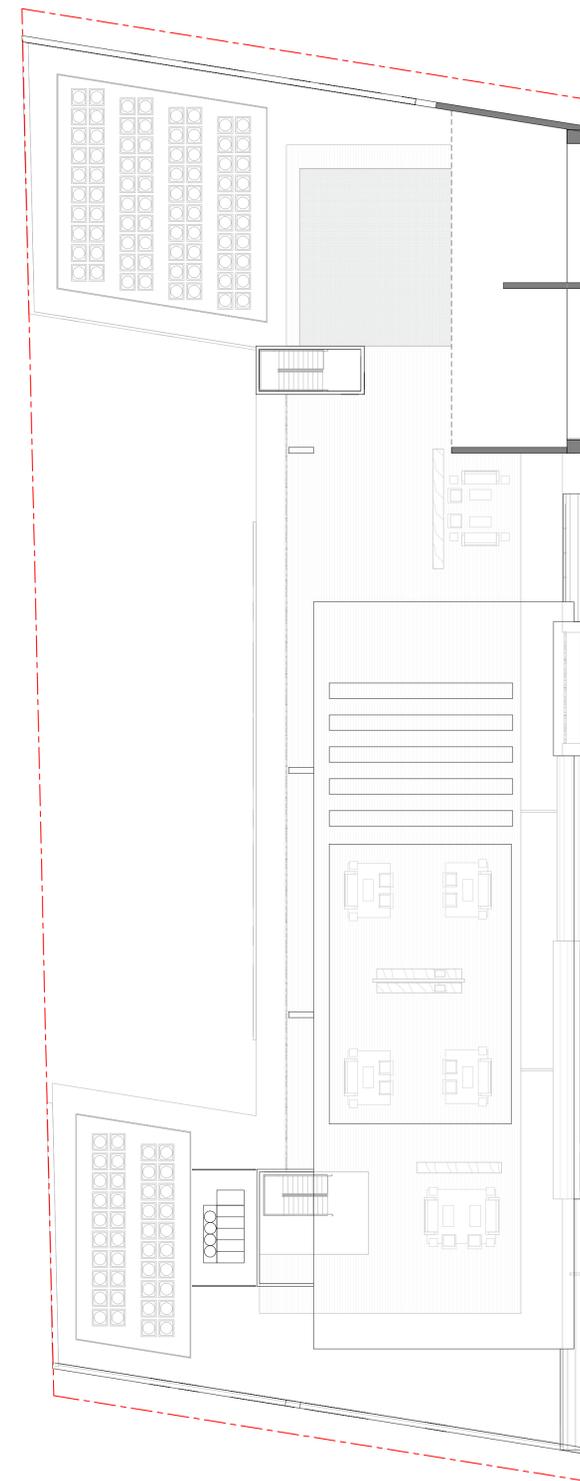
2 5th Floor Proposed
1/16" = 1'-0"

4th + 5th Floor Plans

1 OWNER REVIEW	06.04.20
2 OWNER REV	07.28.20
3 ISSUED FOR ZONING REVIEW 1	01.08.21
4 ISSUED FOR ZONING REVIEW 2	03.01.21
5 PD SUBMISSION	04.15.21
6 PD REVISIONS	09.27.21



1 Roof Plan
1/16" = 1'-0"



2 Penthouse Roof
1/16" = 1'-0"

Roof + Penthouse Roof Plans

1 OWNER REVIEW	06.04.20
2 OWNER REV	07.28.20
3 ISSUED FOR ZONING REVIEW 1	01.08.21
4 ISSUED FOR ZONING REVIEW 2	03.01.21
5 PD SUBMISSION	04.15.21
6 PD REVISIONS	09.27.21



