

49-O-20

AN ORDINANCE

**Granting a Special Use Permit for a Planned Development
Located at 605 Davis Street In the D3 Downtown Core Development
District**

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt 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, Vermillion Enterprises, LLC (“Applicant”), the Applicant for the proposed development located at 605 Davis Street, Evanston, Illinois (the “Subject Property”), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provision of the Zoning Ordinance, specifically Section 6-3-5, “Special Uses”, Section 6-3-6 “Planned Developments”, and Subsection 6-11-1-10, “Planned Developments” in Downtown Zoning Districts, to permit the construction and operation of a Planned Development with a drive through financial institution and accessory parking located at the Subject Property in the D3 Downtown Core Development Zoning District (“D3 District”); and,

WHEREAS, the applicant sought approval to construct a new eighteen (18) story, two hundred twenty (220) foot tall Class A office building with a floor area ratio of 13.02, approximately four thousand five hundred (4,500) square feet of ground floor retail space including a drive through for a financial institution and thirty-nine (39) parking spaces; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to floor area ratio, building height, number of parking spaces provided, ziggurat setback along the Davis Street property line, ziggurat setback along the east interior lot line, and ziggurat setback along the west interior side lot line; and

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances from the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on March 11, 2020, 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. 19PLND-0036, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

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

WHEREAS, on March 11, 2020, the Plan Commission recommended the City Council approve the application; and

WHEREAS, on April 13, 2020, 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 April 13 and April 27, 2020, 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. 19PLND-0036, to allow construction and operation of the Planned Development for an eighteen (18) story, two hundred twenty (220) foot tall Class A office building with a floor area ratio of 13.02, approximately four thousand five hundred (4,500) square feet of ground floor retail space including a drive through for a financial institution and thirty-niney (39) parking spaces.

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

- A. Floor Area Ratio ("FAR"):** A Site Development Allowance is hereby granted for an FAR of 13.02, whereas Subsection 6-11-4-6 of the Zoning Ordinance allows a maximum FAR of 4.5 in the D3 District with Subsection 6-11-1-10(C)(2) allowing for an additional development allowance of 3.5 FAR.
- B. Building Height:** A Site Development Allowance is hereby granted for a building height of two hundred twenty (220) feet, whereas Subsection 6-11-4-8 of the Zoning Ordinance allows for a maximum building height of eighty-five (85) feet in the D3 District with Subsection 6-11-1-10(C)(1) allowing a maximum height of two hundred twenty (220) feet as a development allowance.

- C. **Number of Parking Spaces:** A Site Development Allowance is hereby granted for a total of thirty-nine (39) on-site parking spaces, whereas Subsection 6-16-3-5 of the Zoning Ordinance requires a minimum of four hundred-twenty (420) parking spaces for the proposed Planned Development in the D3 District.
- D. **Ziggurat Setback from the East Interior Lot Line:** A Site Development Allowance is hereby granted for a ziggurat setback of zero (0) feet at a height of twenty-nine (29) feet, whereas Subsection 6-11-1-10(C)(1)(c) of the Zoning Ordinance requires a ziggurat setback of twenty-five (25) feet for a structure above forty two (42) feet from an interior side lot line in the D3 District.
- E. **Ziggurat Setback along the Davis Street Property Line:** A Site Development Allowance is hereby granted for a ziggurat setback of fifteen (15) feet at a height of twenty-nine (29) feet, whereas Subsection 6-11-1-4 of the Zoning Ordinance requires a ziggurat setback of forty (40) feet for a structure above forty two (42) feet from any front or side lot line abutting a street in the D3 District.
- F. **Ziggurat Setback from the West Interior Lot Line:** A Site Development Allowance is hereby granted for a ziggurat setback of zero (0) feet at a height of twenty-nine (29) feet, whereas Subsection 6-11-1-10(C)(1)(c) of the Zoning Ordinance requires a ziggurat setback of twenty-five (25) feet for a structure above forty two (42) feet from an interior side lot line in the D3 District.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

- (A) **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with the following: the terms of this ordinance; the Development and Landscape Plans in Exhibit B and C, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.
- (B) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the Building Permit. The CMP shall include but is not limited to the following: construction staging plan, on-street and on-site construction parking restrictions, hours of operation, a plan including cross sections showing

pedestrian access around the site with the use of curb ramps, signage and/or striping, 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) **Approval of Change in Use:** Any change in use, with the exception of the removal of the drive-through facility, must be approved as an amendment to the Planned Development.
- (D) **Alley Reconstruction:** The Applicant shall reconstruct the west half of the alley immediately adjacent to the development site.
- (E) **Downtown Evanston Contribution:** The Applicant shall provide \$50,000 support for event programming in Fountain Square through Downtown Evanston.
- (F) **Viaduct Improvement Contribution:** The Applicant shall provide \$50,000 support for improvements to downtown Evanston viaducts at Benson/Davis and/or Elmwood/Davis.
- (G) **Affordable Housing Fund Contribution:** The Applicant shall provide a \$50,000 contribution to the City's Affordable Housing Fund.
- (H) **Bird-Friendly Measures:** The Applicant shall apply bird friendly measures to the building, including but not limited to bird friendly glass, fritted balcony rails and lighting control at night per the drawings in Exhibit B.
- (I) **Mayor's Monarch Pledge:** The Applicant shall comply with the Mayor's Monarch Pledge.
- (J) **Electric Vehicle Charging Stations:** The Applicant shall provide eight (8) electric vehicle charging stations in the garage with additional conduit to allow easy installation of additional electric vehicle charging stations in the future.
- (K) **Metered Parking:** The Applicant shall make any necessary improvement, including signage and pavement striping to provide two (2) new metered parking spaces along Davis Street in front of the development site.
- (L) **Davis Street Bike Lane:** The Applicant shall extend bollards and other safety measures for the Davis Street protected bike lane in front of the development site.
- (M) **Long Term Parking Lease:** Prior to issuance of building permit, the Applicant shall execute a long term parking lease agreement with the City of Evanston to lease a maximum of one hundred and fifty (150) parking spaces based on the

standard current monthly parking fee from the 525 Church Street parking garage. The lease of fifty (50) parking spaces would be initiated upon issuance of a Temporary Certificate of Occupancy (TCO). The remaining leased spaces would be leased by the Applicant as the building is occupied and prorated by a percentage gross floor area occupied (e.g., if the building is 50% occupied, the Applicant would be required to lease 75 parking spaces). Upon the building reaching stabilization (i.e., 95% occupancy), the Applicant would be required to lease the full one hundred fifty (150) spaces, regardless of the building occupancy. The parking spaces shall be leased at market rate without fixed pricing and be subject to increases annually, and such increases shall not exceed the increases applied to other public parking spaces in the 525 Church Street garage. For a period of sixty (60) months, starting from the issuance of the TCO, the Applicant must provide annually to the City parking data detailing how many parking spaces (leased from the City and provided within the building) are utilized by building tenants. The data must be provided by January 31st of each year following the issuance of a Temporary Certificate of Occupancy (TCO). At the end of the 18th month following the building reaching stabilization (as defined above) but no earlier than 36 months following issuance of the TCO, the Applicant shall have the right to amend the parking lease agreement to match the highest number of vehicles leased within the Church Street parking garage.

- (N) **Drive-Through Facility:** The Drive-through facility shall be limited to use by a financial institution. Should the building owner gain ownership or control of the drive-thru facility, the building owner shall remove the curb cut and absorb the drive-thru area into the adjacent ground floor retail space. The building owner shall obtain a building permit to absorb the drive-through area into the adjacent ground floor retail spaces within ninety (90) days of gaining control or ownership of the drive-thru facility, and complete the work within one (1) year of obtaining the building permit. Should the building owner fail to remove the curb cut as required by this section, the City shall be empowered to remove the curb cut and place a lien on the property, should it so choose..
- (O) **Composting:** The Applicant shall provide a composting program in the building through Collective Resource or the current franchisee.
- (P) **On-Site Deliveries:** Deliveries for the on-site commercial use must be performed from the alley and are prohibited during the hours of 7 A.M. to 9 A.M. and 4 P.M. to 6 P.M., Monday through Friday.
- (Q) **Evanston High School Trade Fair:** The Applicant shall sponsor an Evanston Township High School (ETHS) trade fair prior to issuance of the Final Certificate of Occupancy (FCO).
- (R) **Evanston Business Enterprises Hiring:** The Applicant agrees to employ at least five (5) Evanston residents during construction. The Applicant also agrees

to offer thirty percent (30%) of the permanent jobs to Evanston residents, subject to their qualifications for employment..

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.

