

Project Narrative:

2200-2206 Maple Avenue has served as a tax-exempt surface parking lot for the adjacent Garrett Theological Seminary student housing for well over 50 years, last memorialized in Ordinance 108-O-82 in 1982. In recent years, use of the parking lot diminished significantly (see Parking Study) down to an average of 6-8 vehicles per day. The property can and should better serve the Evanston community by providing housing, including affordable housing, in a Transit Oriented Development that also replaces the truly needed parking spaces.

A five-story and 61 foot tall 30-dwelling unit apartment building is proposed on the 18,106 square foot lot in place of the existing surface parking lot. The proposed building includes 18 enclosed parking spaces and two off-site parking spaces at 2211 Maple Avenue (same property ownership) for use by the proposed building tenants, as well as 11 open parking spaces to replace the need at the existing surface parking lot for use by 2215-2219 Maple/916.5 Noyes property. The first floor of the proposed building also includes a lobby, elevator, bicycle storage area, trash chutes/dumpster, and access to the loading space. Floors two through five feature a total of 30 dwelling units ranging in size from 377 square feet for a studio unit up to 1,527 square feet maximum for a 4 bedroom unit, with most units over 1,000 square feet in size. The building design includes recessed roofed balcony areas for more than three-quarters of the units and a common area rooftop deck.

Of the 30 dwelling units proposed, six units (20% of all units) are proposed as affordable units. The city's Inclusionary Housing Ordinance requires 2-3 on-site affordable units; however double the requirement is proposed both to provide a substantial public benefit to the community and to utilize the Cook County Affordable Housing Special Assessment Program for property taxes. The six affordable units proposed include 1 BR: 2 units, 2 BR: 2 units, 3 BR: 1 unit, 4 BR: 1 unit.

The overall building design and massing are similar and appropriate to the surrounding built environment. The semi-urban, modern building design complements the older, large courtyard-style buildings that exist at many of the neighboring properties while also providing a substantial amount of parking (29 on-site spaces) within a TOD property and not visible from the public way. The building complies with all required setbacks and proposes landscaping with the yards surrounding the building. The property will include on-site stormwater control and management in compliance with MWRD requirements.

To achieve the most appropriate building that realizes the highest and best use of the property with a 30 dwelling unit building with substantial on-site parking, zoning relief is requested for the number of dwelling units (density), total amount of parking spaces, and the loading berth. The zoning relief requested is largely due to antiquated zoning code requirements that do not comprehend TOD and today's societal needs. Zoning relief is requested as follows:

1. Dwelling Units (density) - A maximum of 19 dwelling units (plus IHO bonus units) are allowed at the property based on the lot size. Four additional dwelling units are requested to bring the density to 24 dwelling units. Of those 24 dwelling units, the

Inclusionary Housing Ordinance requires 10% on-site affordable units, or 2-3 units. Therefore, three of the 24 requested dwelling units are proposed as affordable to meet the IHO, and also generate six bonus market rate units (two for each required affordable unit). With the 24 units requested + six bonus units, the total number of dwelling units proposed is 30 (though zoning relief is only needed for the increase from 19 permitted to 24 requested). The additional density is needed specifically to extract additional income from the property to aid in the costs of the development as a whole and the on-site affordable units. Three additional affordable units (of the 30 total) are proposed as a substantial public benefit beyond any requirement from the city. The overall density proposed is appropriate and comparable to the density of surrounding properties with multifamily units, including the surrounding Garrett student housing properties. The density is also appropriate when considering the buildings' compliance with all bulk standards including setbacks and building height, and in consideration of Transit Oriented Development and the proximity to mass transit.

2. Parking - Parking requirements within the zoning code are outdated and do not provide realistic requirements based on parking needs, especially in areas near mass transit. Although the property is designated TOD by the city, the parking requirement remains at .55 spaces per bedroom. Realistically, less parking is needed and reliance on mass transit and other multimodal transit options should be encouraged to align with city goals and sustainability policies. Recent significant developments in Evanston, including nearly all planned developments and TOD buildings in recent years, have been approved for reduced parking down to a parking ratio typically between .1 and .4. Given the proximity of the site to mass transit, a substantially reduced parking ratio is appropriate. The parking ratio proposed in relation to the 18 enclosed on-site parking spaces and 2 off-site parking spaces for the new 30 dwelling unit building amounts to .67.

The existing surface parking lot features 49 parking spaces. The Parking Study (attached) conducted over a three month period found an average of 6-8 vehicles continue to use the lot each day (at the same monthly parking rate that was established under the prior ownership). The existing 49 spaces are noted in Ordinance 107-O-82 from 1982. Zoning Code Sections 6-16-1-1 and 6-16-1-2 state the parking requirement in effect at the time of building permit issuance is the regulation in effect. However, when applying the current Zoning Code's parking requirements to the existing structures, zoning relief is triggered for a reduction by 7 spaces for the new 30 dwelling unit building (18 on-site and 2 off-site where 27 spaces are required), and by 12 spaces for the existing 2215-2219 Maple building's use (11 at the new development where 23 are required).

3. Loading Berth - Once a necessary facility for medium/large-size apartment buildings, full truck-sized loading berths are now rarely used for move-ins and move-outs since unit sizes are typically smaller and tenants regularly use passenger vehicles or vans for moving. Recent significant developments in Evanston, including 910 Custer Avenue (230 unit building), have been approved for reduced or eliminated loading berths due to this

trend. The proposed loading berth is 9.5 feet wide by 25 feet in length where a 10 foot by 35 foot loading berth is required according to the zoning code. The proposed loading berth size is large enough to realistically be used by large vehicles and vans for move-ins and move-outs and is therefore appropriate for the building and site.

The loading berth also triggers a variation as a use that covers more than 40% of the rear yard, which is an unusual interpretation of the zoning code for flatwork, which has not been considered an issue at other properties under past city interpretations. However since the interpretation is that the loading berth triggers the issue, the variation is requested.

The new building will feature all-electric dwelling units and will comply with all city regulations including but not limited to any increased sustainability/environmental requirements such as the IL Stretch Energy Code and LEED Gold equivalent certification by means of rooftop solar panels and other renewable energy methods. The building will limit the use of natural gas and will be constructed in a manner that enables full electrification in the future to align with the Healthy Buildings Ordinance.

As a known local property owner/multifamily landlord with other buildings in the immediate area including the newer 12-unit apartment building at 2211 Maple Avenue, the building is not intended to sell after construction and will operate in good faith successfully with a variety of tenants and income levels. Overall redevelopment of the site will increase the housing stock in Evanston, add six affordable housing units, replace existing needed parking, and will provide substantial property tax revenue in comparison to the past tax-exempt status of the mostly-empty Garrett parking lot.

ALTA/NSPS LAND TITLE SURVEY

LEGEND & ABBREVIATIONS:

○ UTILITY POLE	⊙ MANHOLE	P.O.C. POINT OF COMMENCEMENT
⊙ LIGHT POLE	⊙ SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
⊙ TRANSFORMER	⊙ STORM STRUCTURE (CLOSED)	° DEGREES
⊙ UTILITY PEDESTAL	⊙ STORM STRUCTURE (OPEN)	' FEET/MINUTES
⊙ TRAFFIC SIGNAL	⊙ CURB INLET	" INCHES/SECONDS
⊙ SIGNAL VAULT	⊙ VALVE VAULT	S.F. SQUARE FEET
⊙ UTILITY VAULT	⊙ CLEAN OUT	(REC) RECORD BEARING/DISTANCE
⊙ GAS VALVE	⊙ FLARED END SECTION	TF TOP OF FOUNDATION
⊙ WATER VALVE	—W— WATER LINE	TF FINISHED FLOOR
⊙ ELECTRIC METER	—T— TELEPHONE/CATV LINE	TP TOP OF PIPE
⊙ GAS METER	—G— GAS LINE	B.S.L. BUILDING SETBACK LINE
⊙ FIRE HYDRANT	—E— ELECTRIC LINE	P.U.E. PUBLIC UTILITY EASEMENT
⊙ AUTO SPRINKLER	—OH— OVERHEAD WIRES	D.E. DRAINAGE EASEMENT
⊙ MONITORING WELL	—S— STORM SEWER	L ARC LENGTH
⊙ GROUND LIGHT	—S— SANITARY SEWER	R RADIUS LENGTH
● BOLLARD	—X— CHAIN LINK FENCE	C CHORD LENGTH
● B-BOX	—□— STOCKADE FENCE	CB CHORD BEARING
—S— SIGN	—G— GUARD RAIL	CMP CORRUGATED METAL PIPE
—F— FLAG POLE	—I— IRON FENCE	⊙ CONCRETE SURFACE

SIGNIFICANT OBSERVATIONS:

NO SIGNIFICANT OBSERVATIONS TO REPORT.

LAND AREA:

18,106.41 SF ± OR 0.416 ACRES ±

VICINITY MAP:



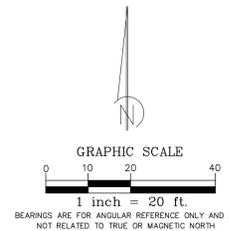
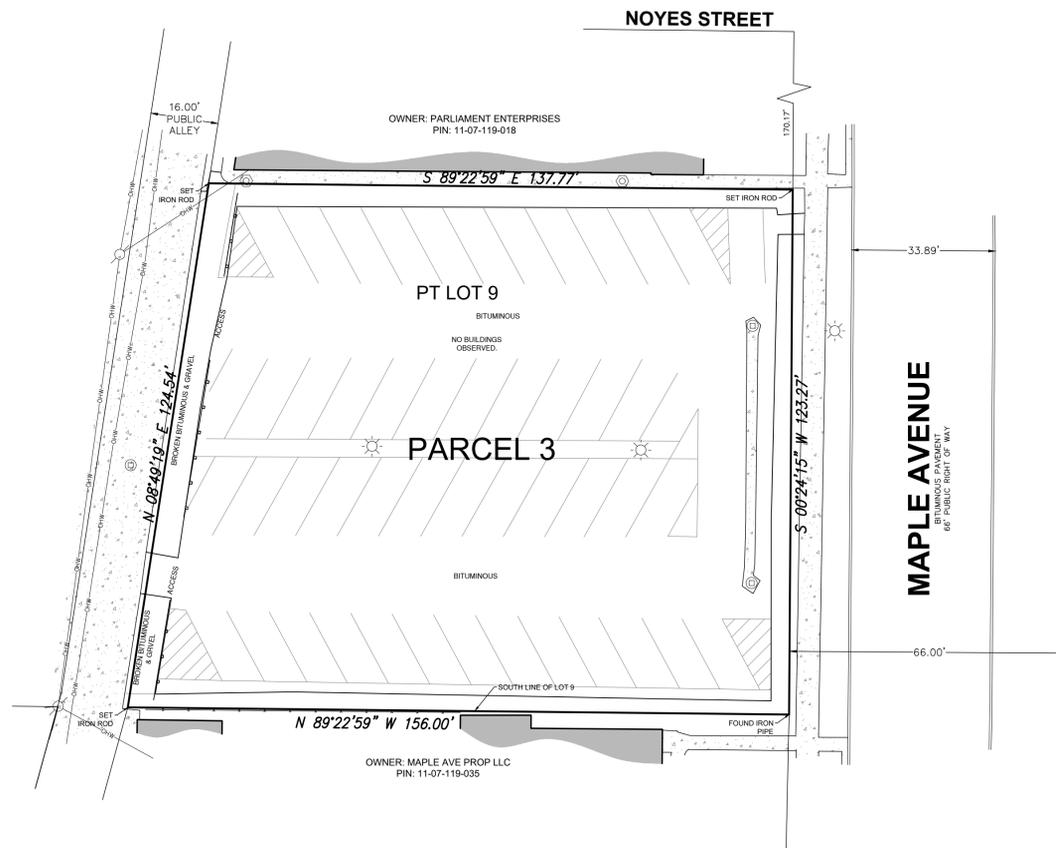
FLOOD NOTE:

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 17031C0266K WHICH BEARS AN EFFECTIVE DATE OF (09/10/2021) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION:

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6A.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	48
HANDICAP	0
TOTAL	48



RECORD DESCRIPTION:

THAT PART OF LOT 9 IN ASSESSOR'S DIVISION OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF MAPLE AVENUE AND EAST OF THE EAST LINE OF AN ALLEY AS DEDICATED AND OCCUPIED (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE PARALLEL WITH THE SOUTH LINE OF NOYES STREET AND LOCATED 170.17 FEET SOUTH THEREOF), IN COOK COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 24LS05139LP, DATED OCTOBER 1, 2024.

SCHEDULE B:

THERE ARE NO SURVEY RELATED ITEMS TO REFERENCE HEREON.

MISCELLANEOUS NOTES:

- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- BASIS OF BEARINGS: THE WEST RIGHT OF WAY LINE OF MAPLE AVENUE TO BE SOUTH 00 DEGREES 24 MINUTES 15 SECONDS WEST.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM THE PUBLIC ALLEY MAPLE AVENUE AND ACCESS TO AND FROM MAPLE AVENUE WHICH ARE DEDICATED PUBLIC RIGHT OF WAYS.
- IN REGARDS TO TABLE "A" ITEM 2, AT THE TIME OF THIS SURVEY, THE ADDRESS WAS NOT POSTED.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- IN REGARDS TO TABLE "A" ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

SURVEYOR'S CERTIFICATE:

TO: CENTRUST BANK; 2206 MAPLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 23, 2024.