Materials Legend Exterior

- M-1** BRICK, COMMON BOND, ENDICOTT BLACK BLEND TEXTURED, MODULAR SIZE
- M-2** FILLED + POLISHED CONCRETE MASONRY UNIT 8X8X16 TRENWYTH TRENSTONE COLOR TBD
- M-3** FIBER CEMENT PANEL COLOR + SIZE TBD
- MTL-1** METAL WALL PANEL WIDTH COLOR TO BE DETERMINED BY ARCHITECT
- MTL-2** ALUMINUM BREAK METAL COLOR TBD
- MTL-3** PERFORATED METAL PANEL: MCNICOLS ROUND, CARBON STEEL, HRPD, 3/16" GAUGE (1.875" THICK), 1/2" ROUND ON 11/16" STAGGERED CENTERS, 48% OPEN AREA
- PNL-1** FIBER CEMENT PANEL REVEAL SYSTEM; FIBER CEMENT PANEL: TBD ALUMINUM REVEAL TRIM COLOR: TBD
- RAIL-1** GUARDRAIL - METAL W/ PERFORATED PANELS MTL-3 TO BE PAINTED
- STN-1** LIMESTONE SILL/COPING
- WD-1** SYNTHETIC WOOD PANEL
- WDW-1** FIBERGLASS WINDOW, MANUF TBD, PUNCHED OPENING
- WDW-2** FIBERGLASS WINDOW WITH FRITTED / PATTERN GLASS
- WDW-3** ALUM STOREFRONT GLAZING FIXED AND OPERABLE DOOR PANELS
- WDW-4** ALUM STOREFRONT GLAZING - ETCHED GLASS, FULL HEIGHT OPENING



1 OWNER REVIEW 06.04.20
 2 OWNER REV 07.28.20
 3 ISSUED FOR ZONING REVIEW 1 01.08.21
 4 ISSUED FOR ZONING REVIEW 2 03.01.21
 5 PD SUBMISSION 04.15.21
 6 PD REVISIONS 09.27.21

1 CHICAGO AVE
 3/32" = 1'-0"

1012-1034 APARTMENTS
 1012 CHICAGO
 CHICAGO, IL

East Building Elevation



D7.0

Dwg Scale: As indicated

1629 N ELSTON, CHICAGO, IL 60642
 P 773 384 4400 F 773 384 4404



- Materials Legend Exterior**
- M-1** BRICK, COMMON BOND, ENDICOTT BLACK BLEND TEXTURED, MODULAR SIZE
 - M-2** FILLED + POLISHED CONCRETE MASONRY UNIT 8X8X16 TRENWYTH TRENSTONE COLOR TBD
 - M-3** FIBER CEMENT PANEL COLOR + SIZE TBD
 - MTL-1** METAL WALL PANEL WIDTH COLOR TO BE DETERMINED BY ARCHITECT
 - MTL-2** ALUMINUM BREAK METAL COLOR TBD
 - MTL-3** PERFORATED METAL PANEL: MCNICOLS ROUND, CARBON STEEL, HRPD, 3/16" GAUGE (1.875" THICK), 1/2" ROUND ON 11/16" STAGGERED CENTERS, 48% OPEN AREA
 - PNL-1** FIBER CEMENT PANEL REVEAL SYSTEM; FIBER CEMENT PANEL: TBD ALUMINUM REVEAL TRIM COLOR: TBD
 - RAIL-1** GUARDRAIL - METAL W/ PERFORATED PANELS MTL-3 TO BE PAINTED
 - STN-1** LIMESTONE SILL/COPING
 - WD-1** SYNTHETIC WOOD PANEL
 - WDW-1** FIBERGLASS WINDOW, MANUF TBD, PUNCHED OPENING
 - WDW-2** FIBERGLASS WINDOW WITH FRITTED / PATTERN GLASS
 - WDW-3** ALUM STOREFRONT GLAZING FIXED AND OPERABLE DOOR PANELS
 - WDW-4** ALUM STOREFRONT GLAZING - ETCHED GLASS, FULL HEIGHT OPENING

1 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

- 1 OWNER REVIEW 06.04.20
- 2 OWNER REV 07.28.20
- 3 ISSUED FOR ZONING REVIEW 1 01.08.21
- 4 ISSUED FOR ZONING REVIEW 2 03.01.21
- 5 PD SUBMISSION 04.15.21
- 6 PD REVISIONS 09.27.21