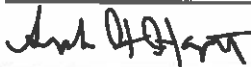
SECTION 9: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: April 13, 2020, 2020

Adopted: April 27, 2020, 2020

Approved:

April 30, 2020



Stephen H. Hagerty, Mayor

Attest:

Eduardo Gomez

~~Devon Reid, City Clerk~~

Eduardo Gomez, Deputy City Clerk

Approved as to form:



Kelley A. Gandurski, Corporation Counsel

EXHIBIT A
LEGAL DESCRIPTION

Parcel 2A

THE WESTERLY 60 FEET OF THE EASTERLY 120 FEET OF LOTS 10 AND 11 (EXCEPT THE NORTH 16 FEET OF SAID LOT 11 FOR ALLEY) IN BLOCK 19 IN EVANSTON SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-18-306-030-0000

Parcel 2B

THE NORTHERLY 16 FEET OF THE WESTERLY 60 FEET OF THE EASTERLY 120 FEET OF LOT 11 IN BLOCK 19 IN EVANSTON IN SUBSECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MBRIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-18-306-026-0000

Parcel 3

THE WESTERLY 50 FEET OF LOTS 10 AND 11 IN BLOCK 19 IN THE CITY OF EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-18-306-040-0000

Parcel 4

LOT 1 (EXCEPT THE EAST 60 FEET) IN THE CONSOLIDATION OF LOTS 10 AND 11 IN BLOCK 19 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-18-306-029-0000

Parcel 1 (Deed)

TRUSTEE'S DEED IN TRUST

THIS INSTRUMENT, dated 25TH day of SEPTEMBER, 2005, between CHICAGO TITLE LAND TRUST COMPANY, an Illinois corporation, successor trustee to LASALLE BANK NATIONAL ASSOCIATION, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said corporation in pursuance of a certain Trust Agreement, dated 27TH day of January, 1997, and known as Trust Number M-11286 party of the first part, and WAYNE HUMMER TRUST



Doc#: 0601950158 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/19/2006 03:09 PM Pg: 1 of 4

(Reserved for Recorders Use Only)

Trustee under the provisions of a certain Trust Agreement dated SEPTEMBER 21, 2005, and known as Trust Number SBL-2112, WHOSE ADDRESS IS: 727 N BANK LANE, LAKE FOREST, ILLINOIS 60045, party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to-wit: -----

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 605 DAVIS STREET, EVANSTON, ILLINOIS 60201

PROPERTY INDEX NUMBER: 11-18-306-030-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the grantee Trustee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written

CHICAGO TITLE LAND TRUST COMPANY, as Successor Trustee, as aforesaid, and not personally,

By Glenn Richter
GLENN RICHTER, TRUST OFFICER

PREPARED BY: CHICAGO TILE LAND TRUST COMPANY, 181 W MADISON ST., 17TH STREET, CHICAGO, IL 60602

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) GLENN RICHTER, an officer of Chicago Title Land Trust Company as successor trustee personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said corporation signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and seal, dated the 5th day of October 2005.



Surrajina McKinley
NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER ACT
PARA 4 SECTION 6
McKinley Allured
10-20-05

40-00
4

EXHIBIT "A"

PARCEL 1:

THE WESTERLY 60 FEET OF THE THE EASTERLY 120 FEET OF LOTS 10 AND 11 (EXCEPT THE NORTH 16 FEET OF SAID LOT 11 FOR ALLEY) IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE NORTHERLY 16 FEET OF THE WESTERLY 60 FEET OF THE EASTERLY 120 FEET OF LOT 11 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, MADE BY AND BETWEEN FIRST IL BANK OF EVANSTON N.A., ITS SUCCESSORS AND ASSIGNS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1986 AND KNOWN AS TRUST NUMBER R-3297 (GRANTOR) TO FIRST ILLINOIS BANK OF EVANSTON N.A., IT SUCCESSORS AND ASSIGNS, ATU JULY 20, 1987 AND KNOWN AS TRUST NUMBER R-3416 (GRANTEE), DATED SEPTEMBER 8, 1987 AND RECORDED SEPTEMBER 23, 1987 AS DOCUMENT 87520956 AND AS AMENDED BY AGREEMENT RECORDED JUNE 20, 1991 AS DOCUMENT 91300698 OVER THE FOLLOWING DESCRIBED LAND:

LOT 9 AND THE SOUTHERLY 8 INCHES OF LOT 10 IN BLOCK 27 IN THE VILLAGE OF EVANSTON IN THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel 2 (Deed)

TRUSTEE'S DEED

DEED dated August 17, 1992

92637130

by Bank One, Evanston, NA as trustee under the provisions of a deed, duly recorded and delivered to a purchaser of a trust agreement dated May 26, 1991, and known as Trust Number R-3803, grantor,

in favor of An undivided 1/2 interest to Marilyn A. Educate, as Trustee under the Marilyn A. Educate Trust dtd. 6-15-90, and an undivided 1/2 interest to Martha J. Koch, as Trustee under the Martha J. Koch Trust dtd. 6-15-92

COOK CO. NO. 018

(The Above Space For Recorder's Use Only)

grantee WITNESSETH, That grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, and pursuant to the power and authority vested in the grantor, does hereby convey and quit claim unto the grantee(s), in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See legal description attached

COOK COUNTY CLERK

1992 AUG 27 PM 3:25

92637130

Real Estate Transfer Tax CITY OF EVANSTON \$1.00 CITY OF EVANSTON \$200.00 CITY OF EVANSTON \$50.00 CITY OF EVANSTON \$25.00

* strike if not applicable

and commonly known as: 605-609 Davis Street, Evanston, IL. together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

Real Estate Tax Number(s): 11-18-306-030-0000, 11-18-306-026-0000

IN WITNESS WHEREOF, the grantor or trustee aforesaid, has caused its corporate seal to be hereto affixed and has caused its name to be signed and attested to this deed by its duly authorized officers the day and year set forth above.

ATTEST: [Signature] ADMINISTRATIVE ASSISTANT BY: [Signature] BANK ONE, EVANSTON, NA as trustee aforesaid.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed are personally known to me to be duly

Notary Seal: SUSTAN G. MOCK, Notary Public for Cook County, My Commission Expires 8-29-92

authorized officers of Bank One, Evanston, NA and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of August, 1992. [Signature] NOTARY PUBLIC

This instrument was prepared by Bank One, Evanston, NA

ADDRESS OF PROPERTY

605-609 Davis St., Evanston, IL, 60201

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO.

(Name)

(Address)

BOX 333

7380 260 12 RF

238

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE 256.00

HERE STAMPS PAYABLE TO STATE OF ILLINOIS COOK COUNTY STATE TRANSFER TAX 27.50

92637130

EXHIBIT A

PARCEL 1:

THE WESTERLY 60 FEET OF THE THE EASTERLY 120 FEET OF LOTS 10 AND 11 (EXCEPT THE NORTH 16 FEET OF SAID LOT 11 FOR ALLEY) IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE NORTHERLY 16 FEET OF THE WESTERLY 60 FEET OF THE EASTERLY 120 FEET OF LOT 11 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, MADE BY AND BETWEEN FIRST IL BANK OF EVANSTON N.A., ITS SUCCESSORS AND ASSIGNS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1986 AND KNOWN AS TRUST NUMBER R-3297 (GRANTOR) TO FIRST ILLINOIS BANK OF EVANSTON N.A., IT SUCCESSORS AND ASSIGNS, ATU JULY 20, 1987 AND KNOWN AS TRUST NUMBER R-3416 (GRANTEE), DATED SEPTEMBER 8, 1987 AND RECORDED SEPTEMBER 23, 1987 AS DOCUMENT 87520956 AND AS AMENDED BY AGREEMENT RECORDED JUNE 20, 1991 AS DOCUMENT 91300698 OVER THE FOLLOWING DESCRIBED LAND:

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92637130

Parcel 4 (Deed)

SPECIAL WARRANTY DEED



Doc#: 0707142198 Fee: \$26.00
Eugene Gene Moore RHE Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/12/2007 02:08 PM Pg: 1 of 2

THIS INDENTURE, made this 9th day of March, 2007, between MIDWEST REAL ESTATE INVESTMENT COMPANY, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and JPMorgan Chase Bank, N.A., a National Banking Association, whose address is 1111 Polaris Parkway, Columbus, Ohio 43240 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

8359831 DARE 1001

The East 40 feet of the West 90 feet of Lots 10 and 11 in Block 19 in Evanston, in Section 18, Township 41 North, Range 14, lying East of the Third Principal Meridian, in Cook County, Illinois, which may also be described as: Lot 1 (except the East 60 feet) in consolidation of Lots 10 and 11 in Block 19 in Village of Evanston in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: all unpaid general taxes and special assessments and covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 11-18-306-029-0000
Address(es) of real estate: 611-617 Davis Street, Evanston, Illinois 60201

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

MIDWEST REAL ESTATE INVESTMENT COMPANY,
a corporation,

Box 400-CTCC

By:
David R. Gray, Jr., President

Attest:
Daniel M. Ekins, Secretary

This instrument prepared by: David R. Gray, Jr., Esq., 120 N. LaSalle Street, Suite 1350, Chicago, Illinois 60602

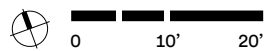
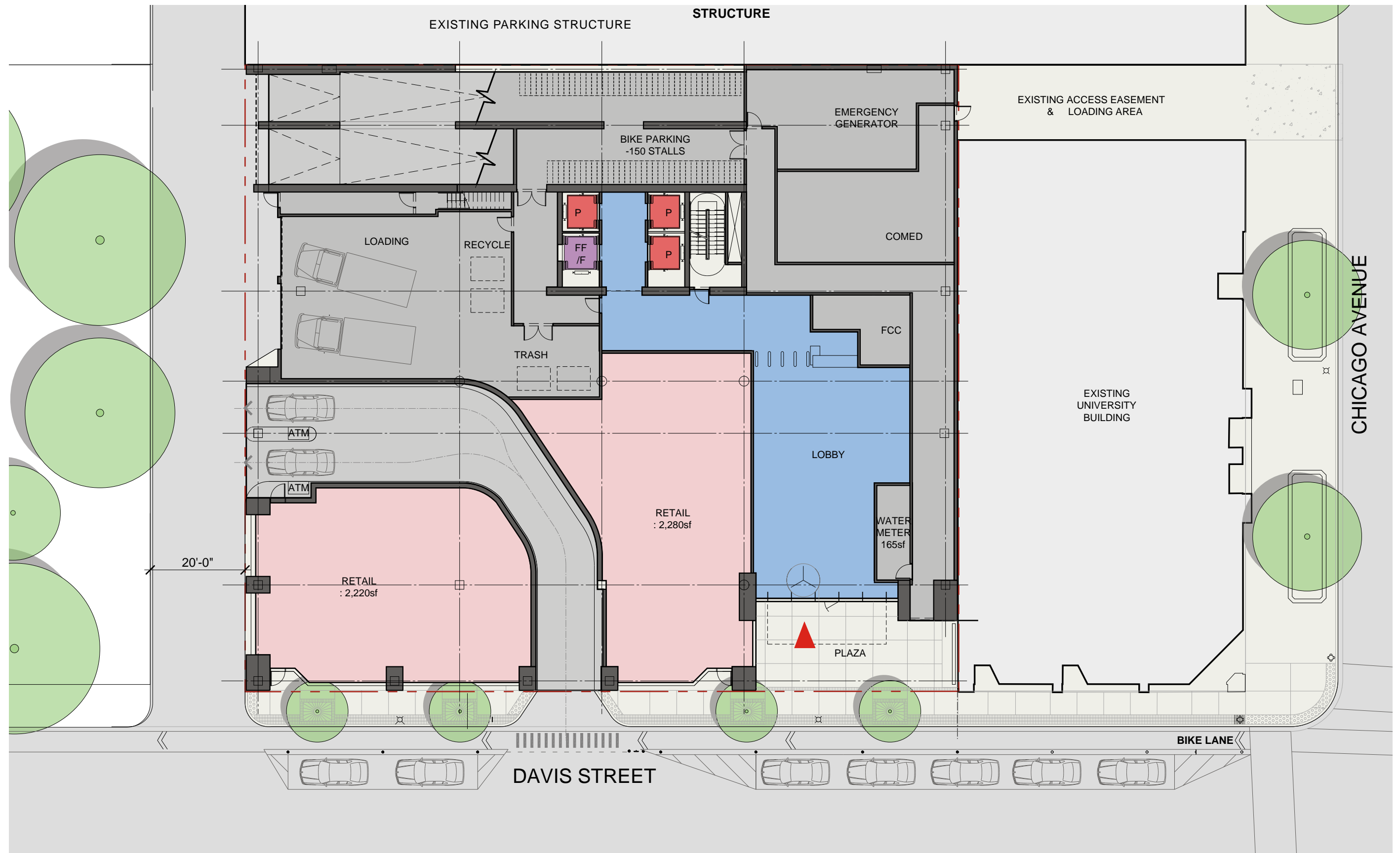
EXHIBIT B
DEVELOPMENT PLANS