PRELIMINARY SURVEY

James L. Harpole, PLS XX/XX/2024
Professional Land Surveyor No. 035-3190
Expires 11-30-2028
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120

JLH LAND SURVEYING INC.
ARIZONA | ILLINOIS | INDIANA | WISCONSIN
815.729.4000 | WWW.JLHSURVEY.COM
910 GENEVA STREET | SHOREWOOD, IL 60404



SURVEY PREPARED FOR:
THOMPSON & THOMPSON
100 N. LASALLE ST., SUITE 810
CHICAGO, IL 60602

DATE	REVISIONS	BY

ALTA/NSPS LAND TITLE SURVEY
2206 MAPLE AVENUE
CHICAGO, ILLINOIS

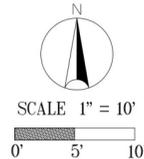
FIELD WORK: RC KH
DRAFTED BY: RH
PROJ SURV: JLH
FIELD DATE: 10/23/24
SCALE: 1" = 20'

SHEET
1 OF 1

24-1331-100



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HARB
2206 MAPLE AVE.
EVANSTON, IL

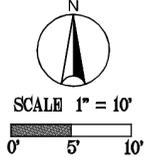
Front Garden			
QTY	Plant Type	Plant Name	Size at Maturity
1	Tree	Malus 'Emerald Spire' Crabapple	Height: 15' Width: 6'
5	Shrub	Cornus alba 'Elegantissima'	Height: 8' Width: 7'
14	Evergreen	Thuja occidentalis 'Linesville'	Height: 2' - 3' Width: 2' - 3'
9	Grass	Calamagrostis acutiflora 'Brachytricha'	Height: 3' - 4' Width: 24"
44	Perennial	Calamintha nepeta 'Montrose White'	Height: 24" - 36" Width: 24" - 36"
10	Perennial	Geranium 'Mary Anne'	Height: 15" - 20" Width: 24"
28	Perennial	Kalimeris 'Blue Star'	Height: 12" - 18" Width: 12" - 18"
6	Perennial	Phlox paniculata 'Jeand'	Height: 4' - 5' Width: 24" - 30"
76	Groundcover	Sedum caucicola Showy Stonecrop	Height: 3" - 6" Width: 6" - 8"
60	Groundcover	Sedum Mixed Stonecrop	Height: 6" - 8" Width: 18" - 24"
12	Perennial	Veronica 'Purpleicious'	Height: 12" - 24" Width: 8" - 18"

Rear Around the Parking Lot			
QTY	Plant Type	Plant Name	Size at Maturity
2	Shrub	Juniperus chinensis 'Gold Lace'	Height: 3' - 4' Width: 4' - 6'
1	Shrub	Rosa rugosa 'Purple Pavement' Rose	Height: 4' - 6' Width: 4' - 6'
2	Shrub	Spiraea Double Play® Blue Kazoo®	Height: 24" - 36" Width: 24" - 36"
13	Perennial	Amsonia tabernaemontana 'Storm Cloud'	Height: 2' - 3' Width: 3' - 4'
4	Grass	Calamagrostis acutiflora 'Brachytricha'	Height: 3' - 4' Width: 24"
4	Perennial	Calamintha nepeta 'Montrose White'	Height: 24" - 36" Width: 24" - 36"
8	Perennial	Lavandula x intermedia 'phenomenal'	Height: 2' - 3' Width: 2' - 3'
10	Perennial	Lavandula angustifolia 'Balavurlu' SuperBlue	Height: 8" - 12" Width: 12" - 18"
3	Perennial	Perovskia 'Little Lace' aka 'Novaperlae'	Height: 18" - 24" Width: 18" - 24"
60	Grass	Schizachyrium scoparium 'MinnblueA' Blue Heaven	Height: 2' - 4' Width: 18" - 30"
76	Groundcover	Sedum caucicola Showy Stonecrop	Height: 3" - 6" Width: 6" - 8"
46	Groundcover	Thymus 'Doone Valley' Creeping Thyme	Height: 3' - 6' Width: 18" - 24"

Lawn Areas			
QTY	Plant Type	Choice of Either:	Notes
1	Lawn	Companion Low Maintenance Mix - 25lb Bag	Slow-Growing
3	Lawn	PT 701 Let It Grow Grass - 5lb Bag	Often left to grow for a flowy effect

Side Gardens			
QTY	Plant Type	Plant Name	Size at Maturity
328	Grass	Liriope spicata Creeping Lilyturf	Height: 8" - 12" Width: 8" - 12"

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	 <p>SCALE 1" = 10'</p>
<p>HARB – 3.1 PLANT COUNTS 2206 MAPLE AVE. EVANSTON, IL</p>	

Plant Recommendations

2206 Maple Property

February 14th, 2025

FRONT BED

Trees & Shrubs

Cercis canadensis 'NC2016-2' Flame Thrower

Height: 15' – 20' **Width:** 10' – 15' **Light:** Full Sun to Part Shade **Blooms:** March – April

Notes: Springtime invites light-pink flowers to bloom, followed by foliage which emerges burgundy, fading to yellow and maturing green. This tree shows off all of these colors at once for an ever-changing show of color throughout the year.



**Redbud
Option A**

Cercis canadensis 'Ace of Hearts'

Height: 8' – 12' **Width:** 10' – 15' **Light:** Full Sun to Partial Shade **Blooms:** March – April

Notes: Noted for gorgeous pea-like pink flowers which bloom densely in clusters in early spring. Has blue-green heart-shaped leaves which turn a greenish-yellow in the fall. Attracts hummingbirds and songbirds.

Redbud
Option B



Malus 'Emerald Spire'

Height: 15' **Width:** 6' **Light:** Sun **Blooms:** Spring

Notes: Forms a dense, rounded crown with deep green foliage. Coral pink buds open to semi-double, rose-pink flowers. Produces a light crop of small, bronze-red ornamental fruit.



Cornus alba 'Elegantissima'

Height: 8' **Width:** 7' **Light:** Sun to Part Sun **Blooms:** May – June

Notes: Creamy margins on its grayish green foliage, carmine red stems in winter. Attracts birds and butterflies.



Hydrangea macrophylla Eclipse®

Height: 3' – 5' **Width:** 3' – 5' **Light:** Partial to Full Sun **Blooms:** July – September

Notes: Prized for its black foliage, this shrub adds interest whether or not it is in bloom! Florets are a striking bright red with cream centers. Florets may lean towards purple hues depending on soil acidity.

Flowering
Shrub
Option A



Spiraea japonica 'SMNSJSA' Double Play Dolly® Spiraea

Height: 18" – 24" **Width:** 18" – 24" **Light:** Part to Full Sun **Blooms:** May – August

Notes: Orange-red spring foliage matures to chartreuse with bright purple-pink blooms. Compact habit, blooms on new wood.

Flowering
Shrub
Option B



Thuja occidentalis 'Linesville'

Height: 2' – 3' **Width:** 2' – 3' **Light:** Partial to Full Sun **Blooms:** N/A

Notes: Soft, fine needles gives this evergreen a blue and feathery appearance. Bird shelter.



Perennials

Agastache 'Queen Nectarine'

Height: 30" – 36" **Width:** 30" – 36" **Light:** Full Sun to Part Sun **Blooms:** Mid-Summer – Early Fall

Notes: A reliable bloomer beloved for its soft peach colored blooms with pink bud-protecting calyxes. Fragrant flowers attract butterflies and hummingbirds.



Ajuga reptans 'Bronze Beauty'

Height: 6" – 8" **Width:** 12" – 18" **Light:** Part Shade to Shade **Blooms:** April – June

Notes: Extremely hardy. Deep purple-bronze foliage in full sun with blue flowers. Can be walked on, mowed over, and generally abused. Attracts butterflies.



Calamintha nepeta 'Montrose White'

Height: 24" – 36" **Width:** 24" – 36" **Light:** Sun to Part Sun **Blooms:** May – October

Notes: Blooms profuse, clear white, self-cleaning flowers. Attracts butterflies.



Coreopsis 'Citrine'

Height: 7" **Width:** 20" **Light:** Full Sun to Part Sun **Blooms:** Early Summer – Early Fall

Notes: Easy to care for with no need to deadhead old blooms, this coreopsis demands attention with its gorgeous, bright yellow flowers. Attracts butterflies.



Coreopsis 'Darling Clementine'

Height: 8" – 10" **Width:** 12" **Light:** Full Sun to Part Sun **Blooms:** Late Spring – Early Fall

Notes: With its bright yellow and orange blooms, this coreopsis is small but packs a punch! Carefree with a resistance to disease, droughts and deer. Attracts butterflies.



Geranium 'Mary Anne'

Height: 15" – 20" **Width:** 24" **Light:** Sun to Part Sun **Blooms:** May – October

Notes: A compact mound of deeply cut foliage bearing clusters of large, purple flowers with dark veins. Long-blooming, and attracts butterflies.



Hemerocallis 'Rosy Returns'

Height: 12" – 18" **Width:** 12" – 18" **Light:** Sun to Part Sun **Blooms:** June – October

Notes: Blooms large, bright, rose flowers with a deeper pink eye and a yellow throat. Re-bloom constantly from June until frost. Attracts butterflies, hummingbirds, and birds.



Kalimeris 'Blue Star'

Height: 12" – 18" **Width:** 12" – 18" **Light:** Sun to Part Sun **Blooms:** June – September

Notes: Clump-forming. Blooms daisy-like flowers featuring light blue rays and yellow centers. Oblong-lanceolate green leaves.



Penstemon 'Blackbeard'

Height: 28" – 34" **Width:** 15" – 18" **Light:** Full Sun **Blooms:** Early – Mid Summer

Notes: Boasting deep eggplant purple leaves, this plant grows lovely lilac and white flowers. Provides further interest in the form of dark burgundy seed pods. Stays upright throughout the season. Attracts butterflies.



Phlox paniculata 'Jeana'

Height: 4' – 5' **Width:** 24" – 30" **Light:** Sun to Part Sun **Blooms:** June – September

Notes: Tons of small fragrant lavender-pink flowers clustered together to form large panicles. Butterflies flock to this variety!



Veronica 'Purple Illusion' Magic Show® Spike Speedwell

Height: 12" – 18" **Width:** 12" – 18" **Light:** Sun **Blooms:** May – August

Notes: Floriferous rosy-purple blooms rise above rounded, deep green foliage. Long blooming, attracts butterflies and hummingbirds.



Veronica 'Wizard of Ahhs'

Height: 12" – 18" **Width:** 18" – 24" **Light:** Partial to Full Sun **Blooms:** May – August

Notes: Thick spikes of violet-blue flowers atop a low, wide clump of dark green foliage. Attracts butterflies.



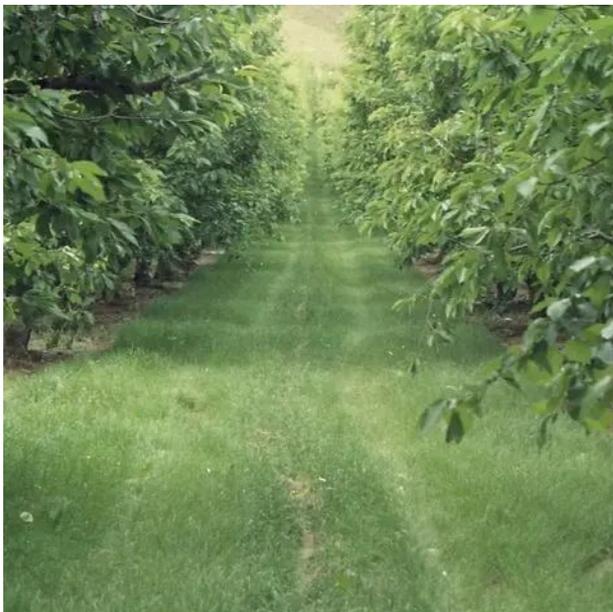
PARKWAY

Choice of Grass

Companion Low Maintenance Mix - PT Lawn Seed

Mix includes: Low-growing Perennial Ryegrass, Creeping Red Fescue, Chewings Fescue

Notes: Versatile grass mix favored by orchards because of its slow growth rate and resistance to wear, shade, cold, and disease. Establishes quickly and requires fewer mowings per year than other mixes.



PT 701 Let It Grow Grass - PT Lawn Seed

Mix includes these Fescues: Hard, Sheep, Chewings, Creeping Red, & Slender Creeping Red

Notes: A mix of fescue grasses that is most beautiful when left unmowed. The grass grows 8" – 16" and flops over, flowing in the wind. Takes a bit to establish but is tolerant of drought and grows in sun or shade. Can be mowed to remove seed head stalks but such is not necessary.



SIDES

Shrubs

Buxus 'Glencoe' Chicagoland Green

Height: 3' – 4' **Width:** 3' – 4' **Light:** Partial to Full Shade **Blooms:** N/A

Notes: An excellent Boxwood for the Midwest with superior color retention throughout the winter. Compact growth makes an excellent small formal hedge. Dark green, glossy foliage.



Diervilla x splendens 'SMNDSS' Kodiak Fresh® Honeysuckle

Height: 2' – 3' **Width:** 2' – 3' **Light:** Sun to Shade **Blooms:** June – August

Notes: Foliage emerges orange-red that turns to lime-yellow with yellow flower clusters all summer. Foliage turns bright orange in autumn. Tolerant of dry shade, but will have more color with some sun. An excellent alternative to burning bush.



Perennials

Aruncus dioicus 'Goat's beard'

Height: 4' – 6' **Width:** 3' **Light:** Shade to Part Sun **Blooms:** June

Notes: Goat's Beard is a large shrub-like perennial with feathery plumes of white flowers rising above the foliage, in late spring and early summer. Attracts butterflies.



Helleborus Honeymoon® Mix

Height: 18" – 24" **Width:** 18" – 24" **Light:** Partial to Full Shade **Blooms:** March – April

Notes: A diverse mix of lenton rose, these blooms will show off rich mahogany and burgundy tones as well as some complementary yellow and pink tones.



Liriope spicata Creeping Lilyturf

Height: 8" – 12" **Width:** 8" – 12" **Light:** Partial Sun **Blooms:** August

Notes: Creeping, grass-like plant with pale lavender flowers that stand just above the foliage. In fall, the blooms are followed by spikes of black berries. Commonly used as ground cover plant.



REAR AROUND PARKING LOT

Trees & Shrubs

Quercus robur 'Nadler' Kindred Spirit Oak

Height: 30' – 40' **Width:** 5' – 10' **Light:** Sun **Blooms:** N/A

Notes: Very narrow columnar habit. Branches grow straight up creating a dense crown. The young twigs are grey-brown. The old bark is light to dark grey. The leaves are a glossy dark green, turning yellowish brown in fall.



Juniperus chinensis 'Gold Lace'

Height: 3' – 4' **Width:** 4' – 6' **Light:** Sun **Blooms:** N/A

Notes: Golden foliage color intensifies in fall and winter. Flat-top spreading habit. Deer resistant.



Rosa rugosa 'Purple Pavement' Rose

Height: 4' – 6' **Width:** 4' – 6' **Light:** Sun **Blooms:** May – September

Notes: Clusters of purplish-pink semi-double fragrant flowers with yellow hearts. Dark red hips. Salt, drought, and deer tolerant. The hips of the Purple Pavement rose are dark red, edible, and high in vitamin C. They can be used to make jellies, teas, and syrups.



Spiraea media 'SMSMBK' Double Play® Blue Kazoo®

Height: 24" – 36" **Width:** 24" – 36" **Light:** Sun to Part Sun **Blooms:** May – July

Notes: Sought out for its blue-green foliage, this spirea adds color in every season. Foliage shifts to red and purple in the fall. New growth emerges burgundy. White blooms. Deer resistant. Low maintenance. Season-long color.



Perennials

Achillea millefolium 'Moonshine'

Height: 18" – 24" **Width:** 12" – 18" **Light:** Sun to Part Sun **Blooms:** Summer

Notes: Silver-gray feathery foliage and bright yellow flowers. Attracts butterflies.



Baptisia 'Grape Taffy'

Height: 24" – 30" **Width:** 2' – 3' **Light:** Sun to Part Sun **Blooms:** May – June

Notes: Blooms reddish-purple flowers with a bit of yellow. Robust green foliage. Attracts butterflies.



Calamagrostis acutiflora 'Brachytricha'

Height: 3' – 4' **Width:** 24" **Light:** Sun **Blooms:** Late Summer

Notes: Fluffy inflorescence colorful when emerging and blooms a lovely burgundy.



Calamintha nepeta 'Montrose White'

Height: 24" – 36" **Width:** 24" – 36" **Light:** Sun to Part Sun **Blooms:** May – October

Notes: Blooms profuse, clear white, self-cleaning flowers. Attracts butterflies.



Lavandula angustifolia 'Balavurlu' SuperBlue English Lavender

Height: 8" – 12" **Width:** 12" – 18" **Light:** Partial to full sun **Blooms:** May – September

Notes: Fragrant, gray-green foliage with rich, deep blue flower spikes on short stems. Attract butterflies.