South + North Building Elevations



Materials Legend Exterior

- M-1** BRICK, COMMON BOND, ENDICOTT BLACK BLEND TEXTURED, MODULAR SIZE
- M-2** FILLED + POLISHED CONCRETE MASONRY UNIT 8X8X16 TRENWYTH TRENSTONE COLOR TBD
- M-3** FIBER CEMENT PANEL COLOR + SIZE TBD
- MTL-1** METAL WALL PANEL WIDTH COLOR TO BE DETERMINED BY ARCHITECT
- MTL-2** ALUMINUM BREAK METAL COLOR TBD
- MTL-3** PERFORATED METAL PANEL: MCNICOLS ROUND, CARBON STEEL, HRPD, 3/16" GAUGE (.1875" THICK), 1/2" ROUND ON 11/16" STAGGERED CENTERS, 48% OPEN AREA
- PNL-1** FIBER CEMENT PANEL REVEAL SYSTEM; FIBER CEMENT PANEL: TBD ALUMINUM REVEAL TRIM COLOR: TBD
- RAIL-1** GUARDRAIL - METAL W/ PERFORATED PANELS MTL-3 TO BE PAINTED
- STN-1** LIMESTONE SILL/COPING
- WD-1** SYNTHETIC WOOD PANEL
- WDW-1** FIBERGLASS WINDOW, MANUF TBD, PUNCHED OPENING
- WDW-2** FIBERGLASS WINDOW WITH FRITTED / PATTERN GLASS
- WDW-3** ALUM STOREFRONT GLAZING FIXED AND OPERABLE DOOR PANELS
- WDW-4** ALUM STOREFRONT GLAZING - ETCHED GLASS, FULL HEIGHT OPENING



1 OWNER REVIEW 06.04.20
 2 OWNER REV 07.28.20
 3 ISSUED FOR ZONING REVIEW 1 01.08.21
 4 ISSUED FOR ZONING REVIEW 2 03.01.21
 5 PD SUBMISSION 04.15.21
 6 PD REVISIONS 09.27.21

