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URBAN LIVING:

Rooftop gardens
create a private oasis
in the heart of the city



THE GREAT OUTDOORS:



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Rooftop gardens create a private oasis in the heart of the city

Living in a Windy City high-rise doesn't mean that you can't have your own private green space. Developers are incorporating rooftop gardens into the design at a variety of Chicago residential developments.

Whether creating a quiet urban oasis or going green to the extreme, there are a range of options for today's condominium dwellers.

Mayor Richard M. Daley has been a big supporter of the green rooftop design, not only for city-wide beautification, but also because of the environmental advantages they provide, including reducing storm water runoff, reduction of the urban heat island effect and better overall building energy efficiency.

As of June 2004, more than 150 municipal and private green roofs are in various stages of installation in Chicago.

"It has become more than just a trend or an urban experiment," said John McLinden, partner in Centrum Properties Inc., the developer of CityFront Plaza in Streeterville. "We're finding that our urban buyers want all that city living has to offer, but they don't want to be surrounded in wall-to-wall concrete."

"Rooftop garden design creates a quiet haven that residents can retreat to while still living in the heart of Chicago," he added.

Since the "greening" of Chicago has blossomed, there have been measurable improvements in the city's air quality because of the reduction of ozone and smog, according to a report from the City of Chicago's Department of Environment.

From condominium conversions to new-construction high-rises, the rooftop garden has become a popular amenity. A host of Chicago developments are taking a cue from Mayor Daley by incorporating varying degrees of green design. Here are details on some of the rooftop garden developments:

CITYFRONT PLAZA

Being developed by Centrum Properties, CityFront Plaza showcases a

rooftop garden that promises to be a serene retreat, just off of the bustle of Michigan Avenue.

The development's garden terrace has an outdoor pool, yoga and fitness rooms, professionally equipped fitness center with steam room and his and her locker rooms, owner's clubroom with pool table, business center, theater, surround-sound media room and bar area as well as beautifully landscaped gardens, said McLinden.

The Fairbanks is the first phase of CityFront Plaza—a three-tower, \$700-million luxury condominium development now under construction a half-block east of Michigan Avenue's "Magnificent Mile" in Chicago's South Streeterville neighborhood.

Sales for The Fairbanks and Lofts at CityFront Plaza have been explosive—more than 60 percent of the planned 281 luxury condominiums have been sold in only nine months.

Prices range from the mid-\$300,000s for the lofts to \$500,000-plus for a terrace residence.

MICHIGAN AVENUE TOWERS I & II

A stunning fifth floor recreation deck complete with a botanical garden and jogging path is the highlight of Michigan Avenue Tower I, while a seventh-floor urban garden is the show stopper at its sister development, Michigan Avenue Tower II.

Both developments, and their private oases, overlook Lake Michigan, creating the ultimate in an urban escape, said Spiros Picoulas of Frankel and Giles Real Estate, the exclusive sales and marketing agent for the developments.

Although Michigan Avenue Tower I has sold out, buyers still have an opportunity to purchase a luxury condominium at Michigan Avenue Tower II. The building will include a mix of 1- and 2-bedrooms with 1 or 2 baths about 700 to 1,260 square feet of living space. Prices range from as low as \$210,000 to \$450,000.

LAKESIDE LOFTS

A four-season garden complete with

trees, bushes and greenery all year, along with flowers in the spring and summer provides the perfect garden haven year-round.

Sales have reached 65-percent buyers at Lakeside Lofts, a 96-unit environmentally friendly new-construction loft condominium in the South Loop. Base prices range from \$215,800 for a 1-bedroom, \$275,000 for a 1-bedroom with den and \$330,000 for 2-bedroom residences. The condominiums range in size from 660 to 1,160 square feet of living space.

550 ST. CLAIR

Sutherland and Pearsall Development Corp.'s architectural gem features an urban garden terrace facing north, south and west will be located on the 8th-floor amenity level, providing views of Michigan Avenue.

At the forefront of a residential renaissance just east of Chicago's "Magnificent Mile" shopping district is 550 St. Clair, an ultra-modern 26-story condominium planned in the heart of the re-burgeoning Streeterville neighborhood.

Of 112 condominiums, more than 70 percent of the residences have been purchased, including a mix of studios, 1-bedroom, 2-bedroom, 3-bedroom and penthouse residences.

Studios at 550 St. Clair are priced in the \$200,000s, while 1-bedroom, 1-bath residences start in the low-\$400,000s and go to the low-\$500,000s. Two-bedroom, 2-bath residences range between the upper-\$400,000s and the mid-\$500,000s.

Three-bedroom homes featuring 2 or 3 baths are priced within the mid-\$700,000s to \$1 million-plus, and spectacular penthouse residences also are available for purchase.

VAN BUREN LOFTS

A true green-roof system is one of the many amenities featured at Van Buren Lofts, a 189-unit, adaptive re-use condominium conversion underway at 1224 W. Van Buren in the West Loop neighborhood.

For information on...

- CityFront Plaza - (312) 923-9990 or visit www.cityfrontplaza.com.
- Michigan Avenue Tower I and II - (312) 583-0600 or visit www.1400michigan.com.
- Lakeside Lofts - (312) 663-1500 or visit www.lakesidelofts.com.
- 550 St. Clair - (312) 222-0550 or visit www.550stclair.com.
- Van Buren Lofts - (312) 738-1200 or visit www.vb1224.com.
- Catalpa Gardens - (773) 878-4599

"As part of our strong commitment to working with the City of Chicago in its efforts to create an environmentally greener Chicago, we are incorporating a green-roof system on about half of the roof area at Van Buren Lofts," said co-developer Jim Engel, managing partner in VB1224 Lofts LLC. "It's a beautiful, private sanctuary for our residents to enjoy while living in the hip West Loop."

Sales have reached the 55-percent mark. Available residences are priced from \$239,900 to \$432,900.

CATALPA GARDENS CONDOMINIUM

Living up to its name, Catalpa Gardens will feature rooftop gardens highlighted by a beautiful trellis and hanging plants and vines, creating a quaint, charming atmosphere. And the fourth floor will feature a landscaped tea garden.

Catalpa Gardens is an architecturally distinctive 126-unit mid-rise development now under construction at 1122 W. Catalpa on Chicago's North Side. The development is 70-percent sold, and construction is underway. Prices on remaining residences range from the high-\$200,000s to the mid-\$300,000s.