Liriope spicata Creeping Lilyturf

Height: 8" – 12" **Width:** 8" – 12" **Light:** Partial Sun **Blooms:** August

Notes: Creeping, grass-like plant with pale lavender flowers that stand just above the foliage. In fall, the blooms are followed by spikes of black berries. Commonly used as ground cover plant.



Perovskia 'Little Lace' aka 'Novaperlae'

Height: 18" – 24" **Width:** 18" – 24" **Light:** Sun **Blooms:** July – October

Notes: Silvery stems covered with delicate, fluffy icy-blue flowers. Aromatic leaves. Attracts butterflies.



Salvia nemorosa 'Rosenwein'

Height: 12" – 18" **Width:** 8" – 12" **Light:** Partial to Full Sun **Blooms:** June – September

Notes: Rosy-wine color flower spikes. Attracts butterflies and hummingbirds.



Salvia nemorosa 'Snow Hill'

Height: 18" – 24" **Width:** 12" – 18" **Light:** Partial to Full Sun **Blooms:** June – September

Notes: Blooms flower spikes of pure white. Sporadic re-blooming throughout the summer. Almost full flowering again in early fall. Attracts butterflies and hummingbirds.



Sedum Mojave Jewels™ 'Sapphire'

Height: 12" – 15" **Width:** 24" **Light:** Sun to Part Sun **Blooms:** Late Summer – Early Fall

Notes: Dusty blue foliage is gracefully complemented by rosy-pink flowers in late summer. If touched by enough sun, blooms will transition to a deep purple. Attracts butterflies. Drought and deer tolerant.



Sempervivum 'Black'

Height: 3" – 6" **Width:** 3" – 6" **Light:** Sun to Part Shade **Blooms:** July

Notes: Also known as “Hens and Chicks,” this adorable plant boasts bright green fleshy leaves with reddish tips that vary in boldness. Drought and deer tolerant.



Sempervivum 'Green Wheel'

Height: 3" – 6" **Width:** 3" – 6" **Light:** Sun to Part Shade **Blooms:** June – August

Notes: Also known as “Hens and Chicks,” this geometric plant boasts tight fleshy leaves forming multiple green rosettes; contrasts with more open forms. Drought and deer tolerant.



Thymus praecox 'Coccineus' Creeping Thyme

Height: 3" – 6" **Width:** 8" – 12" **Light:** Sun **Blooms:** June – July

Notes: Can withstand light foot traffic. Fragrance is released when trod upon. Attracts butterflies.





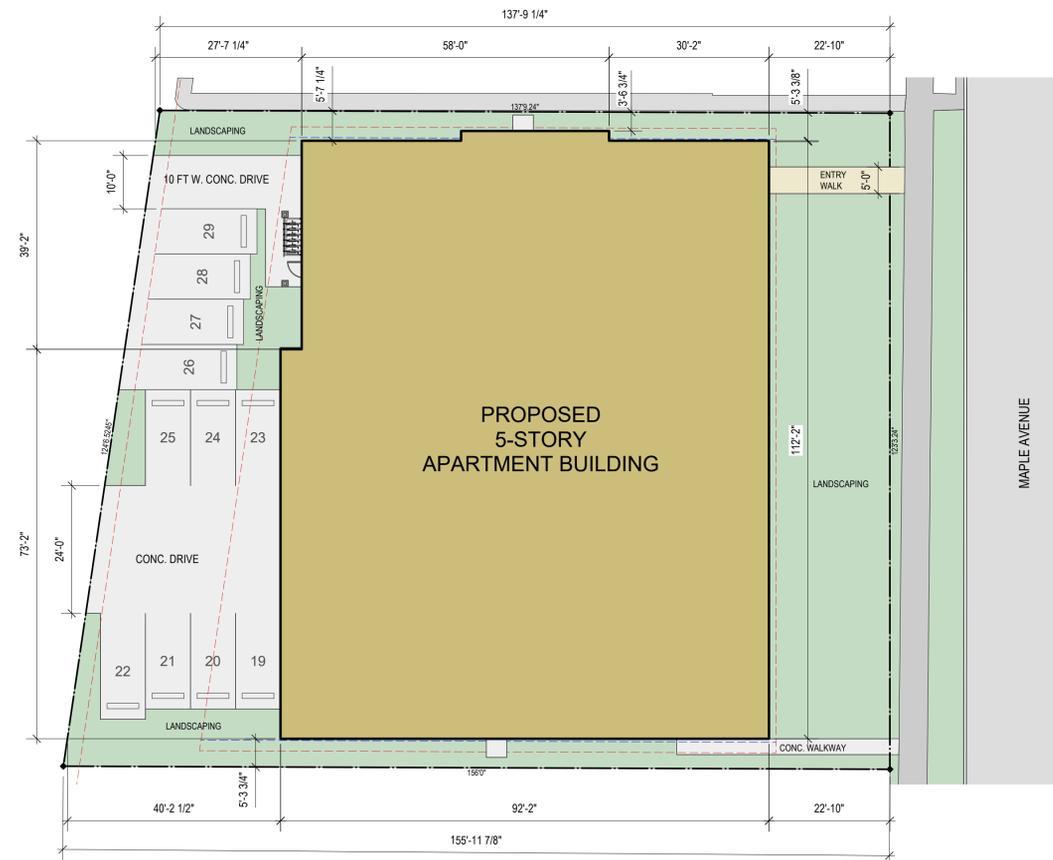
PROPOSED BUILDING STREET VIEW

PROPOSED BUILDING FLOOR AREAS		
RM / AREA Number	Area	Floor Area SF
1st FLR LOBBY	100	587.156 sq ft
1st FLR SERV SPACES	101	337.644 sq ft
COMMUNITY RM	102	281.956 sq ft
TOILET RM	103	60.642 sq ft
1st FLR BIKE RM	104	91.152 sq ft
ELEV MECH. RM	105	62.991 sq ft
1st FLR CORRIDOR	106	238.086 sq ft
1st BLDG OFFICE	107	152.566 sq ft
1st FLR GEN. RM	108	252.926 sq ft
1st FLR BIKE RM	109	186.656 sq ft
1st FLR METER RM	110	145.751 sq ft
1st FLR MECH RM	111	215.108 sq ft
1st FLR PARKING	112	7010.453 sq ft
2ND FLOOR	200	9308.544 sq ft
3RD FLOOR	300	9308.544 sq ft
4TH FLOOR	400	9308.544 sq ft
5TH FLOOR	500	9308.544 sq ft
TOTAL AREA		46857.262

PROPOSED APARTMENT BUILDING

2206 MAPLE AVENUE EVANSTON IL 60201

DRAWINGS LIST	
A 1	COVER SHEET
A 1.01	EXTERIOR VIEWS
A 1.03	AREAS DIAGRAMS & CALCS
A 2.1	GROUND FLOOR PLAN
A 2.2	2nd FLOOR PLAN
A 2.3	3, 4 & 5TH FLOOR PLANS
A 2.4	ROOF/PENTHOUSE PLAN
A 3.1	EXTERIOR ELEVATIONS
A 4.1	EAST ELEVATION
A 4.2	WEST ELEVATION
A 5.1	BUILDING SECTIONS
A 5.2	PARTIAL SECTIONS /ELEVATIONS



1 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

CONTRACT NO. 2024-0008-ARCHITECTS
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PROPOSED APARTMENT BUILDING
2206 MAPLE AVE
EVANSTON, ILLINOIS

COVER SHEET

No.	DATE	ISSUE / NOTE
3	1.6.2025	ZONING REVIEW REPLY
4	2.2.2025	FIRST FLOOR PLAN REVISIONS
5	3.4.2025	PRO REVIEW REPLY

No.	DATE	REVISION / NOTE

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CONSTRUCTION

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PROPOSED BUILDING STREET VIEW



PROPOSED BUILDING STREET VIEW



PROPOSED BUILDING REAR VIEW

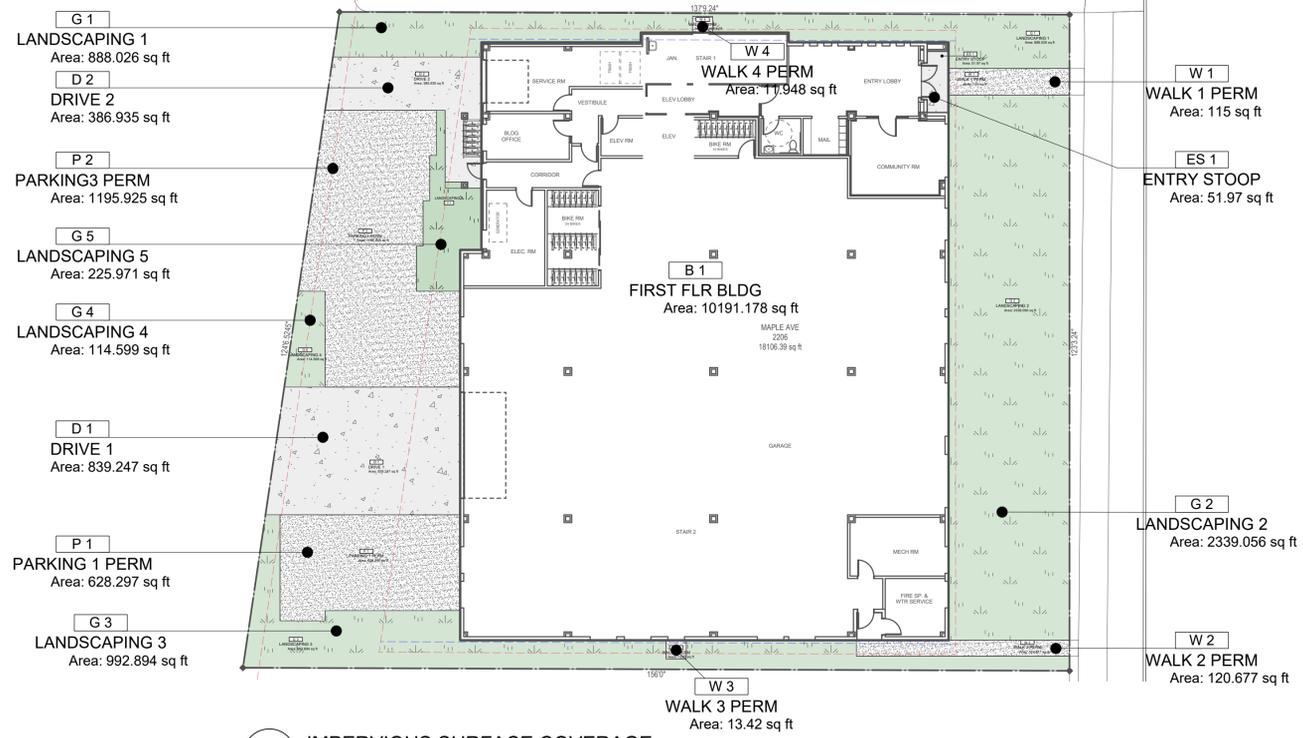


PROPOSED BUILDING REAR VIEW



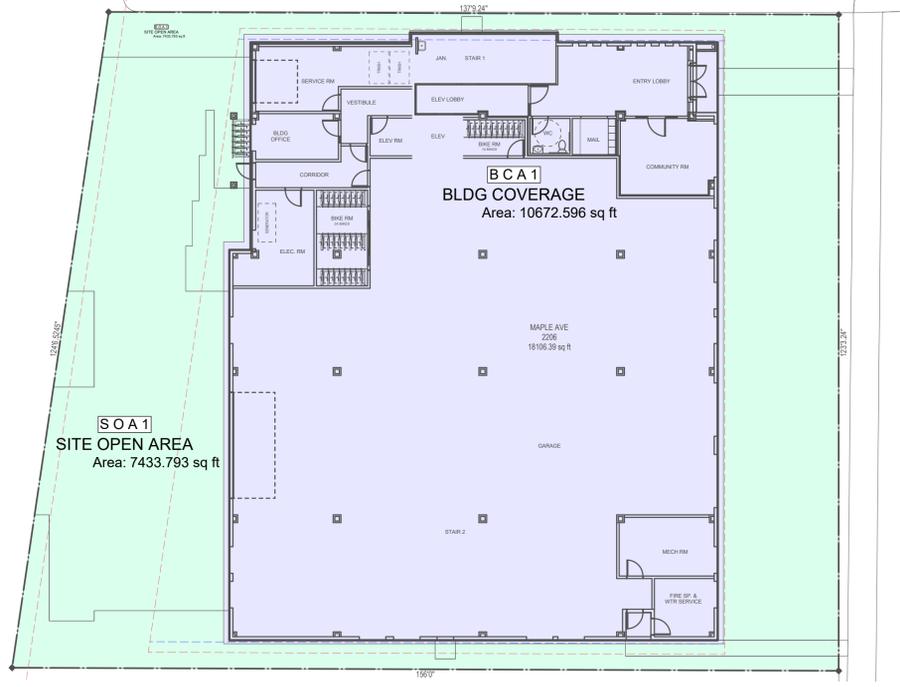
No.	DATE	ISSUE / NOTE
3	16.02.2025	ZONING REVIEW REPLY
4	27.02.2025	FIRST FLOOR PLAN REVISIONS
5	04.02.2025	PRO REVIEW REPLY

No.	DATE	REVISION / NOTE



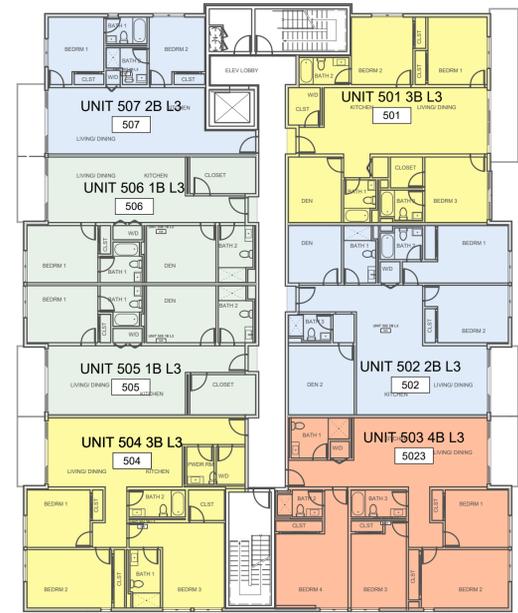
PROPOSED IMPERVIOUS SITE AREAS		
	Number	Area SF
DRIVE 1	D 1	839.247 sq ft
DRIVE 2	D 2	386.935 sq ft
ENTRY STOOP	ES 1	51.97 sq ft
FIRST FLR BLDG	B 1	10191.178 sq ft
PARKING 1 PERM	P 1	628.297 sq ft
PARKING3 PERM	P 2	1195.925 sq ft
WALK 1 PERM	W 1	115 sq ft
WALK 2 PERM	W 2	120.677 sq ft
WALK 3 PERM	W 3	13.42 sq ft
WALK 4 PERM	W 4	11.948 sq ft
TOTAL AREA		13554.599

PROPOSED PERVIOUS SITE AREAS		
	Number	Area SF
LANDSCAPING 1	G 1	888.026 sq ft
LANDSCAPING 2	G 2	2339.056 sq ft
LANDSCAPING 3	G 3	992.894 sq ft
LANDSCAPING 4	G 4	114.599 sq ft
LANDSCAPING 5	G 5	225.971 sq ft
TOTAL AREA		4560.545