1 WEST ELEVATION
 3/32" = 1'-0"

1012-1034 APARTMENTS

1012 CHICAGO
 CHICAGO, IL

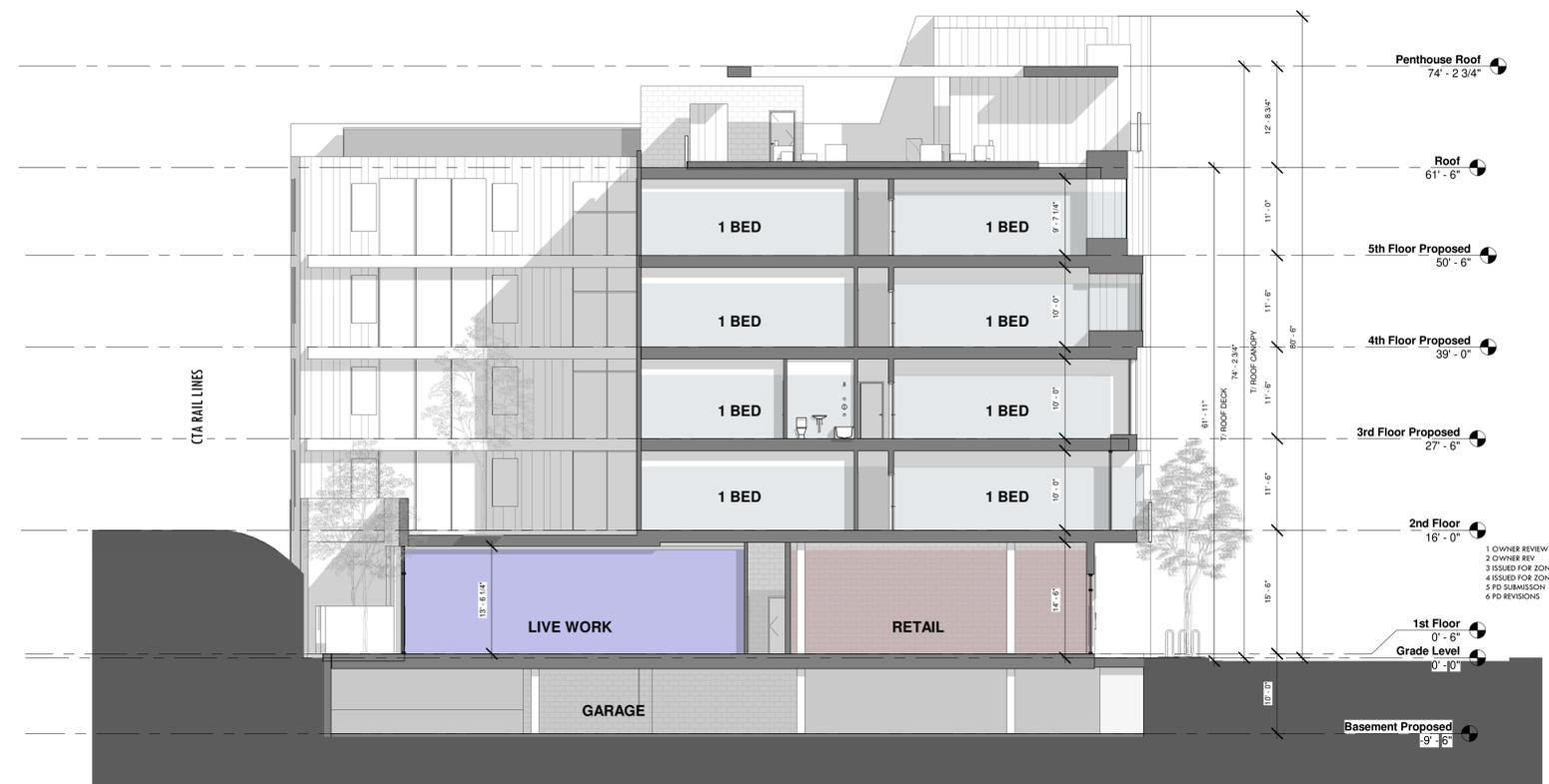
West Building Elevation



D9.0

Dwg Scale: As indicated