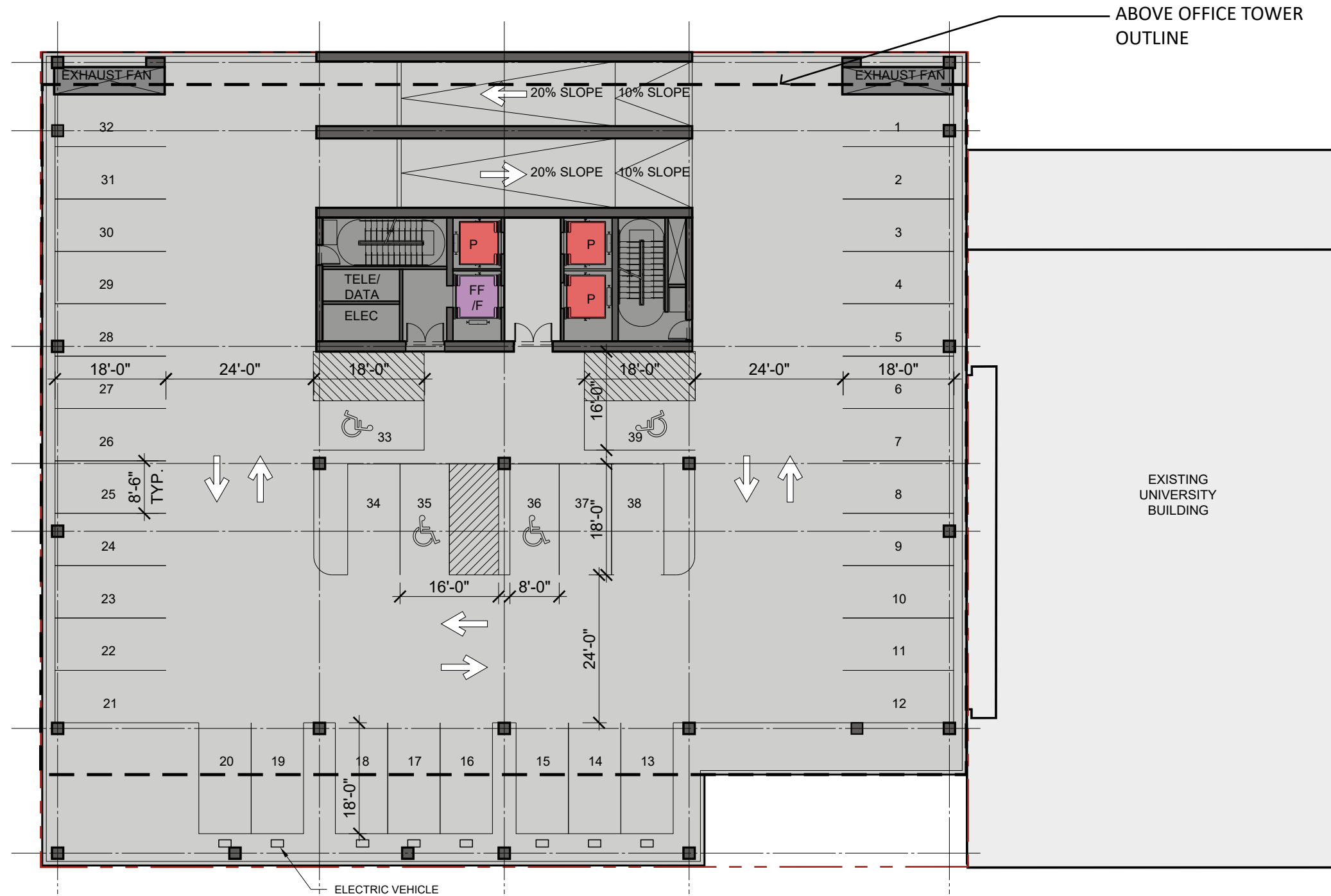




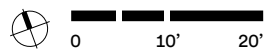


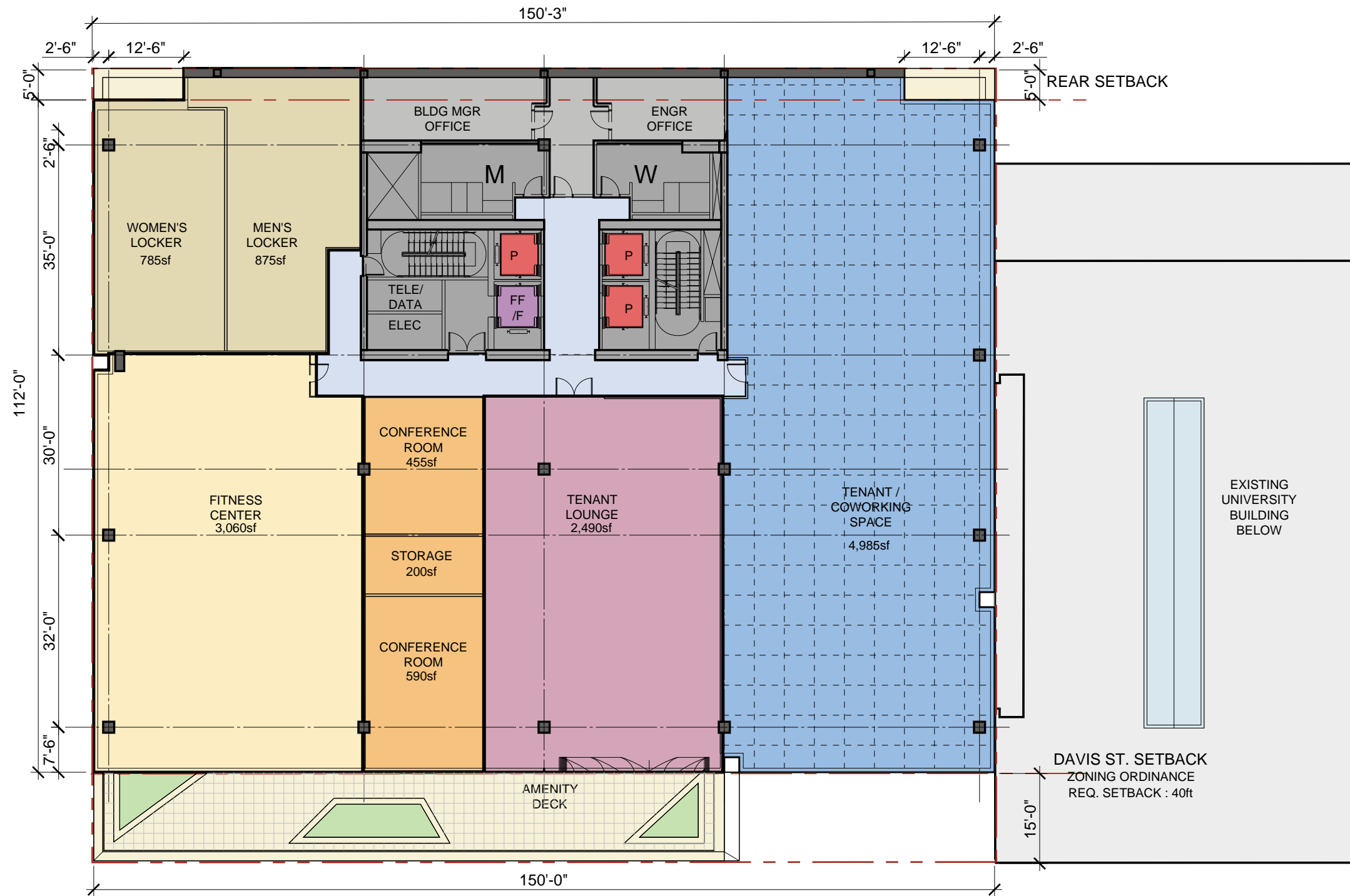




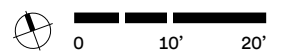


LEVEL 2 : 39 PARKING SPACES including 4 ADA

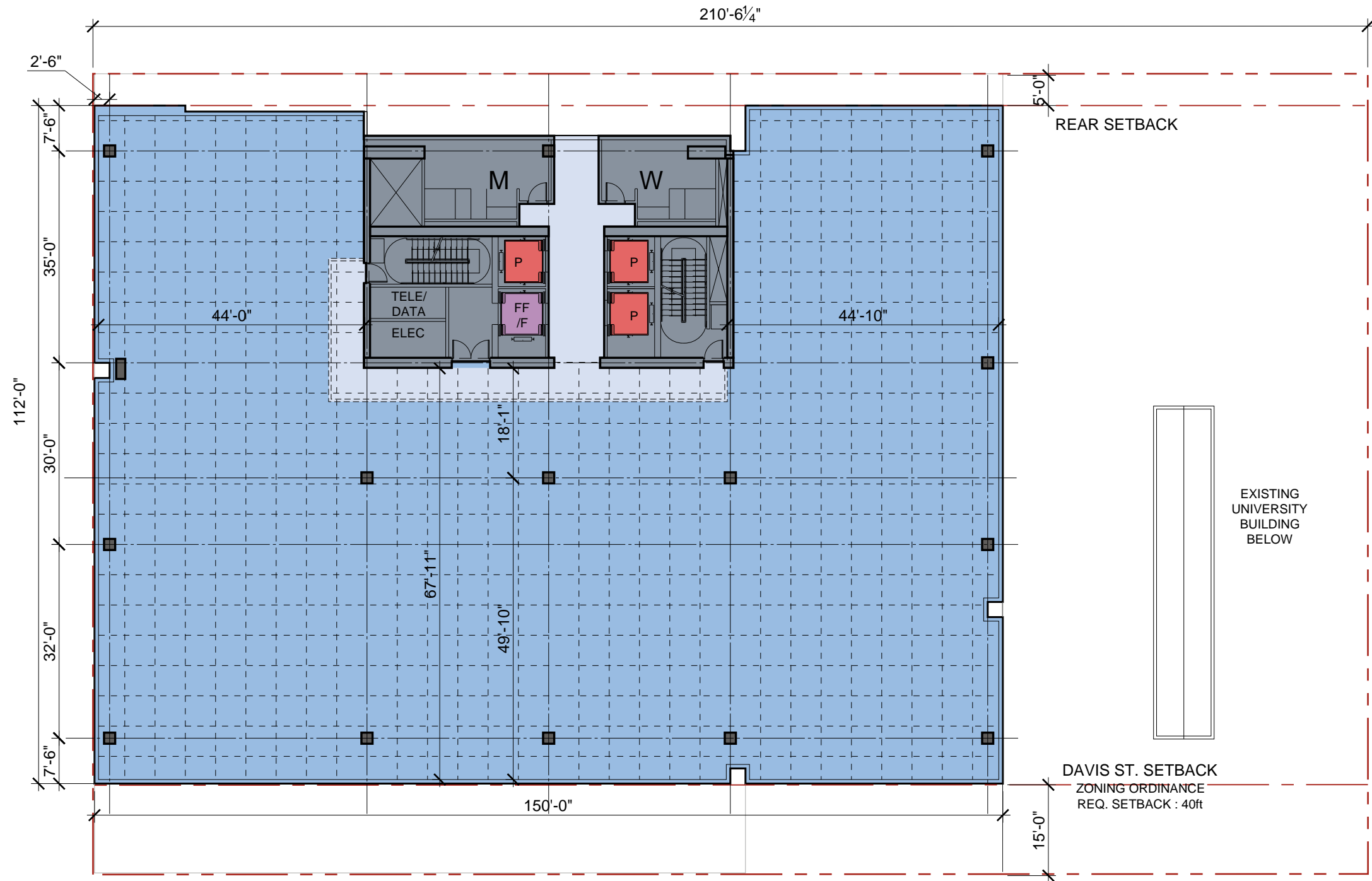




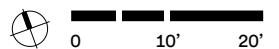
GROSS FLOOR AREA: 17,410 SF