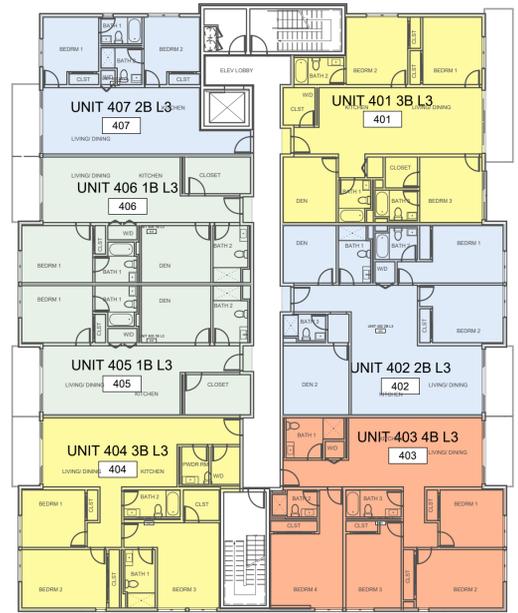


2 IMPERVIOUS SURFACE COVERAGE
Scale: 1/16" = 1'-0"

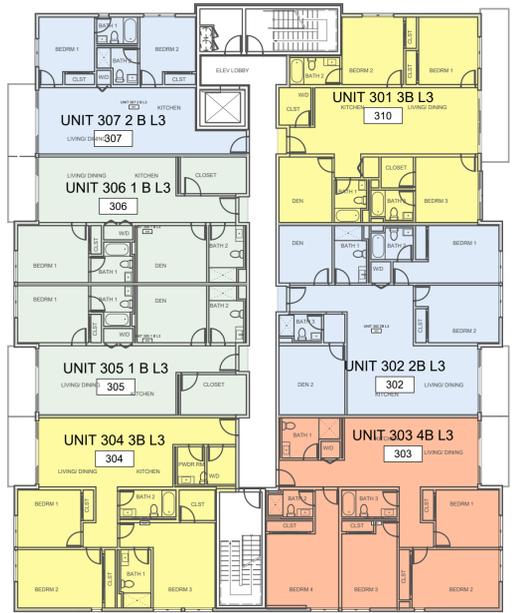
1 BUILDING LOT COVERAGE
Scale: 1/16" = 1'-0"



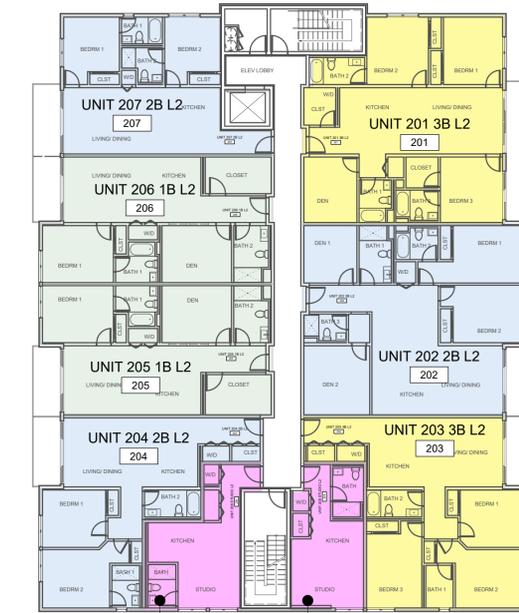
6 5TH FLR UNITS AREAS
Scale: 1/16" = 1'-0"



5 4TH FLR UNITS AREAS
Scale: 1/16" = 1'-0"



4 3RD FLR UNITS AREAS
Scale: 1/16" = 1'-0"



3 2ND FLR UNITS AREAS
Scale: 1/16" = 1'-0"

PROPOSED BALCONY FLOOR AREAS		
Room Number	Floor Area SF	
BL2 1	135.626 sq ft	
BL2 2	135.626 sq ft	
BL2 3	136.5 sq ft	
BL2 4	138.249 sq ft	
BL3 1	135.626 sq ft	
BL3 2	136.5 sq ft	
BL3 3	136.499 sq ft	
BL3 4	138.249 sq ft	
BL4 1	135.626 sq ft	
BL4 2	136.5 sq ft	
BL4 3	136.499 sq ft	
BL4 4	204.772 sq ft	
BL5 1	136.048 sq ft	
BL5 2	136.478 sq ft	
BL5 3	136.499 sq ft	
BL5 4	146.789 sq ft	
TOTAL AREA	2262.958	

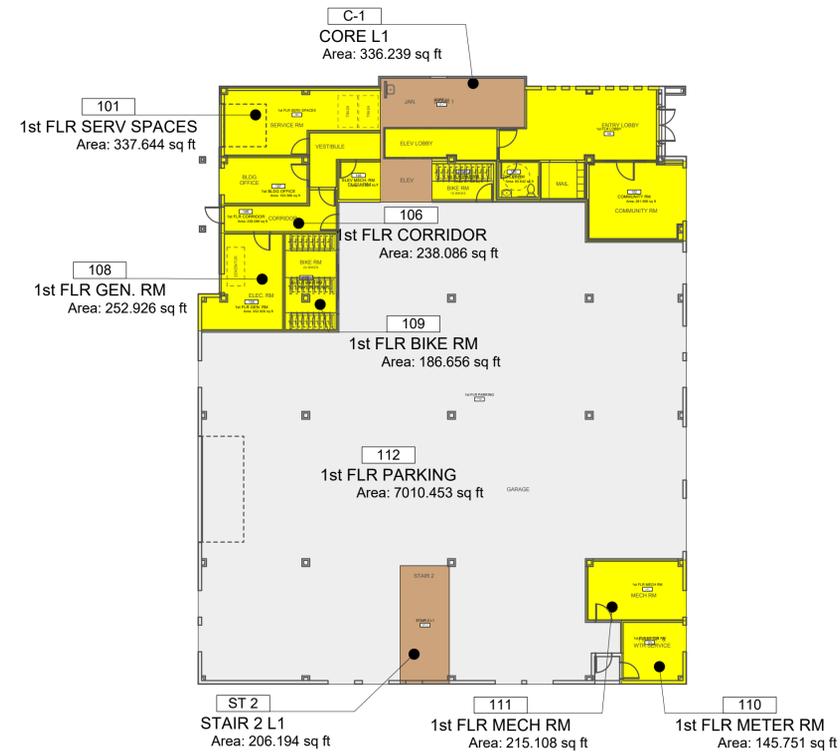
PROPOSED UNITS FLOOR AREAS		
	Area SF	
UNIT 201 3B L2	1394.551 sq ft	
UNIT 202 2B L2	1467.154 sq ft	
UNIT 203 3B L2	1149.966 sq ft	
UNIT 204 2B L2	868.876 sq ft	
UNIT 205 1B L2	1033.257 sq ft	
UNIT 206 1B L2	1007.128 sq ft	
UNIT 207 2B L2	839.42 sq ft	
UNIT 208 STUDIO L2	377.08 sq ft	
UNIT 209 STUDIO L2	406.42 sq ft	
UNIT 301 3B L3	1394.551 sq ft	
UNIT 302 2B L3	1467.154 sq ft	
UNIT 303 4B L3	1522.465 sq ft	
UNIT 304 3B L3	1375.621 sq ft	
UNIT 305 1 B L3	1033.257 sq ft	
UNIT 306 1 B L3	1007.128 sq ft	
UNIT 307 2 B L3	839.42 sq ft	
UNIT 308 1B L3	1394.551 sq ft	
UNIT 402 2B L3	1467.154 sq ft	
UNIT 403 4B L3	1522.465 sq ft	
UNIT 404 3B L3	1375.621 sq ft	
UNIT 405 1B L3	1033.257 sq ft	
UNIT 406 1B L3	1007.128 sq ft	
UNIT 407 2B L3	839.42 sq ft	
UNIT 501 3B L3	1394.551 sq ft	
UNIT 502 2B L3	1467.154 sq ft	
UNIT 503 4B L3	1522.465 sq ft	
UNIT 504 3B L3	1375.621 sq ft	
UNIT 505 1B L3	1033.257 sq ft	
UNIT 506 1B L3	1007.128 sq ft	
UNIT 507 2B L3	839.42 sq ft	
TOTAL AREA	34570.683	

No.	DATE	ISSUE / NOTE
3	1/6/2025	ZONING REVIEW REPLY
4	2/20/2025	FIRST FLOOR PLAN REVISIONS
5	3/4/2025	PRO REVIEW REPLY

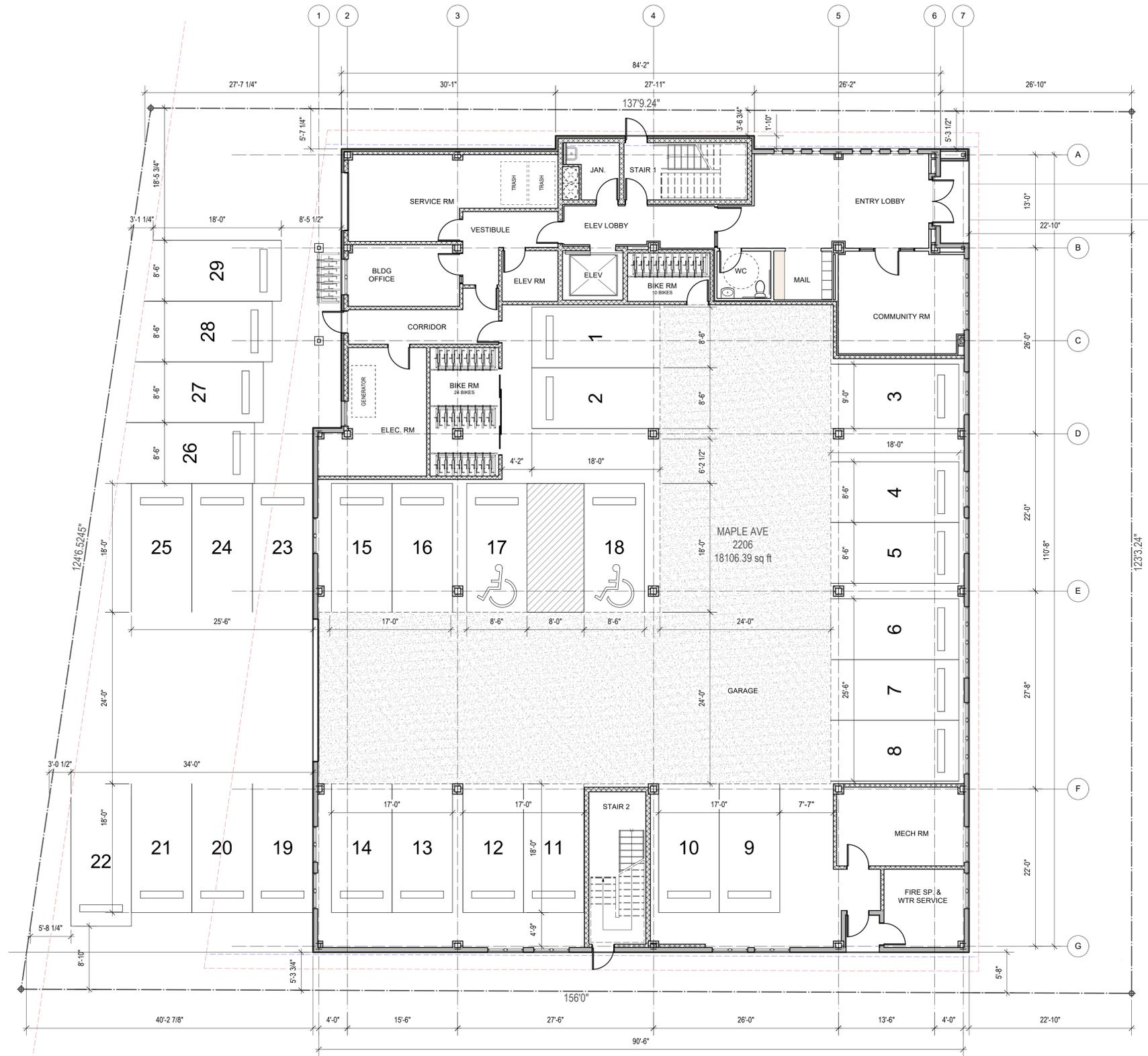
No.	DATE	REVISION / NOTE
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PROPOSED BUILDING FLOOR AREAS

RM / AREA Number	Floor Area SF
1st FLR LOBBY	587.156 sq ft
1st FLR SERV SPACES	337.644 sq ft
COMMUNITY RM	281.956 sq ft
TOILET RM	60.642 sq ft
1st FLR BIKE RM	91.152 sq ft
ELEV MECH. RM	62.991 sq ft
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1st FLR METER RM	145.751 sq ft
1st FLR MECH RM	215.108 sq ft
1st FLR PARKING	7010.453 sq ft
2ND FLOOR	9308.544 sq ft
3RD FLOOR	9308.544 sq ft
4TH FLOOR	9308.544 sq ft
5TH FLOOR	9308.544 sq ft
TOTAL AREA	46857.262



2 1ST FLOOR AREAS
Scale: 1/16" = 1'-0"



1 GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

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SCALE DOCUMENT DRAWINGS SET
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PROPOSED APARTMENT BUILDING
2206 MAPLE AVE
EVANSTON, ILLINOIS