1629 N ELSTON, CHICAGO, IL 60642
 P 773 384 4400 F 773 384 4404



2 Building Section 1
3/32" = 1'-0"

Building Section + Elevation

1012-1034 APARTMENTS

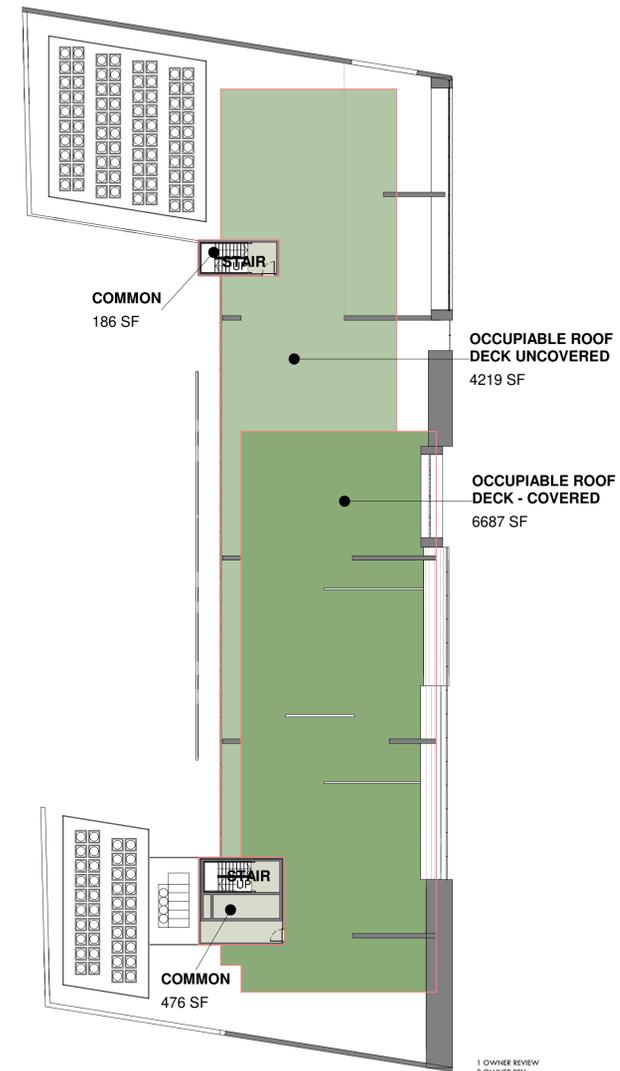