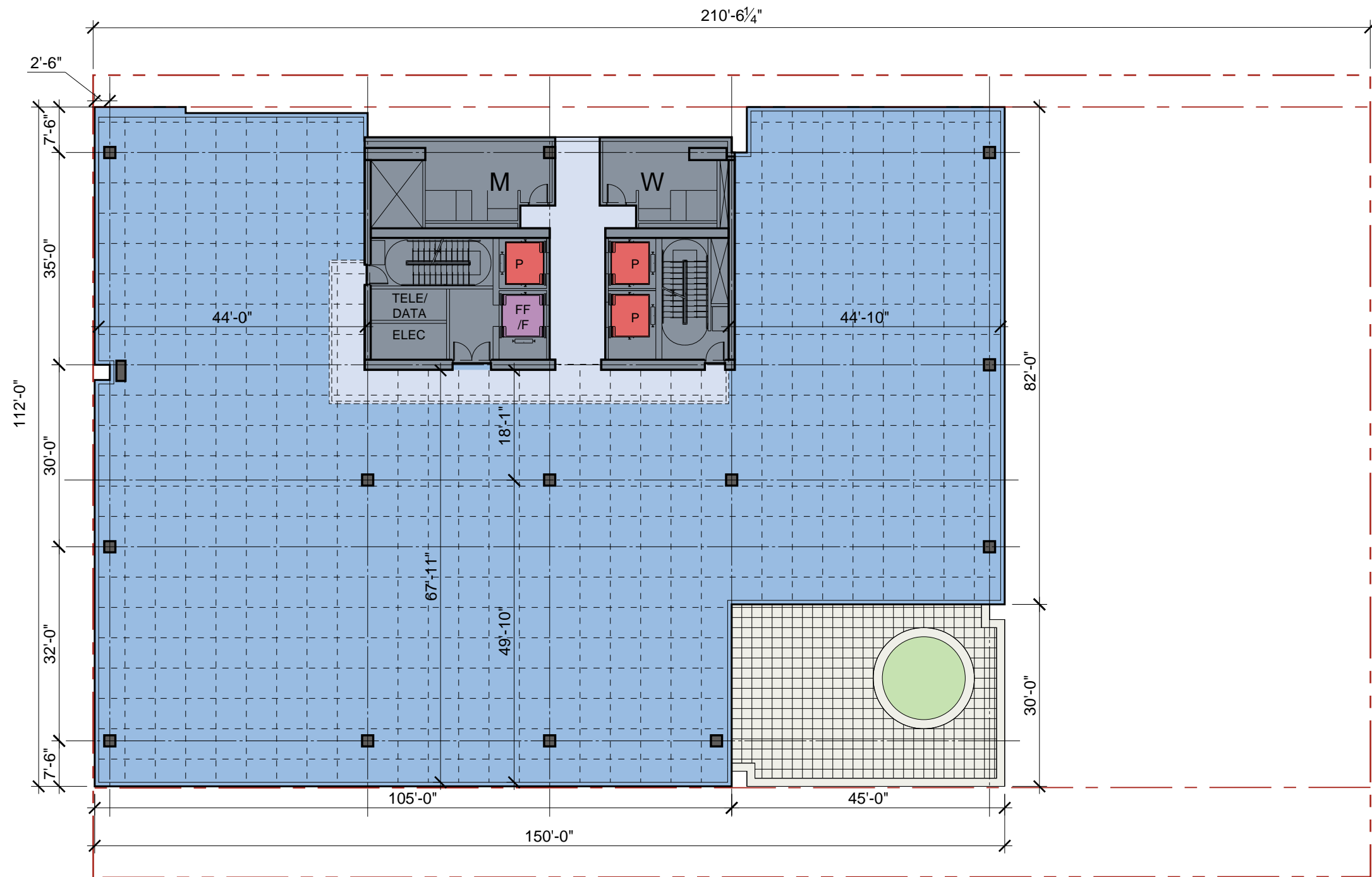


PLAN | TYPICAL OFFICE FLOOR PLAN

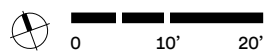


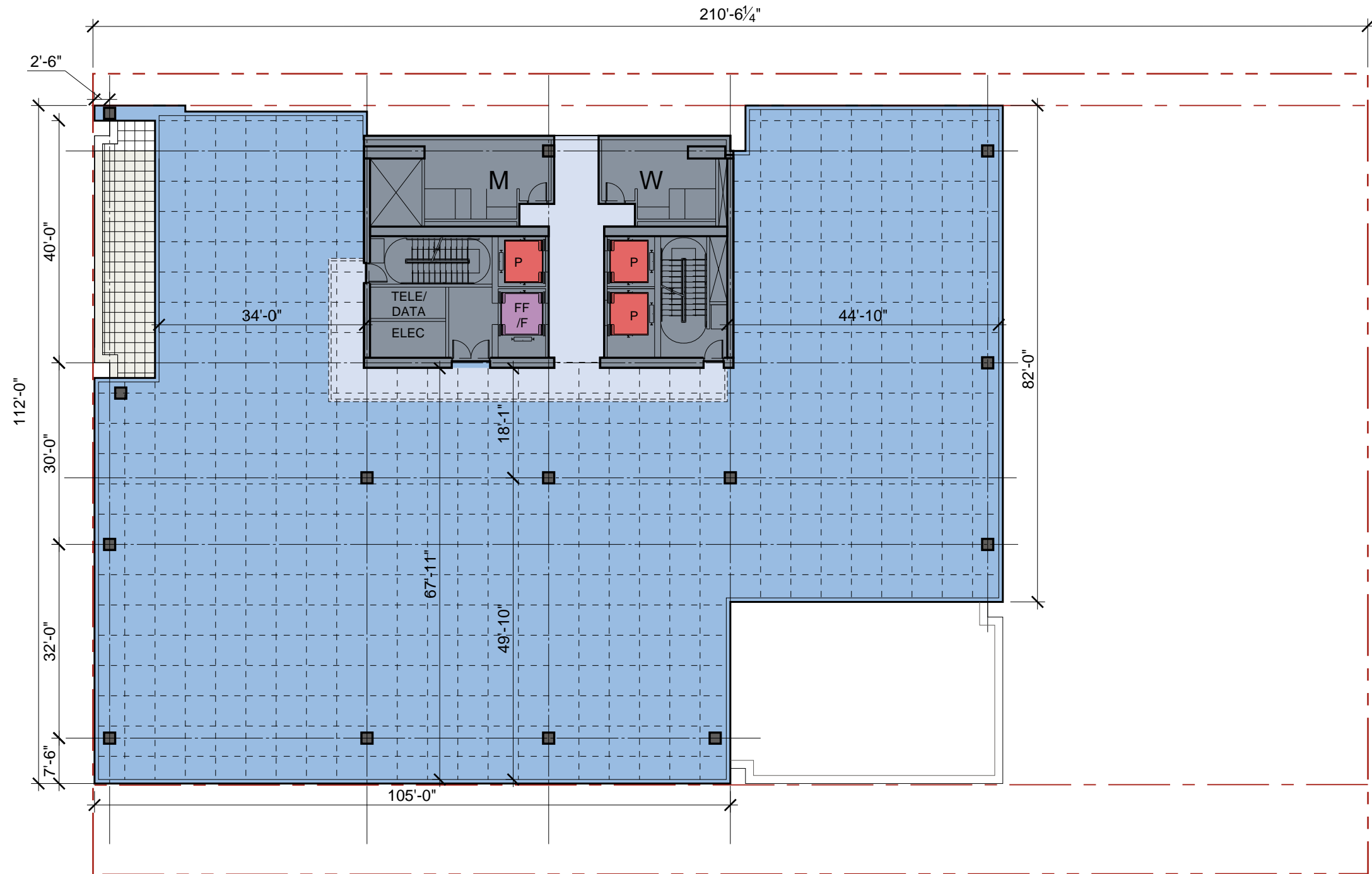
GROSS FLOOR AREA: 16,430 SF



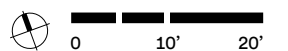


GROSS FLOOR AREA: 15,105 SF





GROSS FLOOR AREA: 14,705 SF



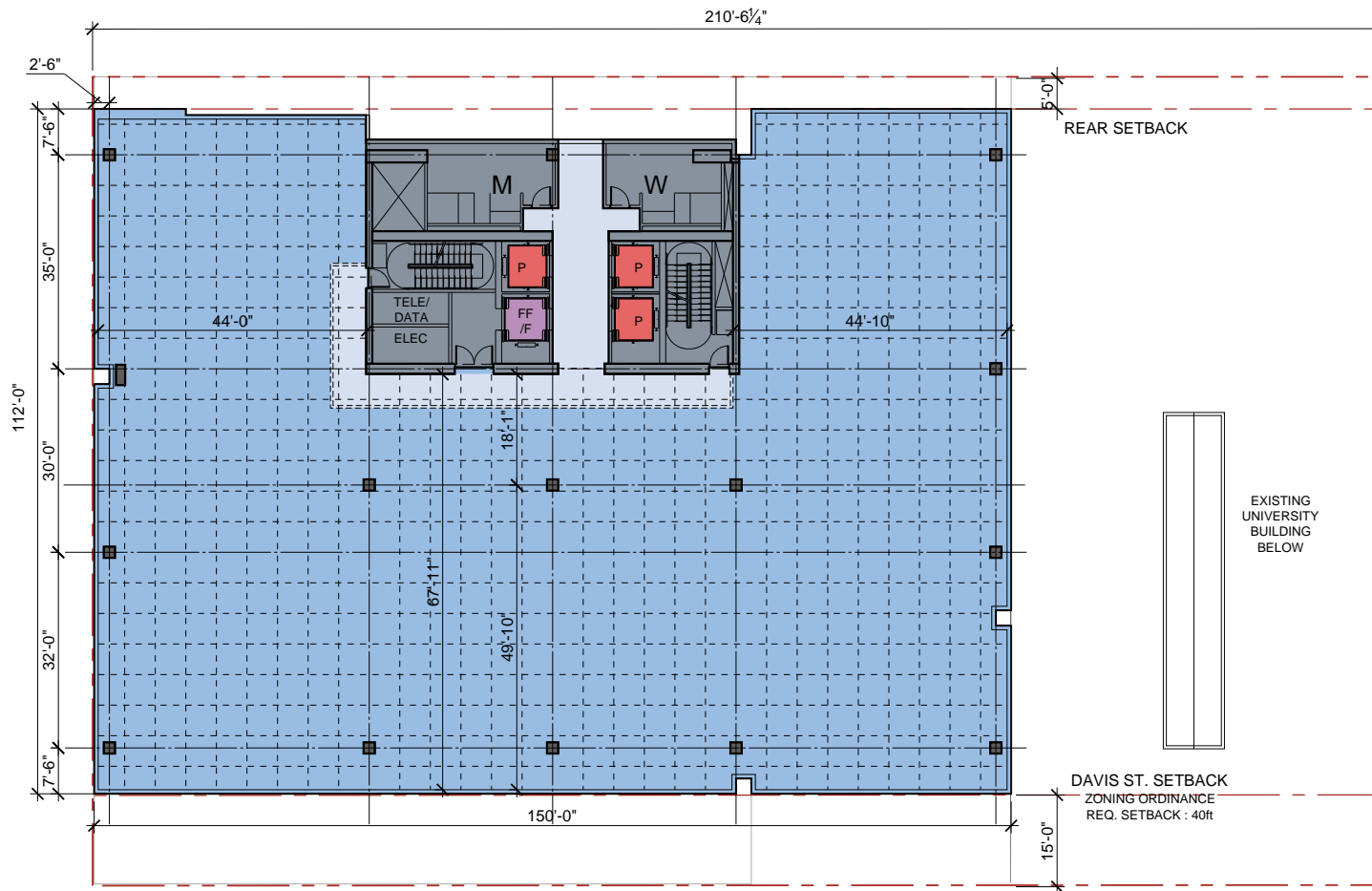