GROUND FLOOR PLAN

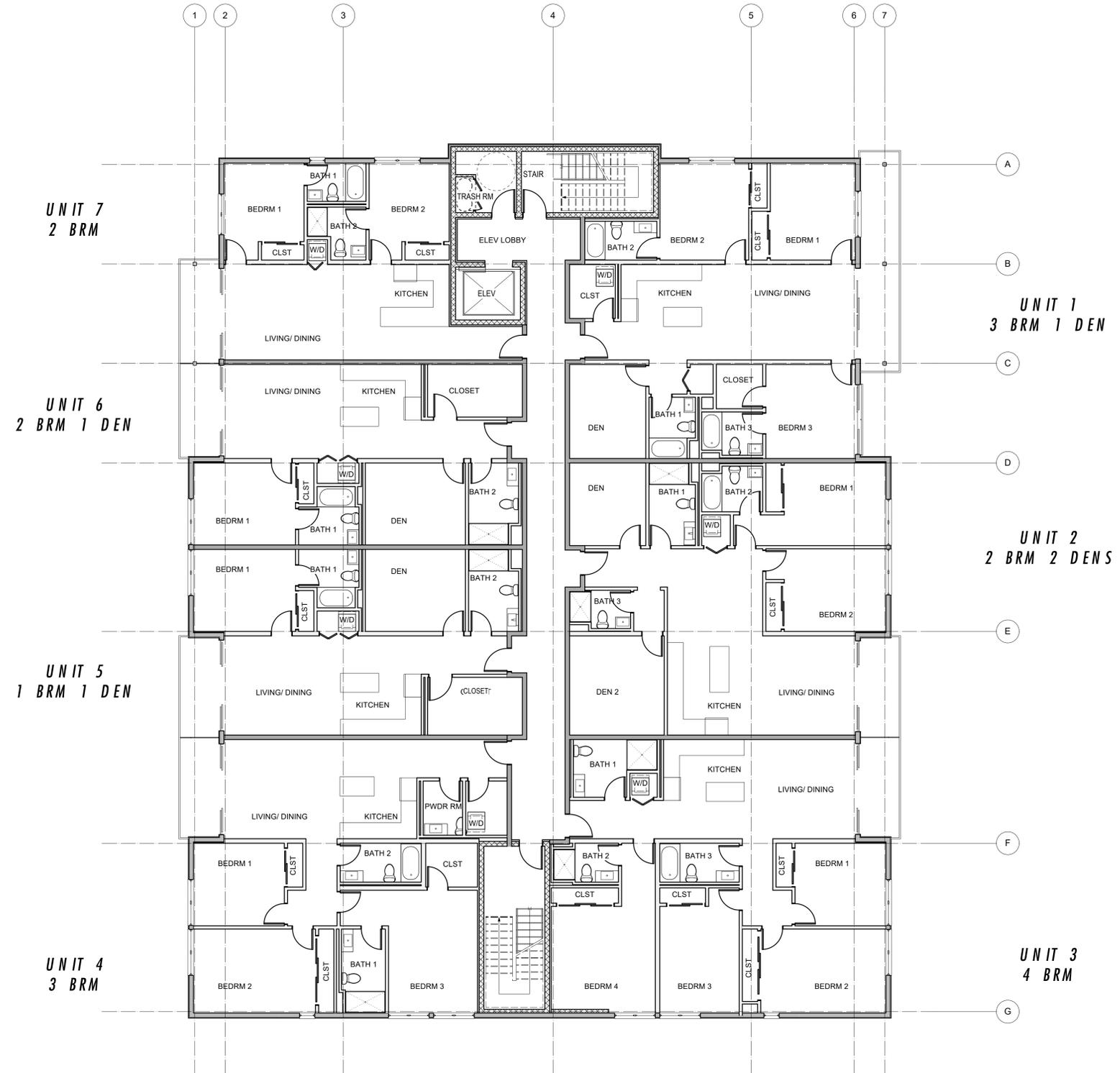
No.	DATE	ISSUE / NOTE
1	1/6/2025	ZONING REVIEW REPLY
2	2/2/2025	FIRST FLOOR PLAN REVISIONS
3	3/4/2025	PRO REVIEW REPLY

No.	DATE	REVISION / NOTE
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GREGORY GELICH, ARCHITECT
ILLINOIS LICENSE NO. 001-055001 - LICENSE EXP. 11/30/2026
OC ARCHITECTS REG. NO. 04000014-0001, EXP. 04/30/2025



1 3rd, 4th & 5th FLOOR PLANS
Scale: 1/8" = 1'-0"

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UNIT 1
3 BRM 1 DEN

UNIT 2
2 BRM 2 DENs

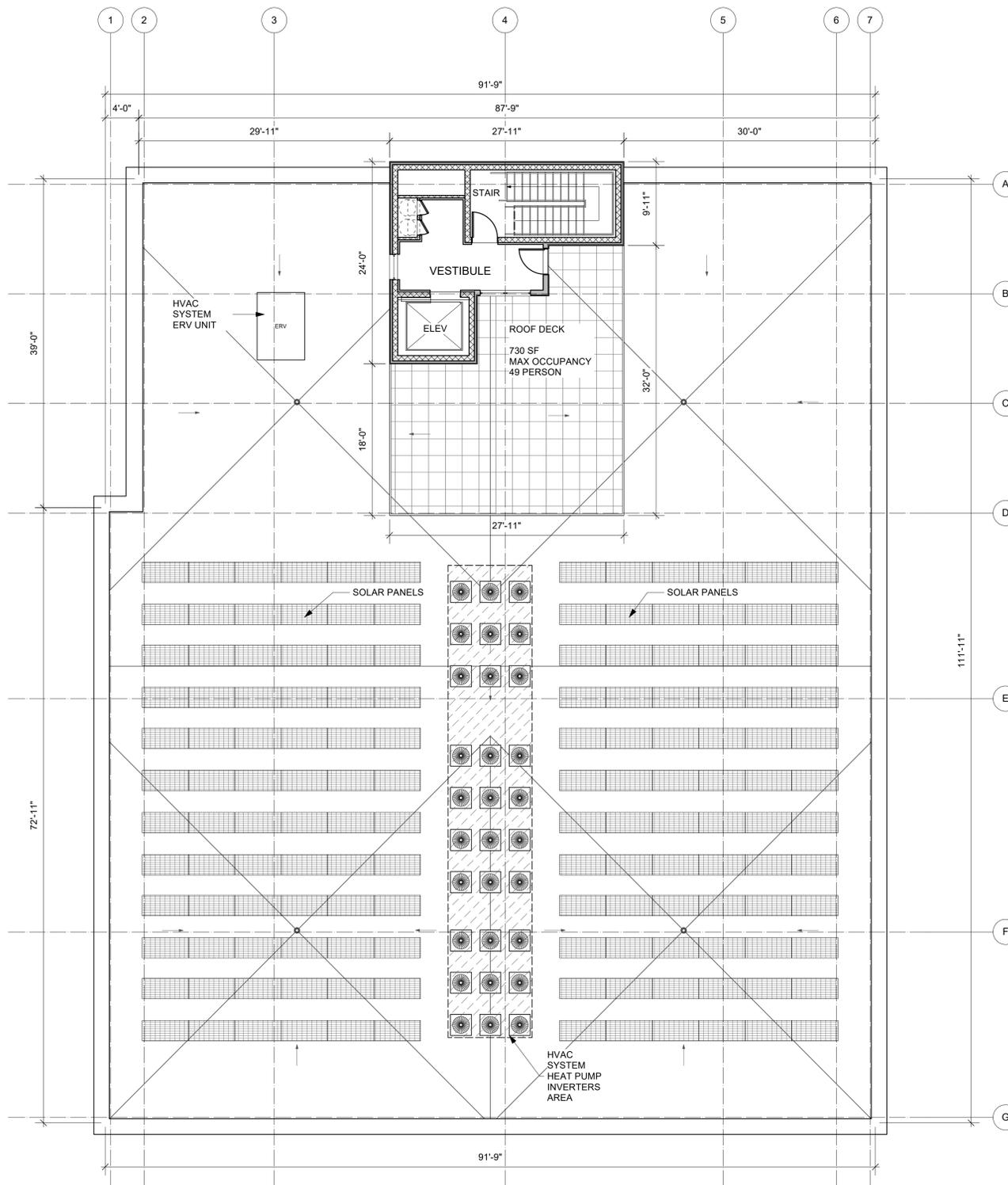
3, 4 & 5th FLOOR PLANS

No.	DATE	ISSUE / NOTE
1	1.6.2025	ZONING REVIEW REPLY
2	2.2.2025	FIRST FLOOR PLAN REVISIONS
3	3.4.2025	PRO REVIEW REPLY

No.	DATE	REVISION / NOTE
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ILLINOIS LICENSE NO. 001-055001 - ILLINOIS EXP. 11/30/2026
OCGG ARCHITECTS REG. NO. 04000114-0001, EXP. 04/30/2025



2 ROOF PLAN
Scale: 1/8" = 1'-0"

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3100 OAK HILLS PARK W. #212
EVANSTON, IL 60201
TEL: 847.329.1100
WWW.OCGGARCHITECTS.COM

PROPOSED APARTMENT BUILDING
2206 MAPLE AVE
EVANSTON, ILLINOIS

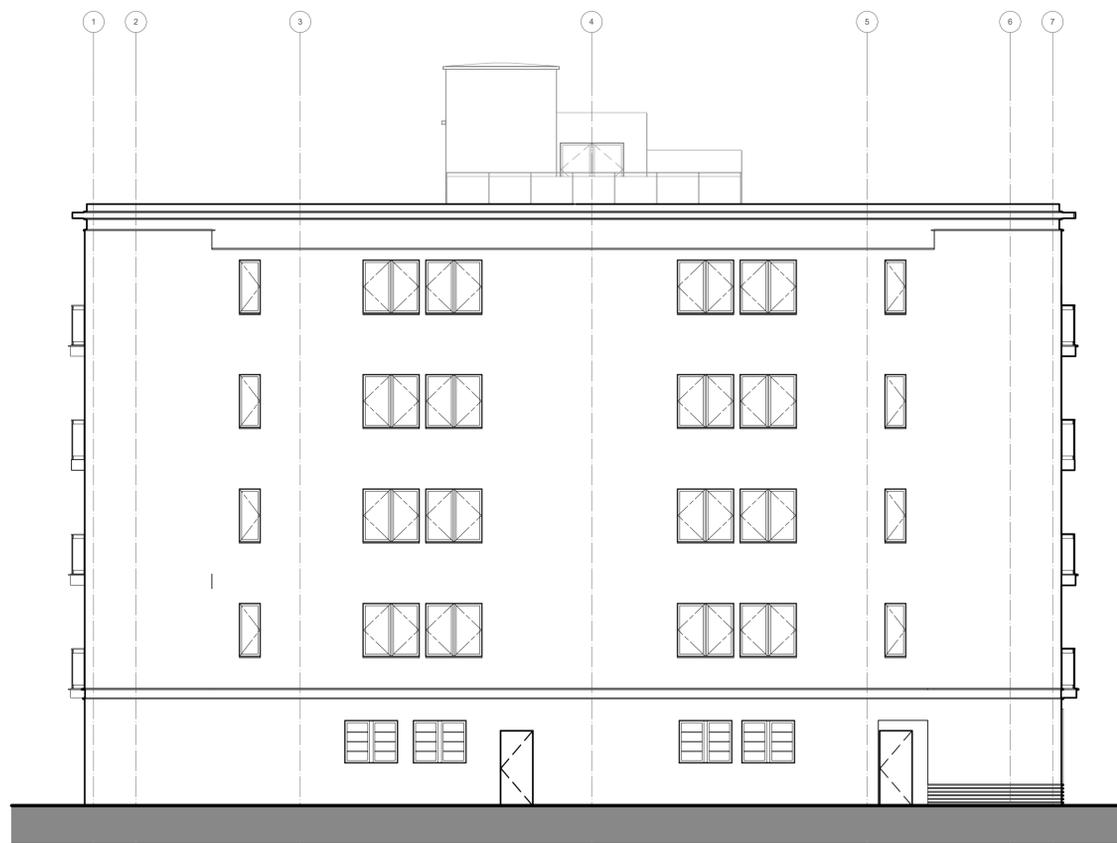
ROOF/PENTHOUSE PLAN

No.	DATE	ISSUE / NOTE
3	1.6.2025	ZONING REVIEW REPLY
4	2.2.2025	FIRST FLOOR PLAN REVISIONS
5	3.4.2025	PRO REVIEW REPLY

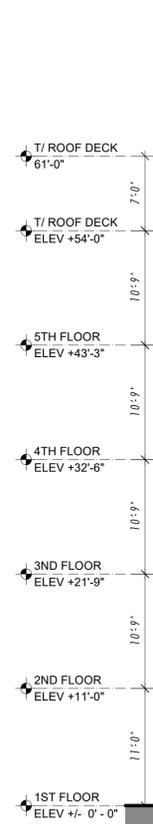
No.	DATE	REVISION / NOTE

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ILLINOIS LICENSE NO. 001-055001 - LICENSE EXP. 11/30/2026
OCGG ARCHITECTS REG. NO. 04000014-0001, EXP. 04/30/2025

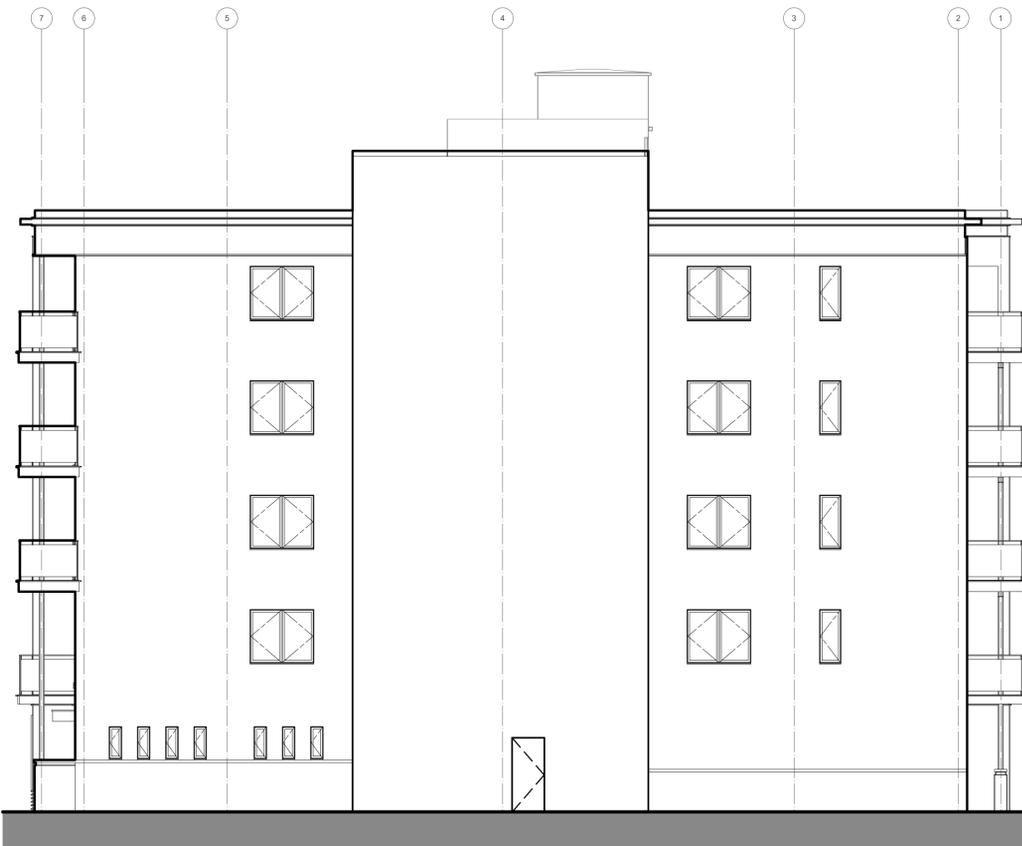




3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1 EAST ELEVATION
Scale: 1/8" = 1'-0"



4 NORTH ELEVATION
Scale: 1/8" = 1'-0"



2 WEST ELEVATION
Scale: 1/8" = 1'-0"

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PROPOSED APARTMENT BUILDING
2206 MAPLE AVE
EVANSTON, ILLINOIS

EXTERIOR ELEVATIONS

No.	DATE	ISSUE / NOTE
3	1/6/2025	ZONING REVIEW REPLY
4	2/2/2025	FIRST FLOOR PLAN REVISIONS
5	3/4/2025	PRO REVIEW REPLY

No.	DATE	REVISION / NOTE

PROFESSIONAL ARCHITECT
GREGORY GOSLICKI
ILLINOIS ARCHITECT NO. 041-055001
PRELIMINARY NOT FOR CONSTRUCTION
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GREGORY GOSLICKI, ARCHITECT, LICENSE NO. 041-055001, LICENSE EXP. 11/30/2026
OCG ARCHITECTS REG. NO. 04000114-0001, EXP. 04/30/2025