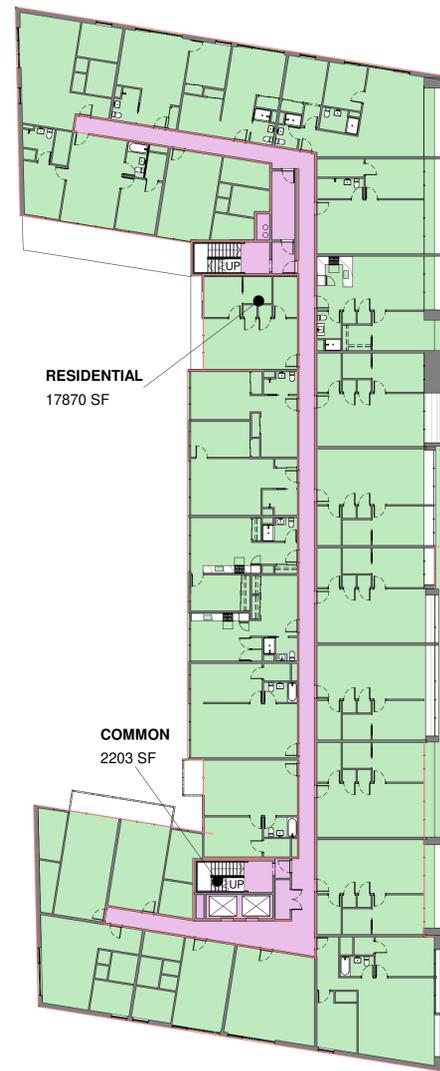
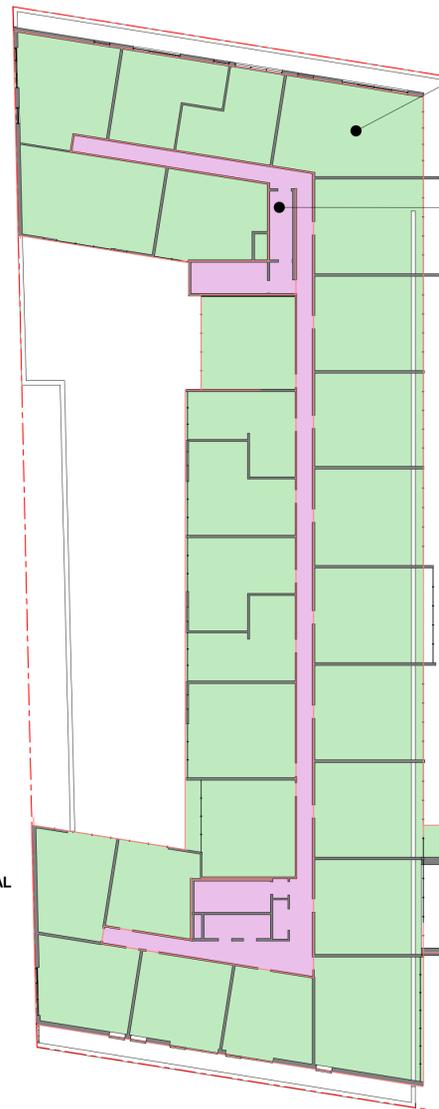
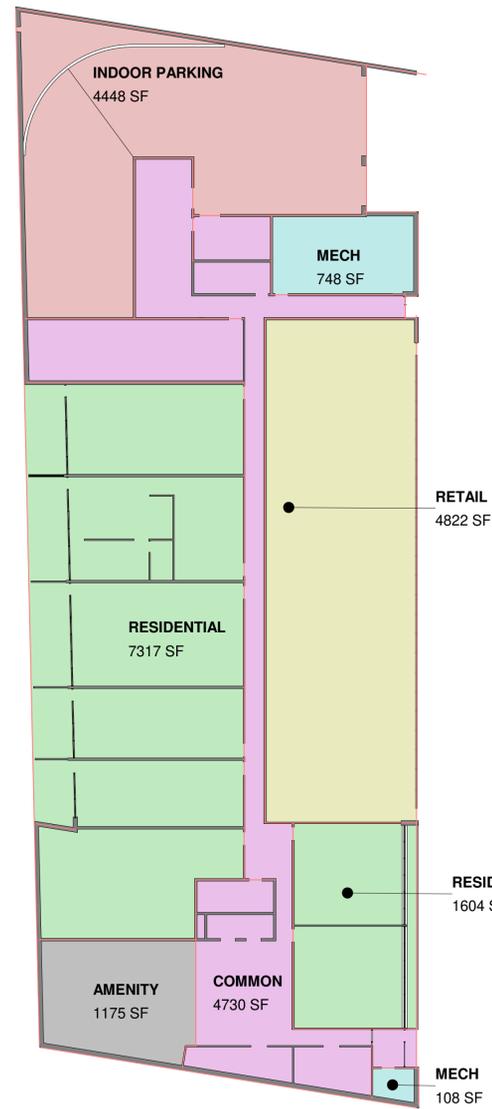
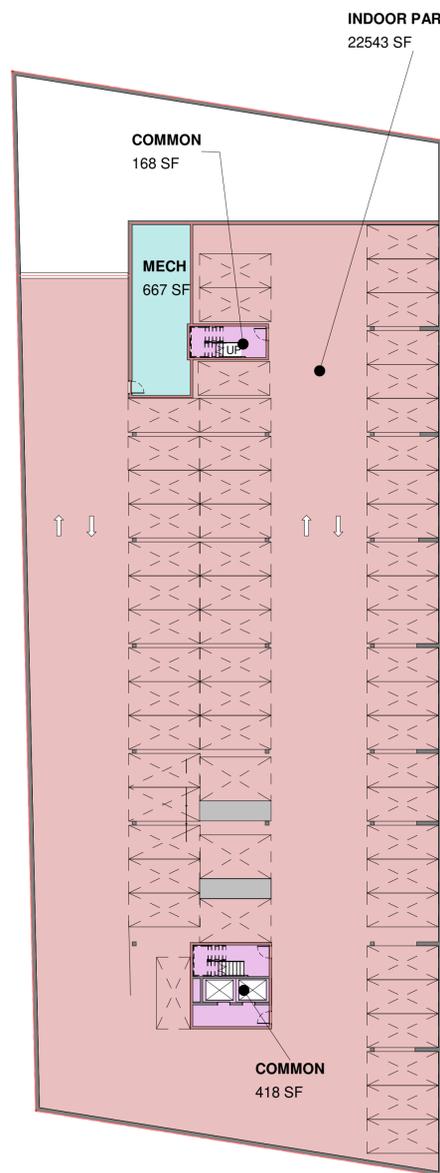
1012 CHICAGO
CHICAGO, IL