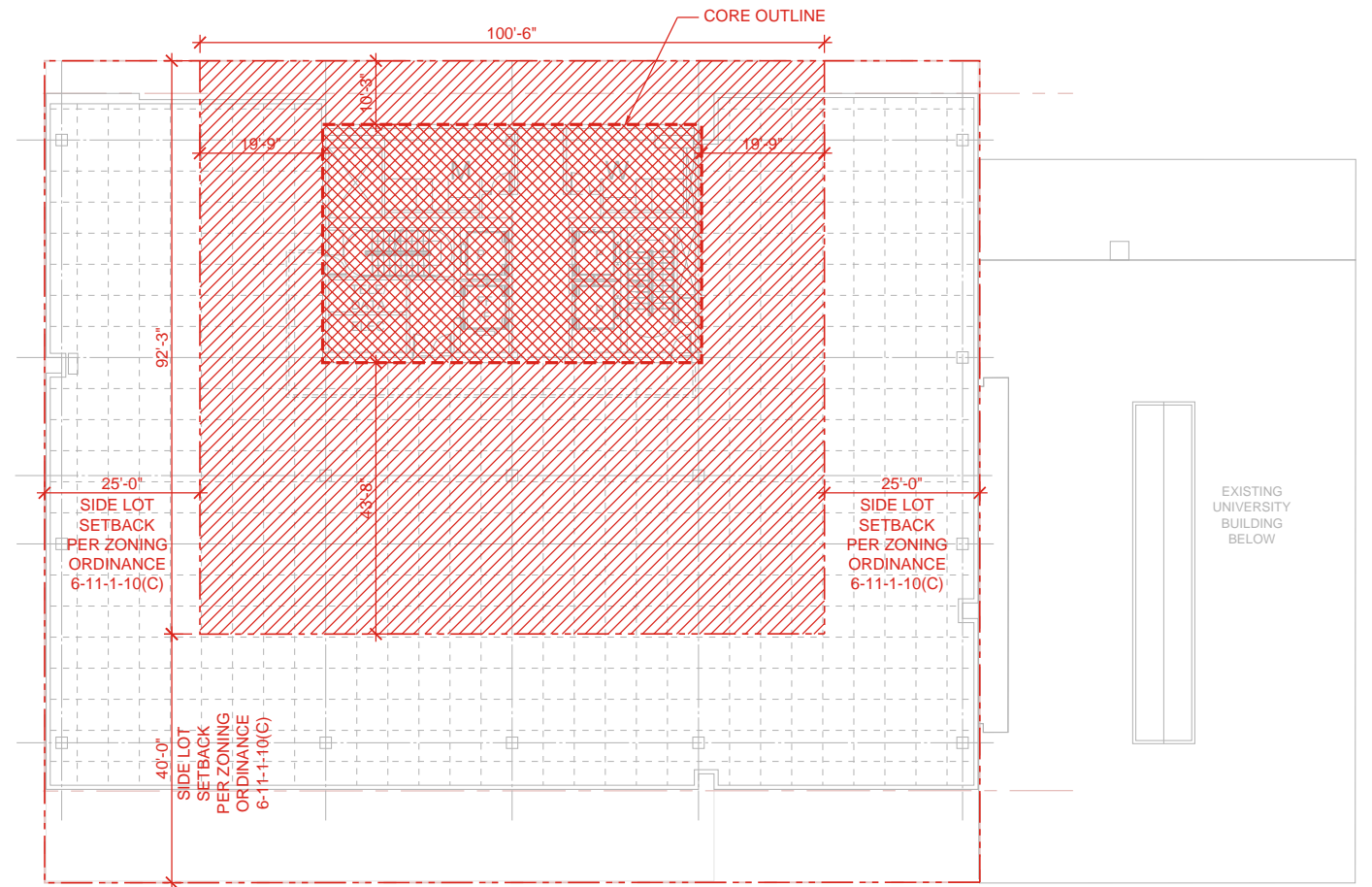
PROPOSED TOWER TYPICAL FLOOR PLAN



GROSS FLOOR AREA: 16,430 SF
NET LEASABLE AREA: 13,144 SF

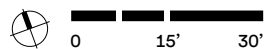
TOTAL GROSS LEASABLE AREA: 206,570 SF
16 TOWER FLOORS
TOWER HEIGHT : 220 FT

TOWER TYPICAL FLOOR PLAN PER ZONING ORDINANCE REQUIREMENTS



GROSS FLOOR AREA: 9,274 SF