1 PROPOSED MAPLE AVE ELEVATION
Scale: 3/16" = 1'-0"

CONTRACT: 2024_10000_ARCHITECTS
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PROPOSED APARTMENT BUILDING
2206 MAPLE AVE
EVANSTON, ILLINOIS

ELEVATION EAST

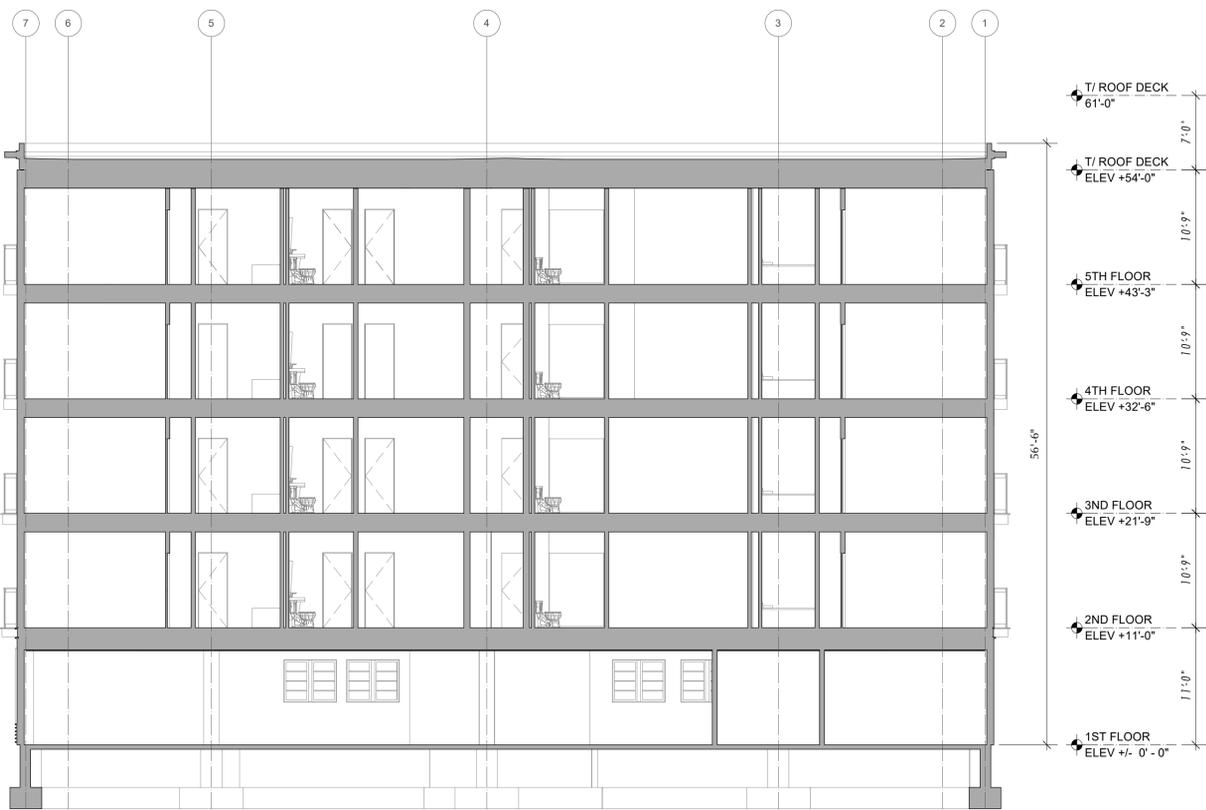
No.	DATE	ISSUE / NOTE
3	1/6/2025	ZONING REVIEW REPLY
4	2/2/2025	FIRST FLOOR PLAN REVISIONS
5	3/4/2025	PRO REVIEW REPLY

No.	DATE	REVISION / NOTE

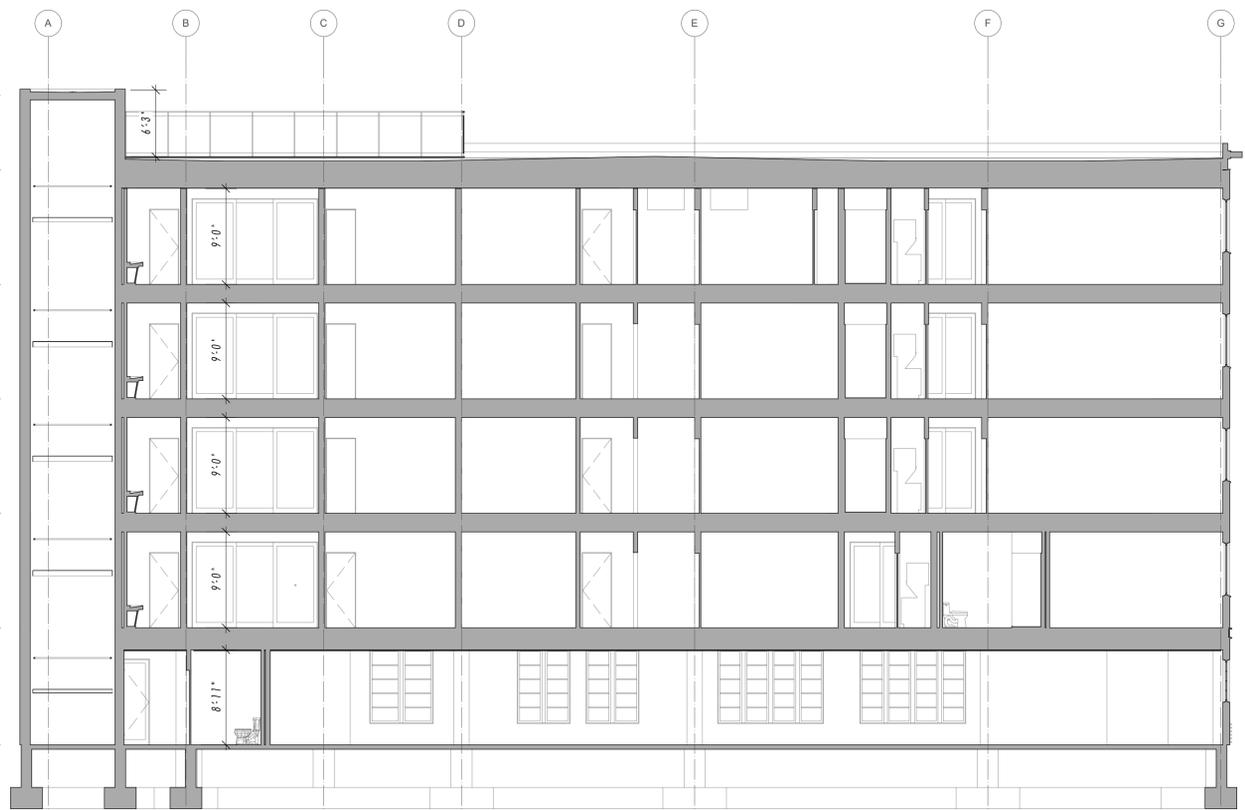
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CONSTRUCTION

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Drawn By: _____ Sheet No.: **A 4.1**
Project ID: 24-10
3/8/25



2 BUILDING SECTION
Scale: 1/8" = 1'-0"



1 BUILDING SECTION
Scale: 1/8" = 1'-0"



3 BUILDING SECTION
Scale: 1/8" = 1'-0"

CONTRACT DOCUMENTS:
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PROPOSED APARTMENT BUILDING
2206 MAPLE AVE
EVANSTON, ILLINOIS

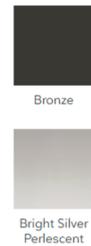
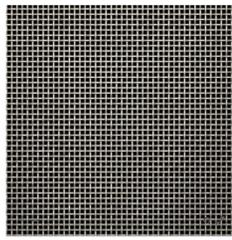
BUILDING SECTIONS

No.	DATE	ISSUE / NOTE
3	1.6.2025	ZONING REVIEW REPLY
4	2.2.2025	FIRST FLOOR PLAN REVISIONS
5	3.4.2025	PRO REVIEW REPLY

No.	DATE	REVISION / NOTE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO BEST OF MY KNOWLEDGE CONFORM TO THE PERTINENT LOCAL BUILDING CODE AND REGULATIONS.
GREGORY GELICH, ARCHITECT, LICENSED ARCHITECT
ILLINOIS LICENSE NO. 001-055260 - EXPIRES 11/30/2026
OCGG ARCHITECTS REG. NO. 84000014-0001, EXP. 04/30/2025



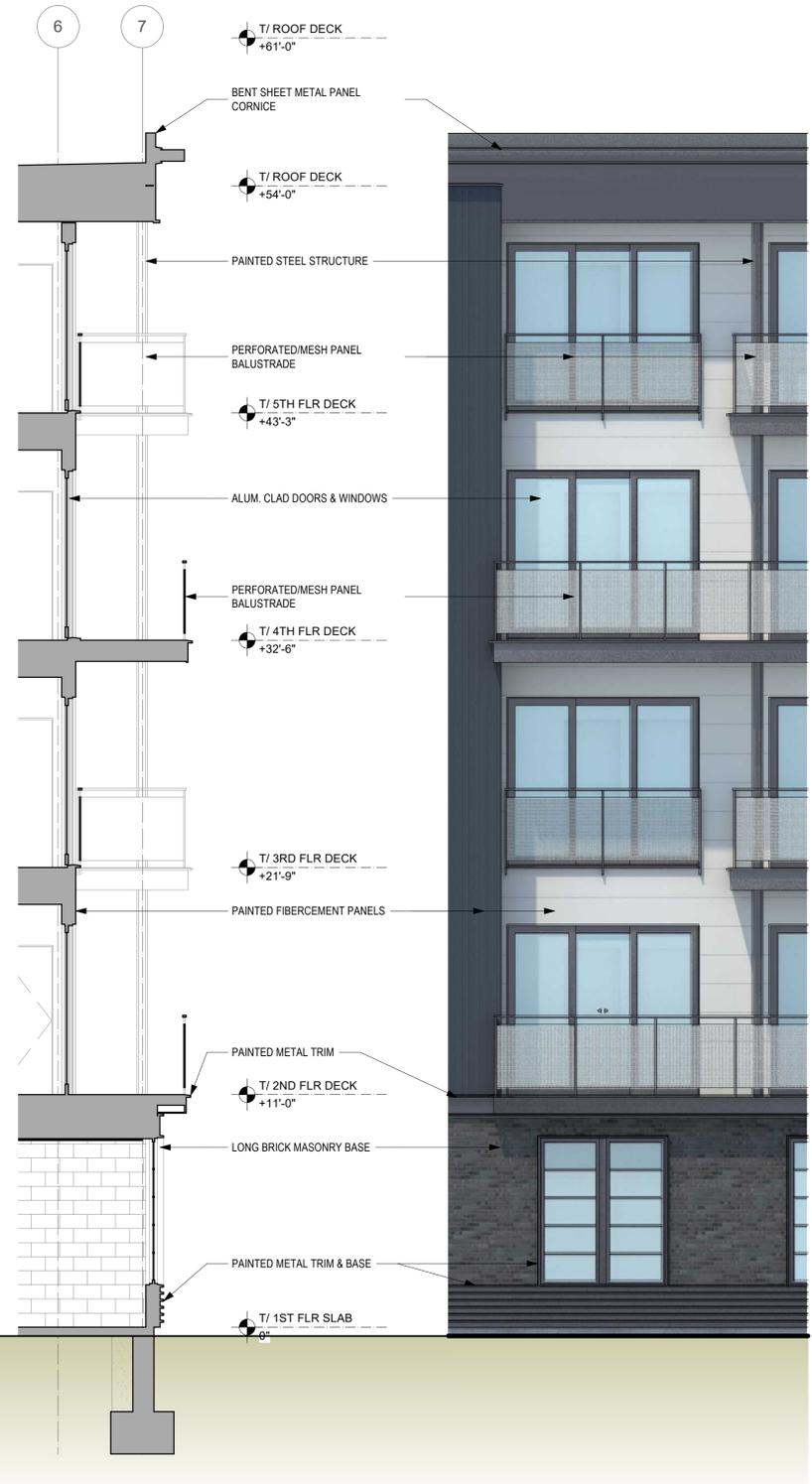
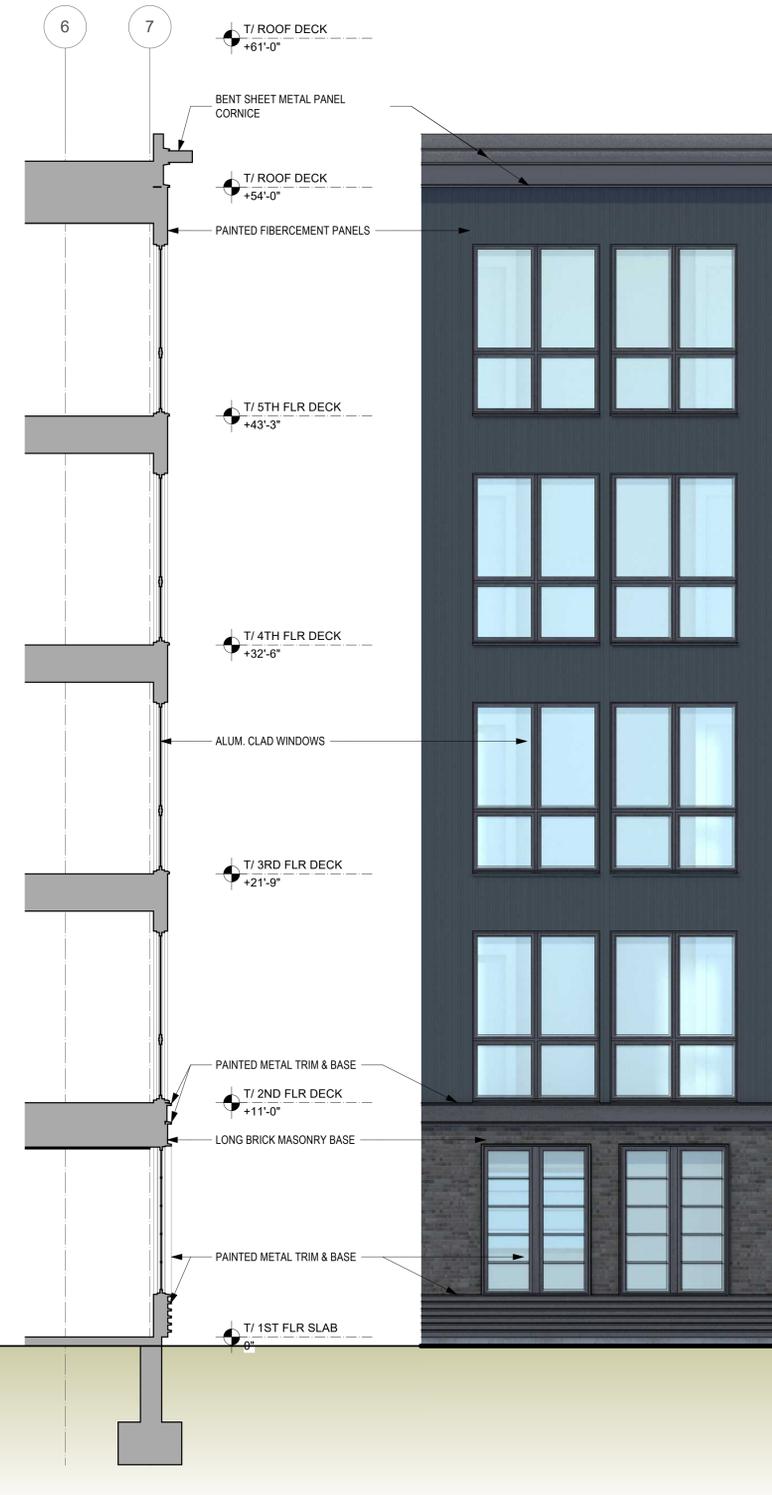
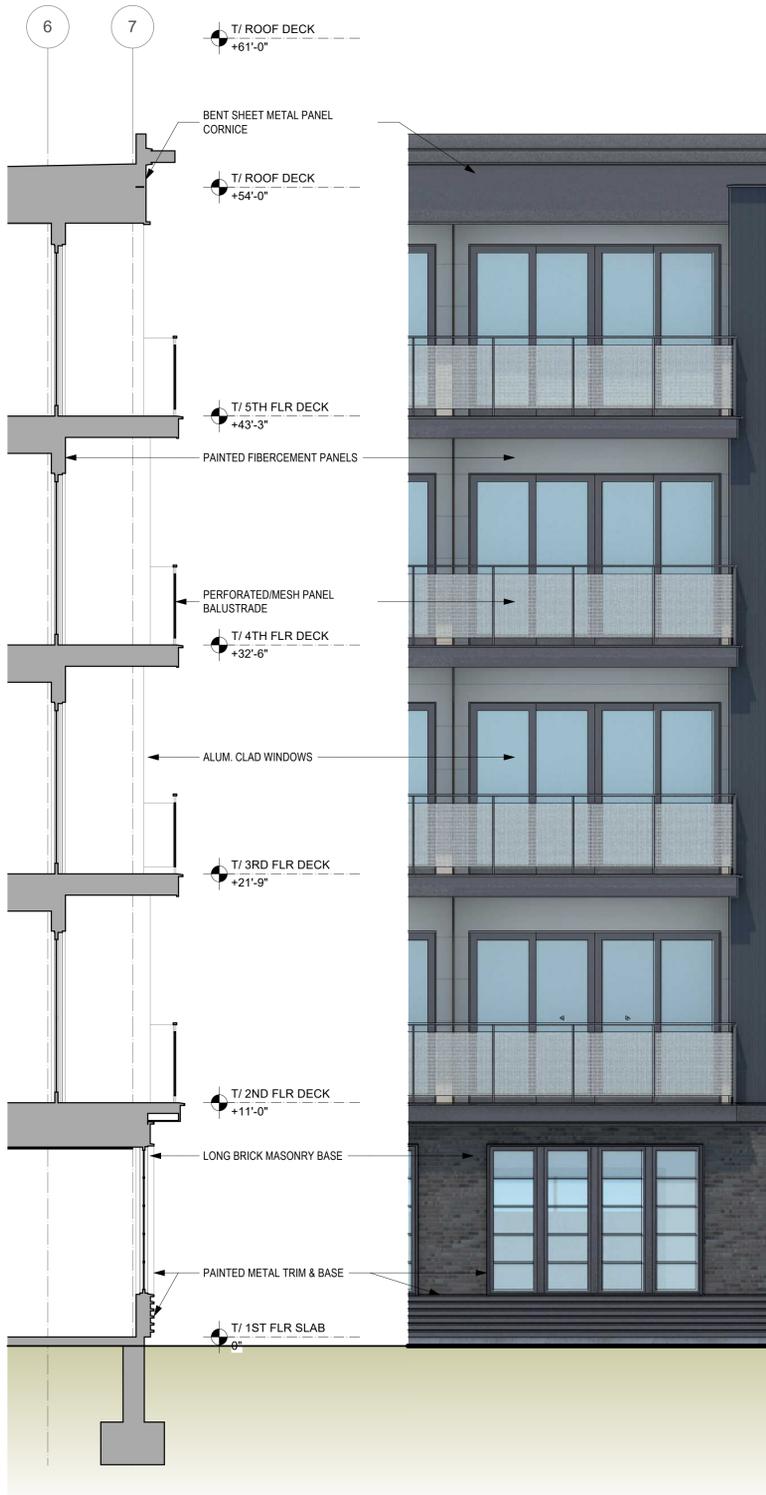
BALCONY RAILING PANELS :
PERFORATED METAL PANEL WITH OUTER FRAME