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

Dwg Scale: As indicated

D10.0



1 OWNER REVIEW 06.04.20
 2 OWNER REV 07.28.20
 3 ISSUED FOR ZONING REVIEW 1 01.08.21
 4 ISSUED FOR ZONING REVIEW 2 03.01.21
 5 PD SUBMISSION 04.15.21
 6 PD REVISIONS 09.27.21

1 Basement Proposed
 3/64" = 1'-0"

2 1st Floor Gross Area Plan
 3/64" = 1'-0"

3 2nd Floor Gross Area Plan
 3/64" = 1'-0"

4 3rd Floor GAP
 3/64" = 1'-0"

5 Roof RAP
 3/64" = 1'-0"

PROPOSED FLOOR AREAS
 1012-34 CHICAGO

LEVEL	PARKING / LOADING	DWELLING UNITS	HALLWAY ELEV/ STAIRS	MECH ACCESSORY SPACE	NON-RES GROSS LEASE AREA	AMENITY	GROSS FLOOR AREA
BASEMENT	22,543		586	667			23,796
1ST FLOOR	4,448	8,920	5,906	856	5,822	1,175	27,127
2ND FLOOR		16,849	2,177				19,026
3RD FLOOR		17,870	2,203				20,073
4th FLOOR		17,870	2,203				20,073
5th FLOOR		17,870	2,203				20,073
ROOF TOP			662			6,687	7,349
TOTAL ACTUAL BUILDING AREA	26,991	79,379	15,940	1,523	5,822	7,862	