NET LEASABLE AREA: 5,988 SF

TOTAL GROSS LEASABLE AREA: 206,570 SF
35 TOWER FLOORS
TOWER HEIGHT : 458 FT





1
PODIUM BRICK 1

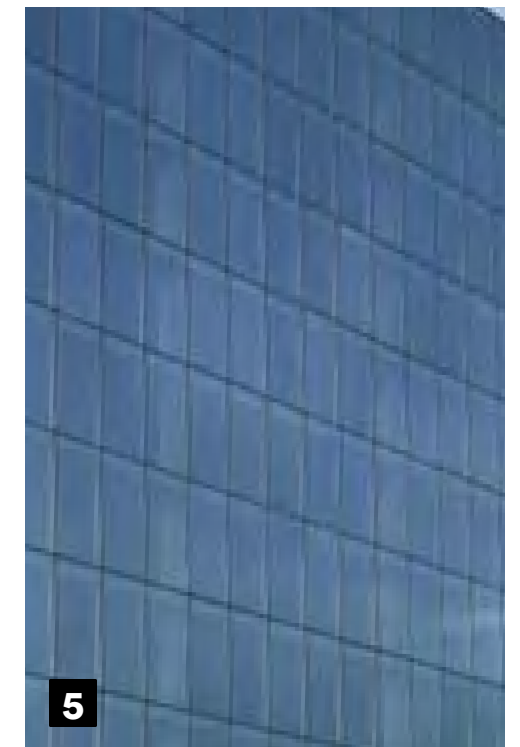
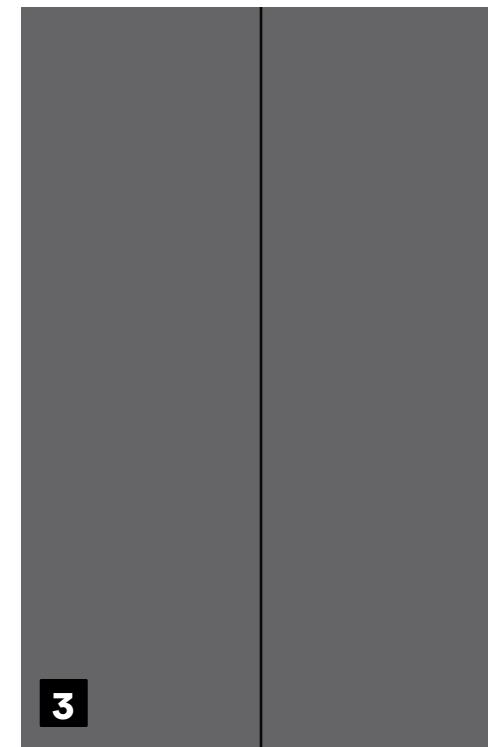
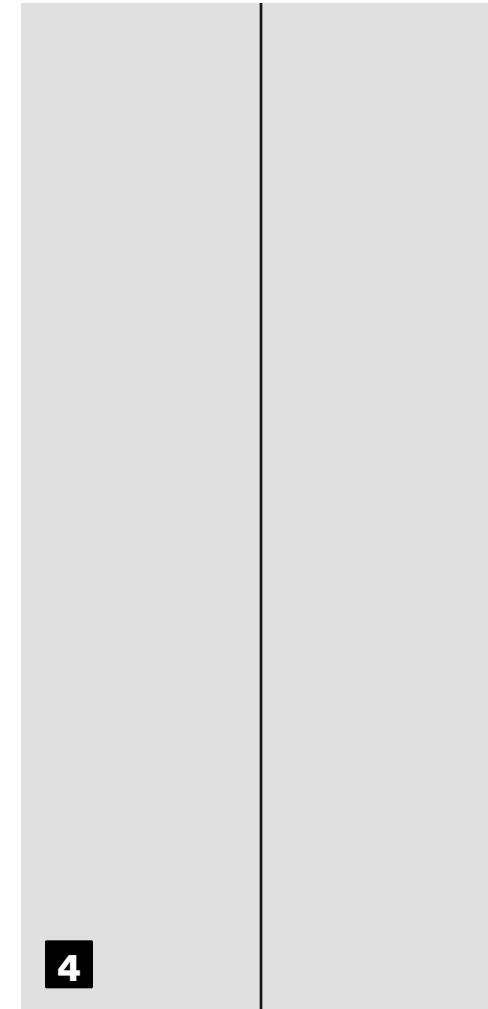
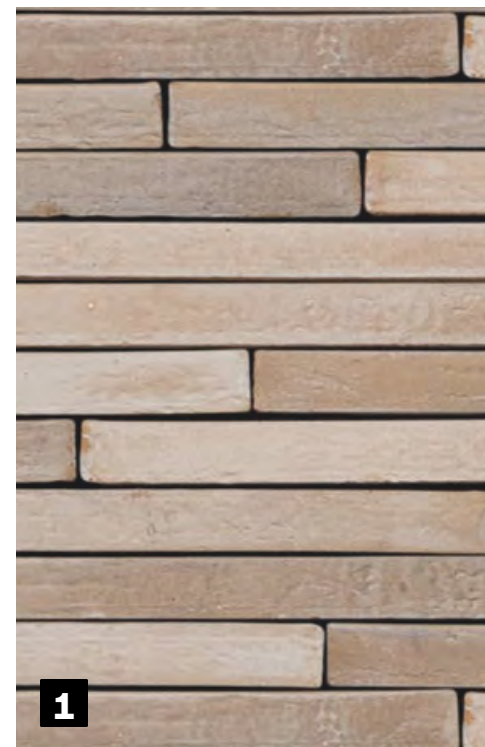
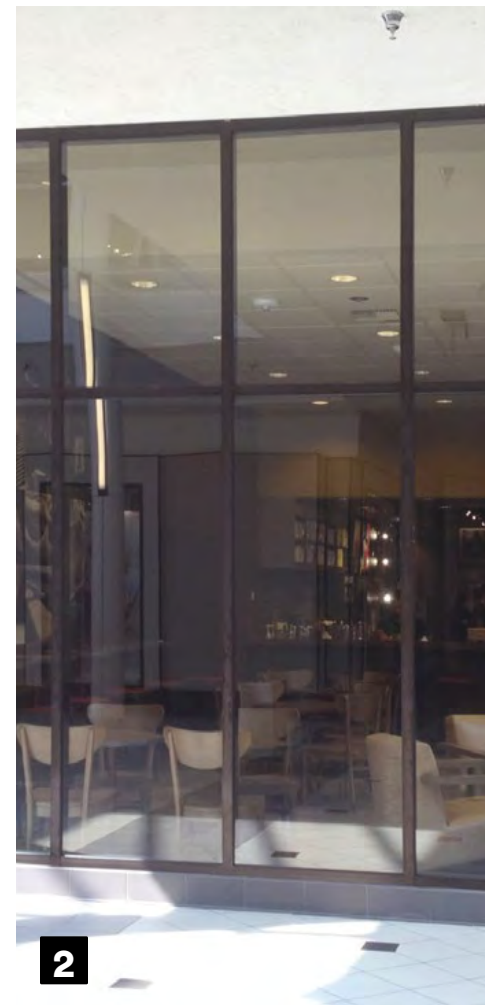
2
STORE FRONT SYSTEM