FIBER CEMENT SIDING PANELS :
SWISS PEARL PATINA ROUGH NXT OR EQ.
THROUGH COLOURED FIBER CEMENT PANEL

FIBER CEMENT VERTICAL ACCENT PANELS:
SWISSPEARL GRAVIAL OR EQ. NATURALLY DRIED FIBER CEMENT PANEL
WITH A LINEAR MILLED SURFACE STRUCTURE AND TRANSLUCENT COATING

METAL PANEL, TRIM &
WINDOWS FRAME CLADDING:
BRONZE, GRAY AND SILVER

MASONRY BASE:
BELDEN BRICK - CARBON BLACK VELOUR



5 PARTIAL ELEVATION
Scale: 1/4" = 1'-0"

4 TYPICAL WALL SECTION
Scale: 1/4" = 1'-0"

3 PARTIAL ELEVATION
Scale: 1/4" = 1'-0"

2 WALL SEC @ BALCONIES
Scale: 1/4" = 1'-0"

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

CONVENTIONAL ARCHITECTS
THEY HAVE AN AWARD-WINNING REPUTATION FOR CREATING SPACES THAT ARE BOTH FUNCTIONAL AND BEAUTIFUL. THEIR WORK IS CHARACTERIZED BY A COMMITMENT TO EXCELLENCE AND A PASSION FOR CREATING SPACES THAT ARE BOTH FUNCTIONAL AND BEAUTIFUL.

PROPOSED APARTMENT BUILDING
2206 MAPLE AVE
EVANSTON, ILLINOIS

PARTIAL SECTIONS/ELEVS

No.	DATE	ISSUE / NOTE
3	1.6.2025	ZONING REVIEW REPLY
4	2.2.2025	FIRST FLOOR PLAN REVISIONS
5	3.4.2025	PRO REVIEW REPLY

No.	DATE	REVISION / NOTE

PRELIMINARY NOT FOR CONSTRUCTION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE PERTINENT LOCAL BUILDING CODE AND REGULATIONS.
GREGORY GELICH, ARCHITECT, LICENSE NO. 001-0552001, LICENSE EXP. 11/30/2026
OCDC ARCHITECTS REG. NO. 04000114-0001, EXP. 04/30/2025

BENCHMARK INFO
 SITE BENCHMARK IS CUT CROSS ON THE EAST TOP OF CURB, NEAR THE NORTH PROPERTY LINE EXTENDED, ELEV 14.527, TRANSFERRED FROM EVANSTON BENCHMARK #47, ELEV 9.79 EVANSTON DATUM.

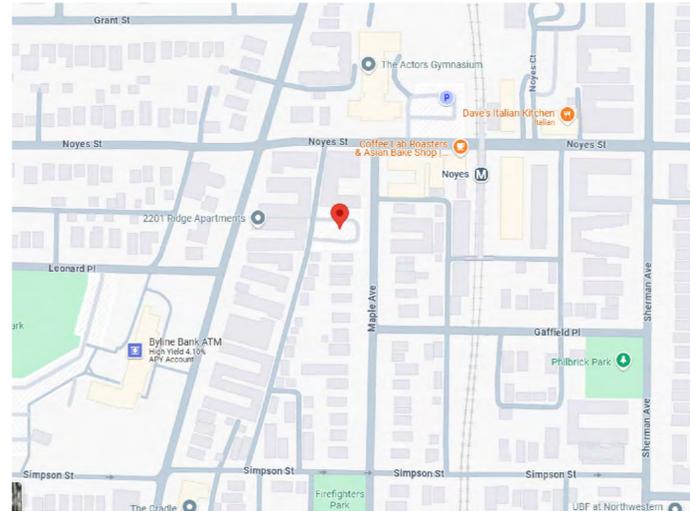
MULTI-FAMILY RESIDENCE PRELIMINARY- SITE DEVELOPMENT PLAN 2206 MAPLE AVE., EVANSTON, COOK COUNTY, IL

**SECTION: 19
 TOWNSHIP: 41N
 RANGE: 14E**

PIN: 11-07-119-019

DATE	REVISIONS
10-17-2024	1 REVISION TO ADDRESS CITY COMMENTS
09-24-2024	2

SITE LOCATION MAP



AERIAL MAP



DRAWING INDEX:

- TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
- EXISTING TOPOGRAPHY, DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN –OVERALL SITE
- PROPOSED GRADING & DRAINAGE PLAN & UTILITY PLAN– OVERALL SITE

PROJECT NARRATIVE

GENERAL: PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING IS PROPOSED ON A 0.416 AC. LOT WITH INTERIOR AND EXTERIOR PARKING LOT.

AREA SUMMARY:
 TOTAL CONTIGUOUS AREA OF SITE: 0.416 ACRES
 PROJECT LOT AREA: 0.416 ACRES
 DEVELOPED/DISTURBED AREA OF SITE: 0.416 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN WITHIN 100' OF SITE. THERE ARE NO WETLANDS WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA OF FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN A COMBINED SEWER AREA.

DETENTION/VOLUME CONTROL FACILITY: DETENTION (SITE AREA<3AC.) IS NOT REQUIREMENT PER MWRD, AND DETENTION IS REQUIRED BY PER LOCAL REQUIREMENTS. VOLUME CONTROL (SITE AREA<0.5AC.) IS NOT REQUIRED PER MWRD REGULATIONS.

SANITARY SEWERS: ONE 6" SANITARY SERVICE FROM THE BUILDING IS PROPOSED TO CONNECT TO A NEW SANITARY MANHOLE ON THE SITE. FROM THE MANHOLE A 6" SANITARY SERVICE IS PROPOSED TO CONNECT TO THE SANITARY MAIN WITHIN MAPLE AVE R.O.W.

SOILS/INFILTRATION RATE: UNKNOWN

GROUNDWATER ELEVATION: N/A

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

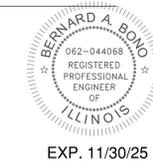
*Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
 J.U.L.I.E. 1 (800) 892-0123*

RELIEF SEWER ROUTE MAP

SEWERS BETWEEN SITE AND MWRD INTERCEPTOR OR WATERWAY ARE OWNED AND MAINTAINED BY CITY OF EVANSTON

- I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.
- I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

Benard A. Bono
 ENGINEER



3.4.25

DATE

COMBINED SEWER ROUTE MAP
 SEWERS BETWEEN SITE AND MWRD INTERCEPTOR ARE OWNED AND MAINTAINED BY CITY OF EVANSTON

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY SEWER LINE	—>—>	—>—>
WATER LINE	—v—v	—v—v
STORM SEWER LINE	—>	—>
STORM MANHOLE	○	●
SANITARY MANHOLE	○	■
COMBINED SEWER	—>—>	—>—>
COMBINED MANHOLE	○	■
CATCH BASIN	○	●
INLET	○	■
WATER VALVE VAULT	○	⊗
WATER VALVE	○	⊗
GRADE	—	—
DRAINAGE DIVIDE	—	—
CURB & GUTTER	—	—
CLEANOUT	○	○
DOWNSPOUT (ROOF DRAINS)	○	○
WATER B. BOX	○	○
TREE PROTECTION FENCE	—	—
CONSTRUCTION FENCE	—	—
INLET FILTER BASKET	○	○
TRAFFIC DIRECTION PAVEMENT MARKING	—	—
FIRE HYDRANT	—	—
RETAINING WALL W/RAILING	—	—
TOP OF CURB	TIC XXX.XX	TIC XXX.XX
BOTTOM OF CURB	B/C XXX.XX	B/C XXX.XX
TOP OF CURB	TIC XXX.XX	TIC XXX.XX
BOTTOM OF GUTTER	B/G XXX.XX	B/G XXX.XX
WALK	W XXX.XX	W XXX.XX
BOTTOM OF WALK	B/W XXX.XX	B/W XXX.XX
DESPRESSED CURB	D/C XXX.XX	D/C XXX.XX
BOTTOM OF GUTTER	B/G XXX.XX	B/G XXX.XX
MOUNTABLE CURB	M/C XXX.XX	M/C XXX.XX
	B/C XXX.XX	B/C XXX.XX

TITLE SHEET, LEGEND, & AERIAL MAP
 MULTI FAMILY RESIDENCE
 2206 MAPLE AVE., EVANSTON, ILLINOIS

PROJECT NUMBER:	21489
START DATE:	JAN. 5, 2022
GRAPHIC SCALE	0
SCALE:	NTS
SHEET NUMBER	1 OF 3

BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

- PHASE - I
1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGHOUT PROJECT.
 2. USE ALLEY FOR CONSTRUCTION ACCESS. USE DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUD/COD/BOOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
 3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
 4. DEMOLISH SITE ACCORDING TO DEMOLITION PLAN.
 5. CLEAR AND REMOVE BRUSH AND TREES.
 6. CONSTRUCT DETENTION FACILITY WITHIN 30 DAYS OF TREE REMOVAL/BRUSH CLEARING.
 7. NOT USED.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCIES(ES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMP'S CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

8. CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).
9. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
10. BEGON CLEARING AND GRUBBING THE SITE.
11. BEGON GRADING THE SITE.