1012-1034 APARTMENTS

1012 CHICAGO
 CHICAGO, IL

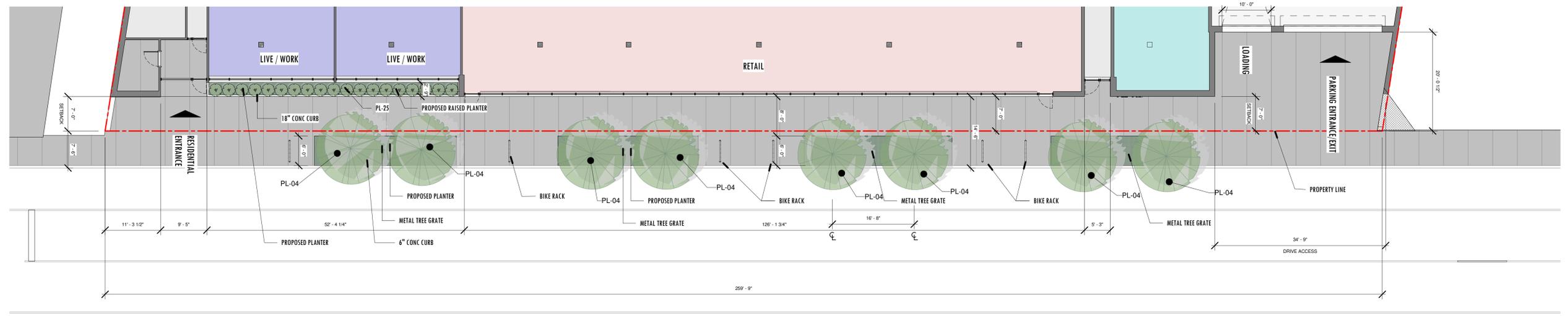
Gross Area plans



D11.0

Dwg Scale: As indicated

1629 N ELSTON, CHICAGO, IL 60642
 P 773 384 4400 F 773 384 4404



N CHICAGO



RESIDENTIAL ENTRY

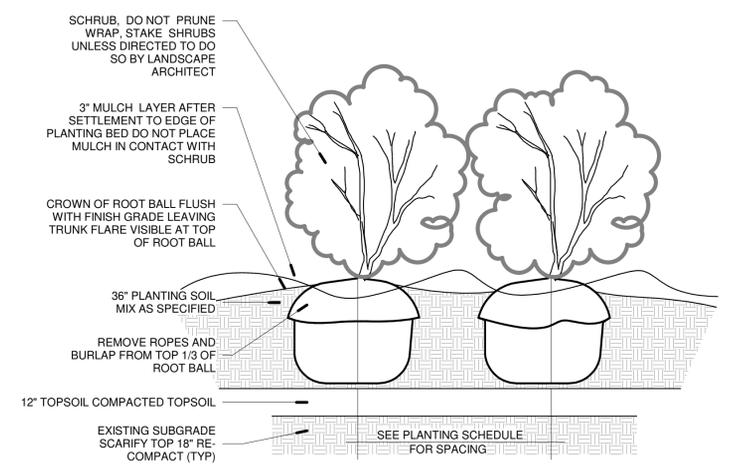


RETAIL / LIVE WORK ENTRANCES

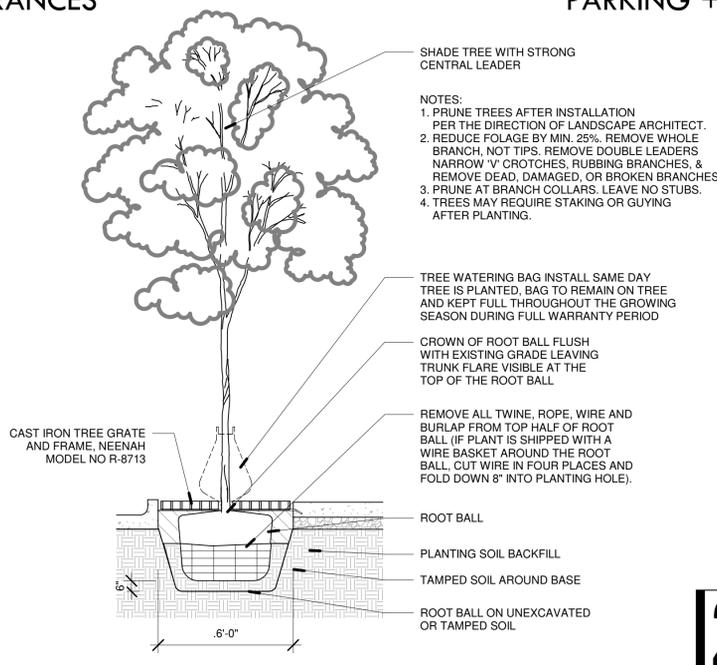


PARKING + LOADING ENTRANCES

LANDSCAPE SCHEDULE					
1012-1034 CHICAGO AVE, EVANSTON IL					
QUAN	TAG	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
0	PL-01	ULMUS REGAL ELM	REGAL ELM	4" CAL	
0	PL-02	PYRUS CALLERYANA	WHITEHOUSE FLOWERING PEAR	4" CAL 10FT	
0	PL-03	NYSSA SYLVATICA	BLACK GUM	8" CAL	
8	PL-04	GYMNOCLADUS DIOCUS	KENTUCKY COFFEE TREE	PP	
SHRUBS					
0	PL-11	BUXUS MICROPHYLLA KOREANA	KOREAN BOXWOOD	18" X 18"	
PERENNIALS + GROUND COVER					
0	PL-21	VERONICA SPICATA ROYAL CANDLES SPEEDWELL	SPEEDWELL VERONICA	1 CAL 8" O.C.	
0	PL-22	HEDERA HELIX THORNDALE	THORNDALE ENGLISH IVY	3" POT 8" O.C.	
0	PL-23	ECHINACEA PURPUREA MAGNUS PINK	MAGNUS PINK CONE FLOWER	1 CAL 12" O.C.	
0	PL-24	ECHINACEA PURPUREA MAGNUS	MAGNUS PURPLE CONE FLOWER	1 CAL 21" O.C.	
PER PLAN	PL-25	BRIZA MEDIA	QUAKING GRASS		



3 Shrub Planting Detail
1/2" = 1'-0"



4 Tree Detail @ Sidewalk
1/4" = 1'-0"

1012-1034 APARTMENTS
1012 CHICAGO
CHICAGO, IL

CHICAGO AVE LANDSCAPE DETAILS



D12.0

1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

Dwg Scale: As indicated



1012-1034 APARTMENTS

1012 CHICAGO
CHICAGO, IL

1012 Chicago



D13

Dwg Scale:

1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