3
METAL CLADDING
BETWEEN
PODIUM & TOWER

4
TOWER CLADDING 2

5
GLASS CURTAIN WALL

6
LOW-E INSULATING
GLASS



PODIUM MASONRY

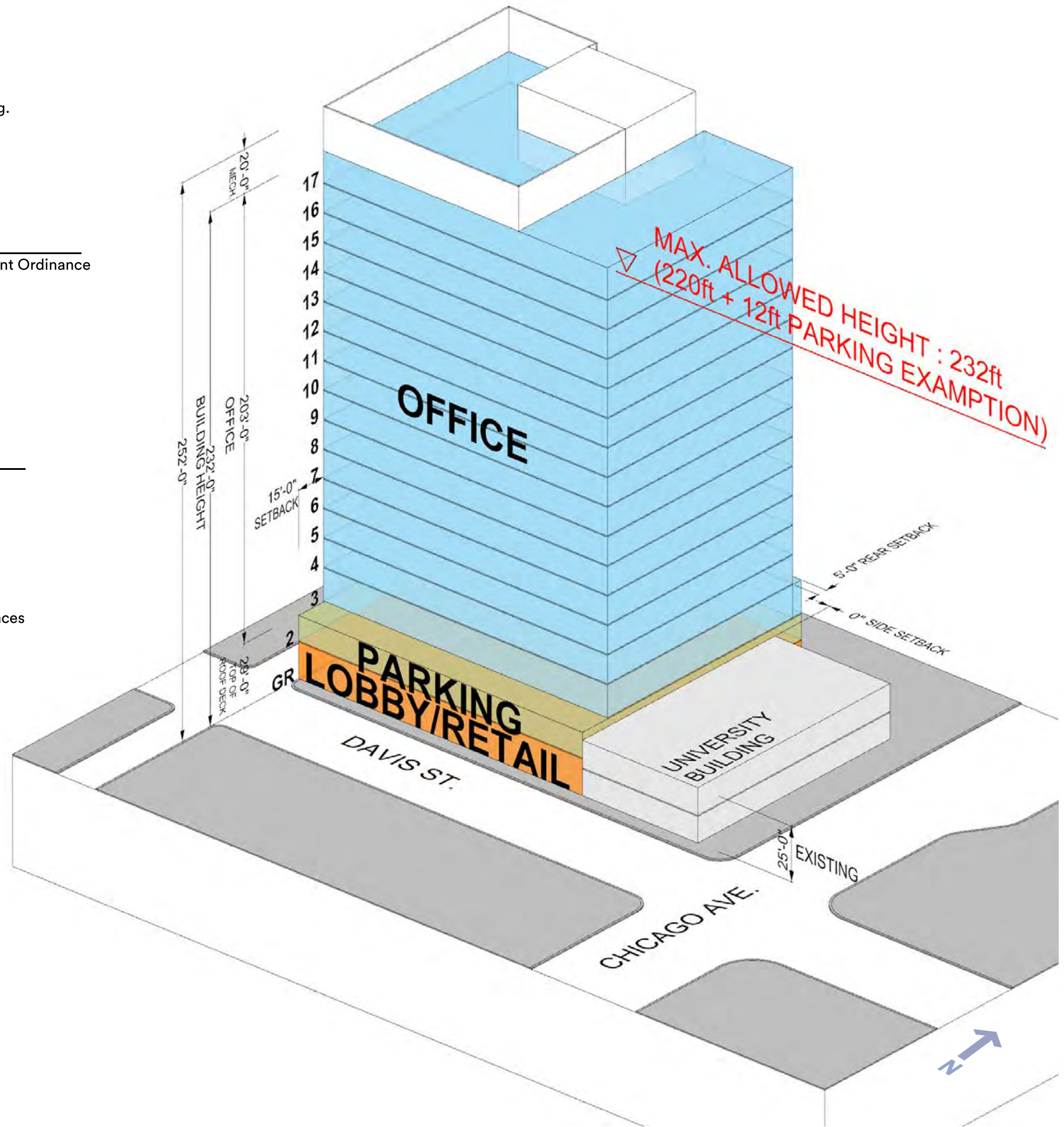
METAL PANEL

TOWER GLASS



ZONING | SUMMARY & SETBACKS

Proposed Project	Mixed use office building with ground floor retail and parking. University Building to remain.	
Site	605 Davis Street	
Site Area	19,909 sf	
Zoning District	<u>Existing</u> D3	<u>Proposed</u> D3 with Planned Development Ordinance
FAR	4.5	13.02
*Aggretate maximum FAR is 8.00 per Zoning Ordinance 6-15-13-11. – Incentive System		
Enclosed Building Area		approx. 301,050 sf
FAR Building Area		approx. 259,230 sf
Building Height		
Office Tower	Floors -	18 Floors
	Feet -	232'-0"
		- 1 floors parking = 12' max.
	<u>Zoning Height</u>	<u>220'-0"</u>
Building Setbacks	- (See diagram to right.)	
Parking Spaces	- 40	
Parking Ratio	- 0.15 / 1000 GSF	
Bicycle Parking	- 150 Interior Bike Parking Spaces	
Loading Berths	-	
Office Tower	- 2 short berths (interior)	
Sustainability	- LEED Silver	



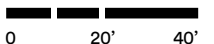
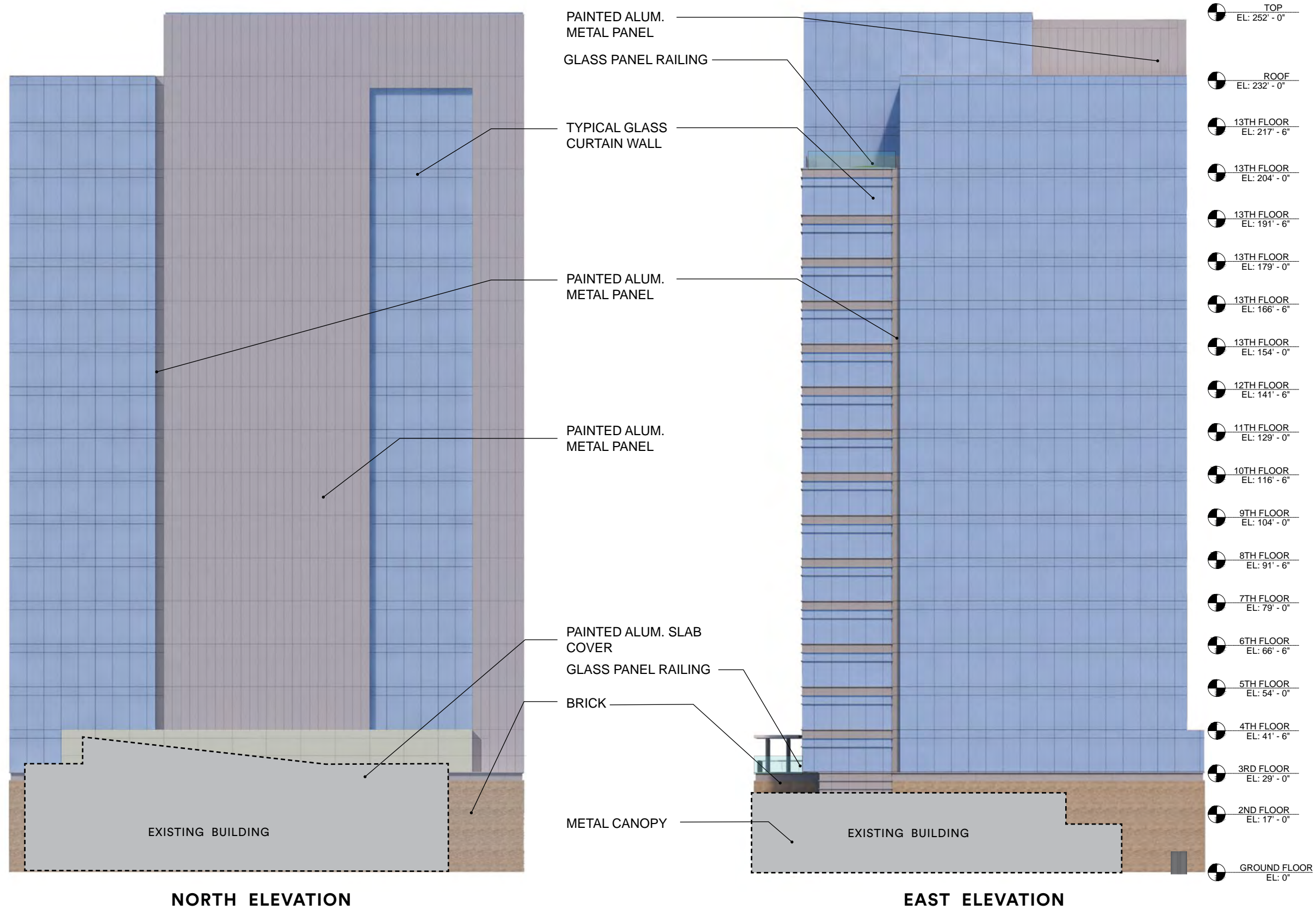
SUMMARY | AREA CHART

601 DAVIS OFFICE TOWER

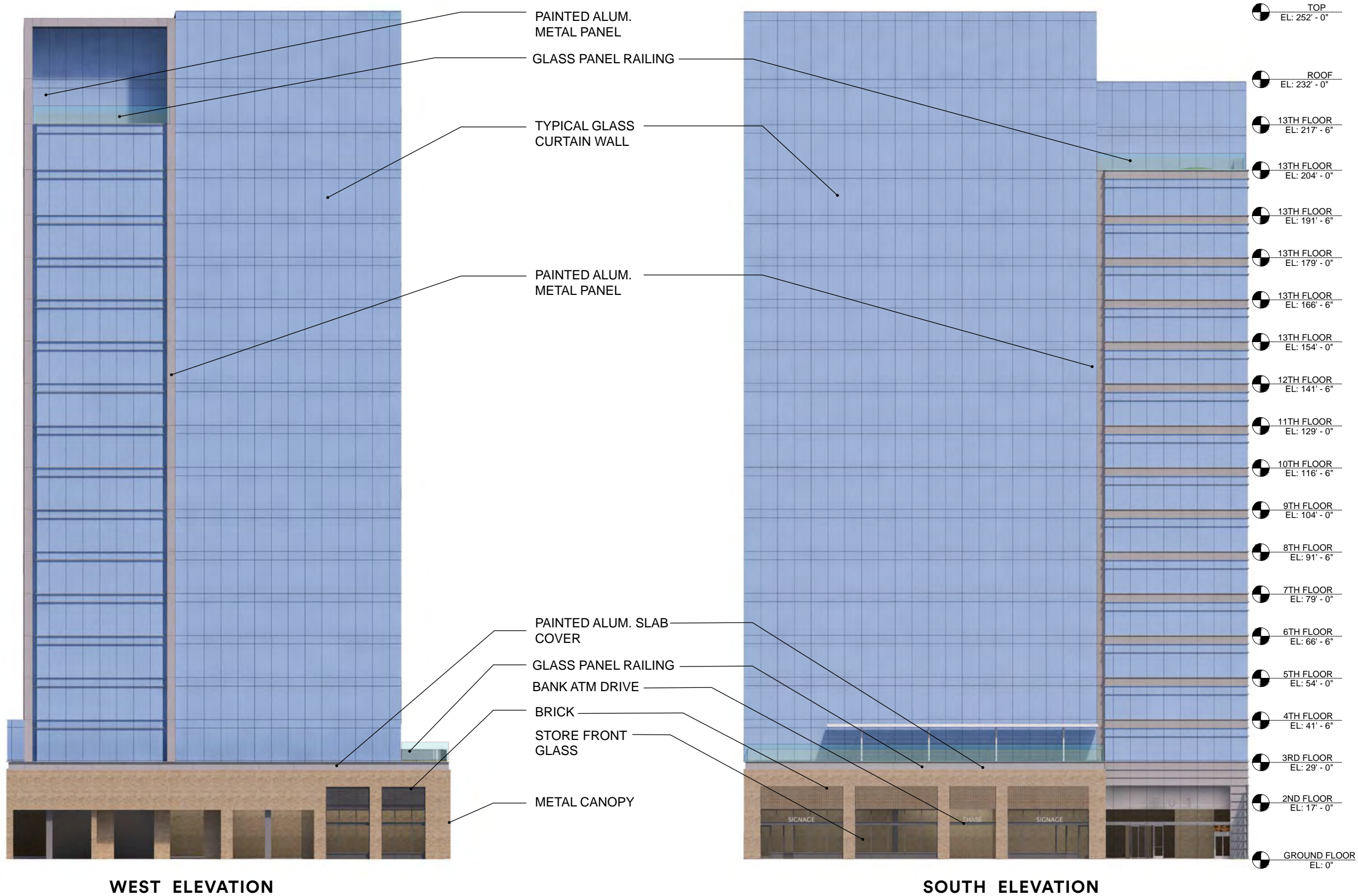
# of Floors	# of Office Floors	Elevation	Floor to Floor Height		FAR		Net Leasable	Parking	# of Parking spaces	Retail	
					Building Gross	Attributable Gross Area					
19		252'-0"	20'-0"	Mech			-				
18	16	232'-0"	13'-6"	Office	14,705	14,155	14,705	10,685		400sf Terrace	
17	15	218'-6"	13'-6"	Office	15,105	14,155	15,105	11,085		1,115sf Terrace	
16	14	205'-0"	13'-6"	Office	16,430	15,480	16,430	13,144			
15	13	191'-6"	12'-6"	Office	16,430	15,480	16,430	13,144			
14	12	179'-0"	12'-6"	Office	16,430	15,480	16,430	13,144			
13	11	166'-6"	12'-6"	Office	16,430	15,480	16,430	13,144			
12	10	154'-0"	12'-6"	Office	16,430	15,480	16,430	13,144			
11	9	141'-6"	12'-6"	Office	16,430	15,480	16,430	13,144			
10	8	129'-0"	12'-6"	Office	16,430	15,480	16,430	13,144			
9	7	116'-6"	12'-6"	Office	16,430	15,480	16,430	13,144			
8	6	104'-0"	12'-6"	Office	16,430	15,480	16,430	13,144			
7	5	91'-6"	12'-6"	Office	16,430	15,480	16,430	13,144			
6	4	79'-0"	12'-6"	Office	16,430	15,480	16,430	13,144			
5	3	66'-6"	12'-6"	Office	16,430	15,480	16,430	13,144			
4	2	54'-0"	12'-6"	Office	16,430	15,480	16,430	13,144			
3	1	41'-6"	12'-6"	Office/Amenity	17,410	16,460	17,410	13,928		1,592sf Terrace	
2		29'-0"	12'-0"	Parking	19,140	500	1,450		17,690	40	
1		17'-0"	17'-0"	Lobby/Chase/Retail	18,600	12,720	12,410		1,920	4,270	
				Total Above Grade Area	298,550	259,230	274,670	206,570	19,610	40	4,270
B1				Mechanical	2,500		2,500				
				Total Building Area	301,050	259,230					
Zoning Height		220'-0"									
				Site Area			19,909				
				FAR AREA			259,230	13.02			
				Total Bldg Area			301,050				
				Parking Spaces/1000 SF (leaseable)					0.19		
				Parking Spaces/1000 SF (gross)					0.15		