- PHASE II
1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. IF ACTIVITY WILL RESUME WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.
 2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND OUTLETS.
 3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
 4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
 5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
 6. PREPARE SITE FOR PAVING.
 7. PAVE SITE.
 8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
 9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
 10. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
 12. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

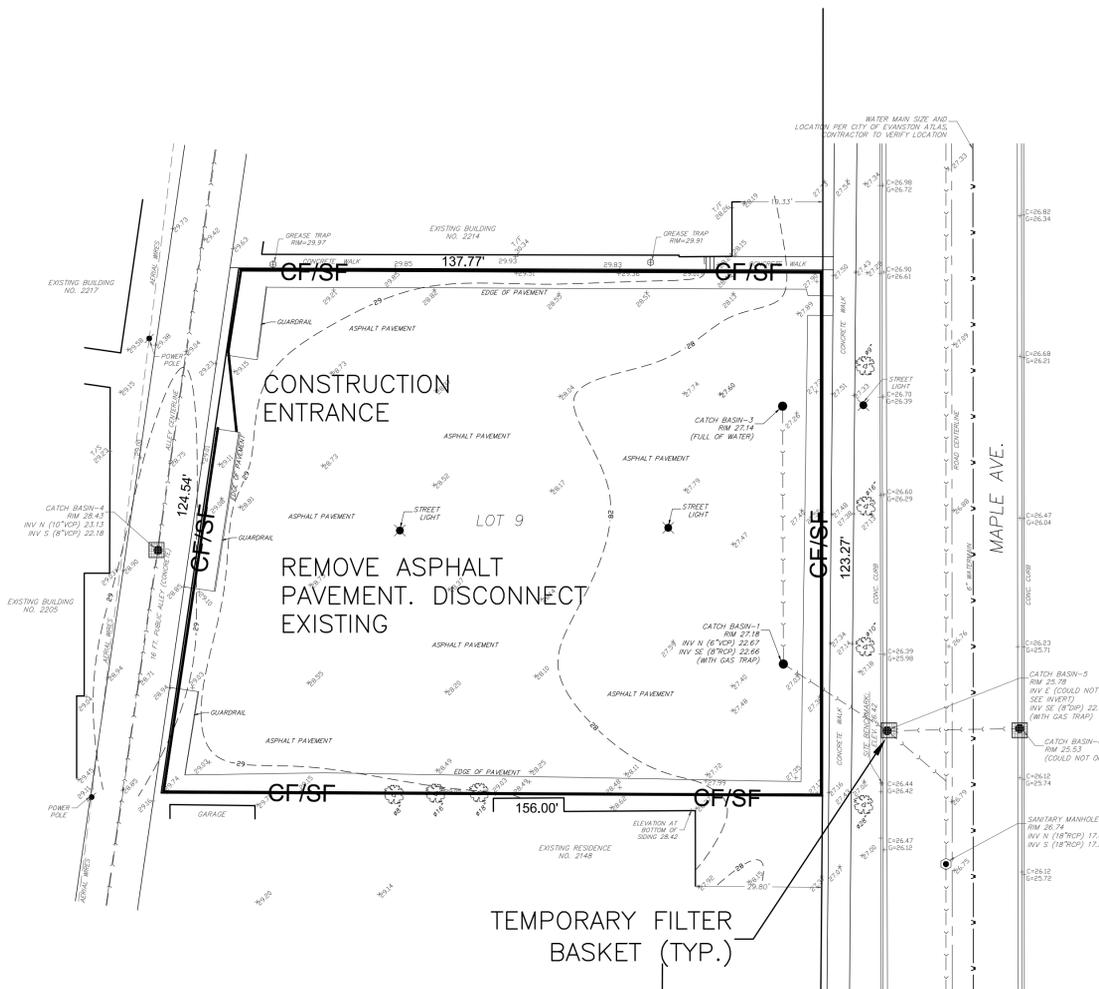
NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMP'S HAVE BEEN COMPLETELY INSTALLED.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

- 1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
 - a) **Submit a Notice of Intent (NOI) to EPA.**
 - b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
 - c) Implementation of the SWPPP.
 - d) Submission of an Incidence of Noncompliance (ION) if an event occurs.
 - e) Weekly reports after 1/2" rainfall or 5" snowfall.
 - f) Documentation of changes to ESC plan.
- 2) **Submit a Notice of Termination (NOT) when final stabilization is achieved.**
- 3) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
 - 1) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1) foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
 - 2) The contractor shall maintain existing positive drainage from off-site at all times during construction.
 - 3) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
 - a) Under structures. Buildings slabs, steps and pavements. Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
 - b) Under walkways. Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
 - c) Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
- 4) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
- 5) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
- 6) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
- 7) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
- 8) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all graded areas or as required to prevent sediment from entering and/or leaving the site.
- 9) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
- 10) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
- 11) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
- 12) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
- 13) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
- 14) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Any and all other site seeding may be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.
- 15) The contractor shall install all erosion control items prior to commencement of any work.
- 16) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work.
2. Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
3. Contractor to call utility at 1-800-892-0123, minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans, any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **Bono Consulting Inc is not liable for any construction site safety.** Contractor to take all OSHA regulated and applicable local safety precautions to guard all potentially hazardous sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Bono Consulting Inc.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction.
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved.
14. Gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be locked at all times, other than permitted hours of construction.



SEEDING INFORMATION

CONTRACTOR TO SEED ALL DISTURBED AREA.

TURF GRASS SEED MIX:

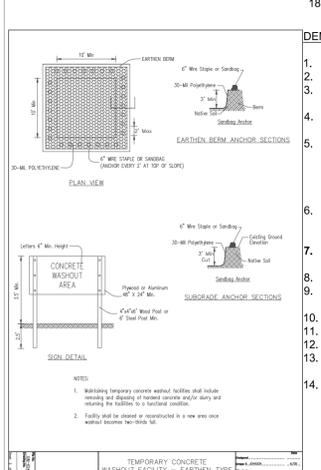
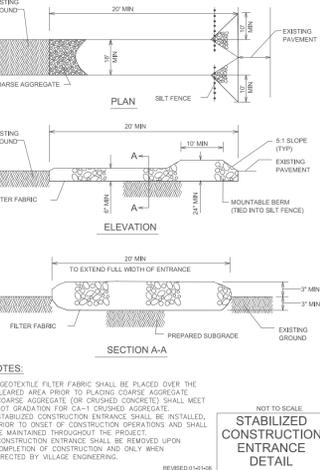
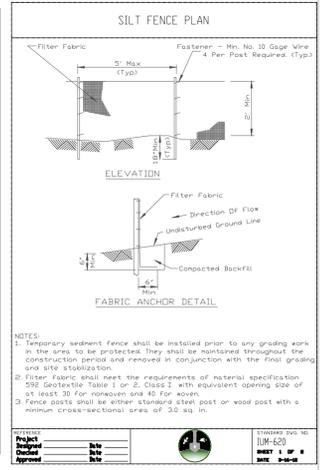
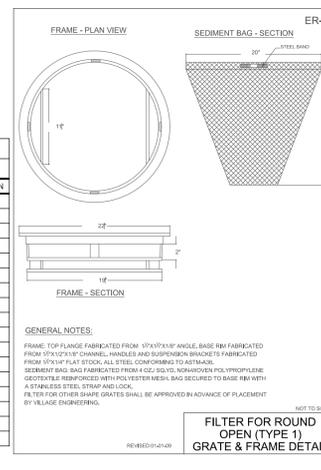
FURNISH AND APPLY SUNNY TURF GRASS SEED MIX (TIMOTHY-33.3% / ORCHARDGRASS-33.3% / KENTUCKY BLUEGRASS-33.3%, SEEDING RATE=70 LBS./ACRE AND COMMON OATS=30 LBS./ACRE FOR A TOTAL 100 LBS./ACRE. OVERSEED WITH 10 LBS./ACRE ANNUAL RYE. SEEDING MUST COMMENCE WITHIN 1 WEEK OF THE COMPLETION OF FINAL GRADING.

Species	lbs./Acre	Seeding Dates												
		Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
Oats	90													
Cereal Rye	90													
Winter Wheat	90													
Winter Mulch	25													

CONSTRUCTION SEQUENCE	SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

GENERAL NOTES:
 1. FILTER FABRIC FABRICATED FROM 170X170X1/8" ANGLE BARS AND SUSPENSION BRACKETS FABRICATED FROM 1/2" X 1/2" X 1/8" ALUMINUM CHANNELS AND SUSPENSION BRACKETS FABRICATED FROM 1/2" X 1/2" X 1/8" ALUMINUM CHANNELS TO BE AFFIXED TO THE SEDIMENT BAG BAG FABRICATED FROM 4 GZ. SOLY. NONWOVEN POLYPROPYLENE GEOTEXTILE FABRICATED WITH POLYESTER METAL BAG SECURED TO BAG WITH A STAINLESS STEEL STRAP AND LOCK.
 2. FILTER FOR OTHER SHAPE GRATES SHALL BE APPROVED IN ADVANCE OF PLACEMENT BY VILLAGE ENGINEERING.

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
 2) TIME SCHEDULE MUST CONCLUDE WITH SEQUENCE OF CONSTRUCTION.



BCI BONO CONSULTING, INC.
 CIVIL ENGINEERS
 1018 BUSSE HIGHWAY PH : (847) 823-3300
 PARK RIDGE, IL 60068 FAX : (847) 823-3303
 bbono@bonoconsulting.com

EXISTING TOPOGRAPHY, DEMOLITION, EROSION AND SEDIMENTATION CONTROL PLAN - OVERALL SITE MULTI FAMILY RESIDENCE 2206 MAPLE AVE., EVANSTON, ILLINOIS

DATE: 03/2/2024
 REVISIONS: 03/2/2024
 PROJECT MANAGER: W. HERRIN/LE
 ENGINEER: BONO
 CHECKER: BONO
 PROJECT STAFF: W. HERRIN/LE
 ISSUE: 1
 REVISIONS TO ADDRESS CITY COMMENTS: 2

PROJECT NUMBER: 21489
 START DATE: JAN. 5, 2022
 GRAPHIC SCALE: 30 0 30
 SCALE: 1"=30'-0"
 SHEET NUMBER: 2 OF 3

CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
 TIME SCHEDULE MUST CONCLUDE WITH SEQUENCE OF CONSTRUCTION.

MWRD (MOD RATIONAL METHOD) - PER LOCAL REQUIREMENTS
BULLETIN 75 RAINFALL-2021, 100 YEAR STORM

Project: 2206 Maple Ave., Evanston, IL
Date: 12.17.24
Detention for Property Proposed Conditions

Proposed Conditions	Runoff Coefficient	Area (Sq Ft)	Area (Acres)	Percentage
Impervious(Bldgs/pavement)	0.90	11496	0.264	56.9%
Permeable Pavers	0.70	2083	0.048	10.3%
Proposed Grass & Landscaping	0.30	6637	0.152	32.8%

Composite Characteristics: **0.68** **0.464** **100.0%**

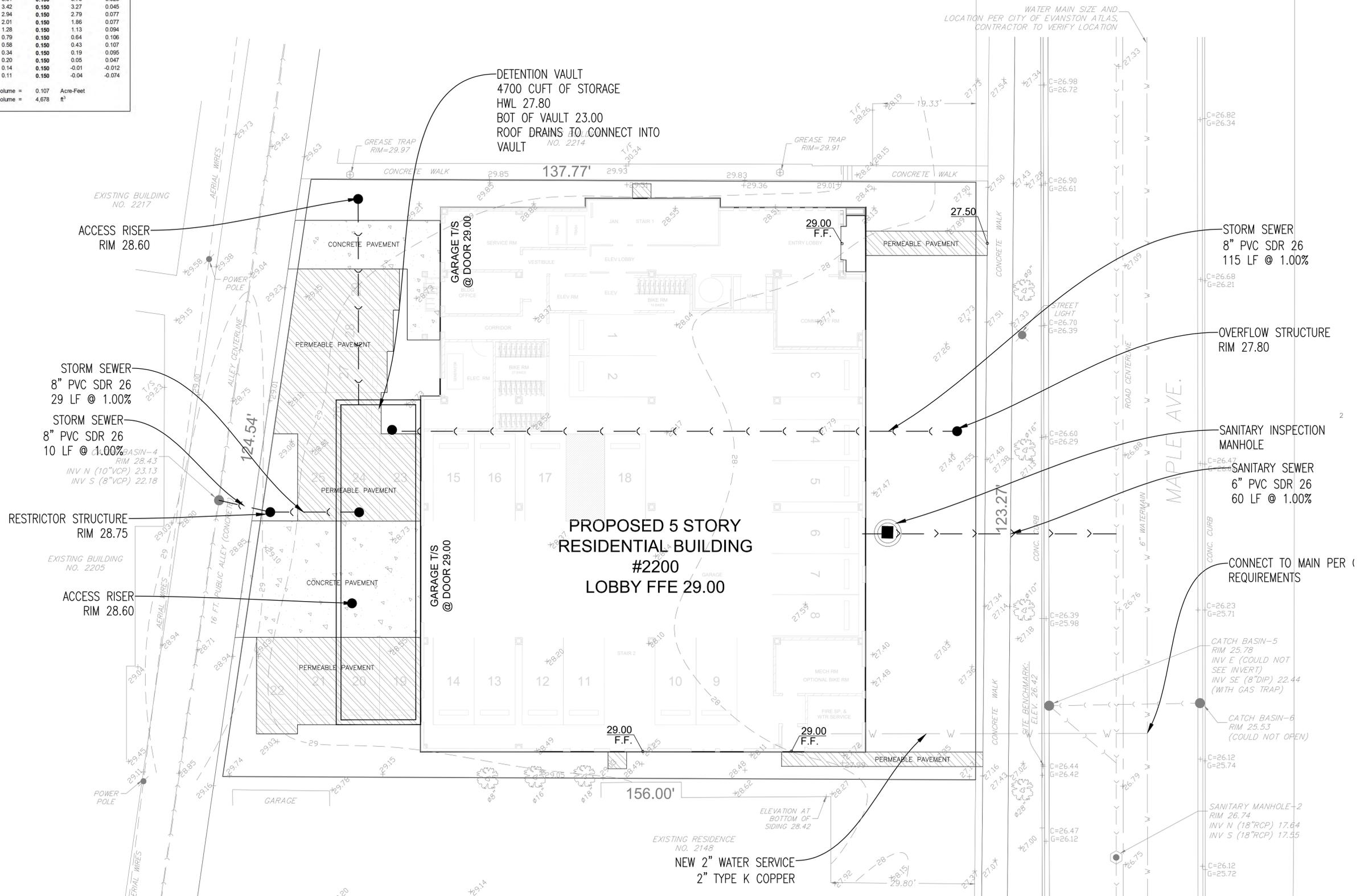
Release Rate = 0.150 C=0.15x A (0.15 cfs is accepted release rate for sites < 1 acre)

Storm Duration (Min)	Storm Duration (Hours)	Rainfall Intensity (Inch/Hour)	Inflow Rate (CFS)	Release Rate (CFS)	Storage Rate (CFS)	Storage Required (Acre-Feet)
5	0.08	12.36	3.91	0.150	3.76	0.026
10	0.17	10.80	3.42	0.150	3.27	0.045
20	0.33	9.28	2.94	0.150	2.79	0.077
30	0.50	8.34	2.01	0.150	1.86	0.077
60	1.00	4.03	1.28	0.150	1.13	0.094
120	2.00	2.49	0.79	0.150	0.64	0.106
180	3.00	1.83	0.58	0.150	0.43	0.107
360	6.00	1.07	0.34	0.150	0.19	0.095
720	12.00	0.62	0.20	0.150	0.05	0.047
1080	18.00	0.45	0.14	0.150	-0.01	-0.012
1440	24.00	0.36	0.11	0.150	-0.04	-0.074

Required Detention Volume = 0.107 Acre-Feet
Required Detention Volume = 4.678 ft³

2206 Maple Ave., Evanston
Date: 6.13.24

	Existing Sq. Ft.	Existing Acres	Proposed Sq. Ft.	Proposed Acres
Site Area	18,105.00	0.416		
Building	0.00	0.000	10,191.00	0.234
Pavement, Walks, Steps	15,931.00	0.366	1,276.97	0.029
Non-Permeable Pavers	0.00	0.000	0.00	0.000
Permeable Pavers	0.00	0.000	2,083.00	0.048
Impervious Area	15,931.00	0.366	11,467.97	0.263
Semi-Permeable Area	0.00	0.000	2,083.00	0.048
Pervious Area	2,174.00	0.050	6,637.03	0.152



PRELIMINARY PROPOSED UTILITY PLAN
OVERALL SITE
MULTI FAMILY RESIDENCE
2206 MAPLE AVE., EVANSTON, ILLINOIS

DATE: 12.17.24
ISSUE: 1
REVISIONS: 1
PROJECT MANAGER: W. HERBRYNIE
ENGINEER: [Blank]
TECHNICIAN: [Blank]

BCI
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PROJECT NUMBER: 21489
START DATE: JAN. 5, 2022
GRAPHIC SCALE: 1"=20'-0"
SHEET NUMBER: 3 OF 3