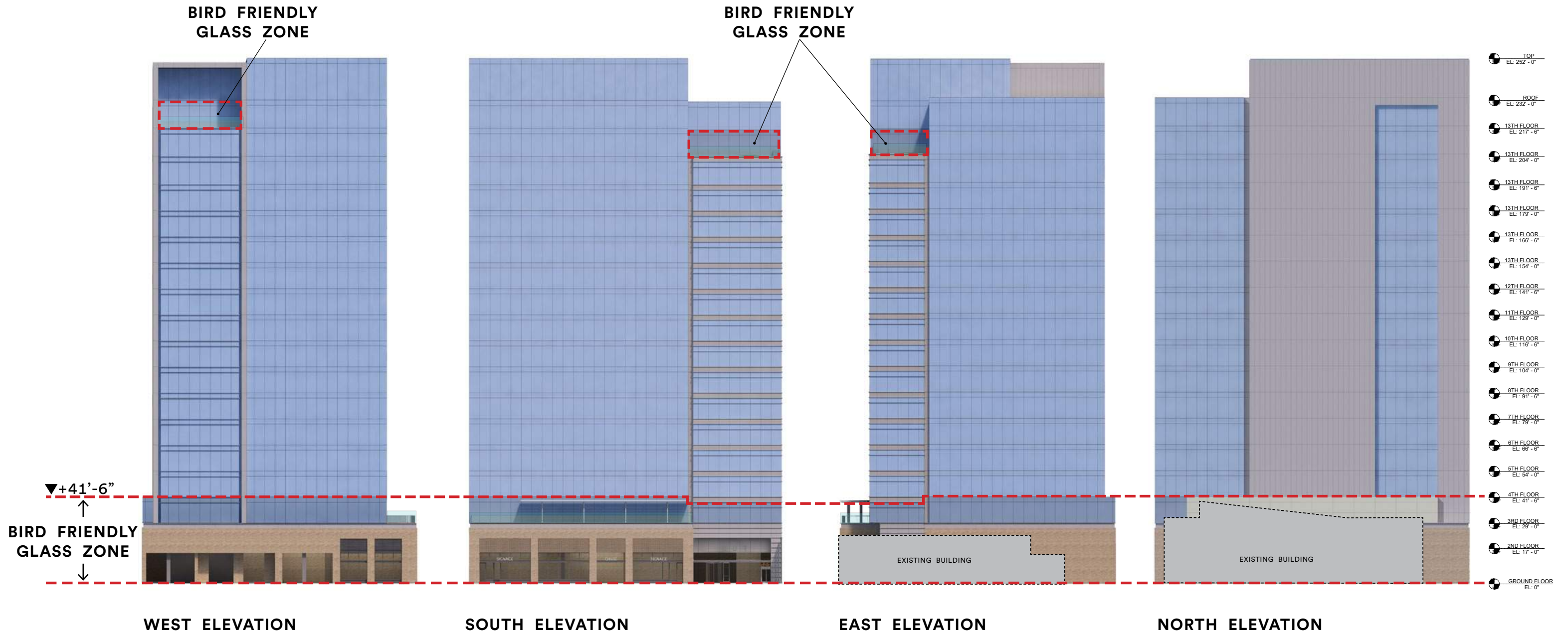


ELEVATIONS | NORTH & EAST



ELEVATIONS | WEST & SOUTH





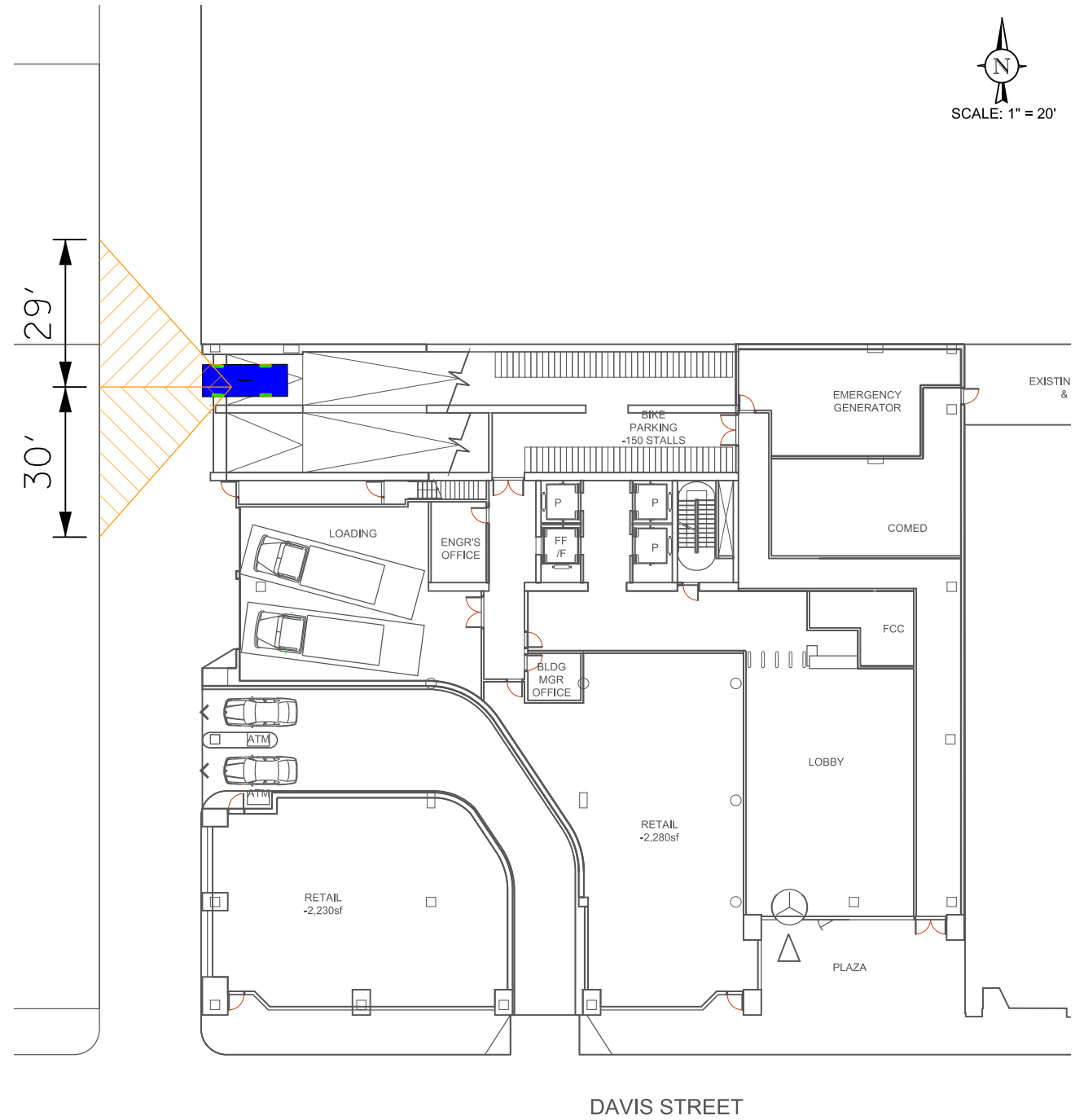
FACADE ZONE PER Leed Pilot Credit 55

FACADE ZONE 1: 36' or 3 Stories above the ground level

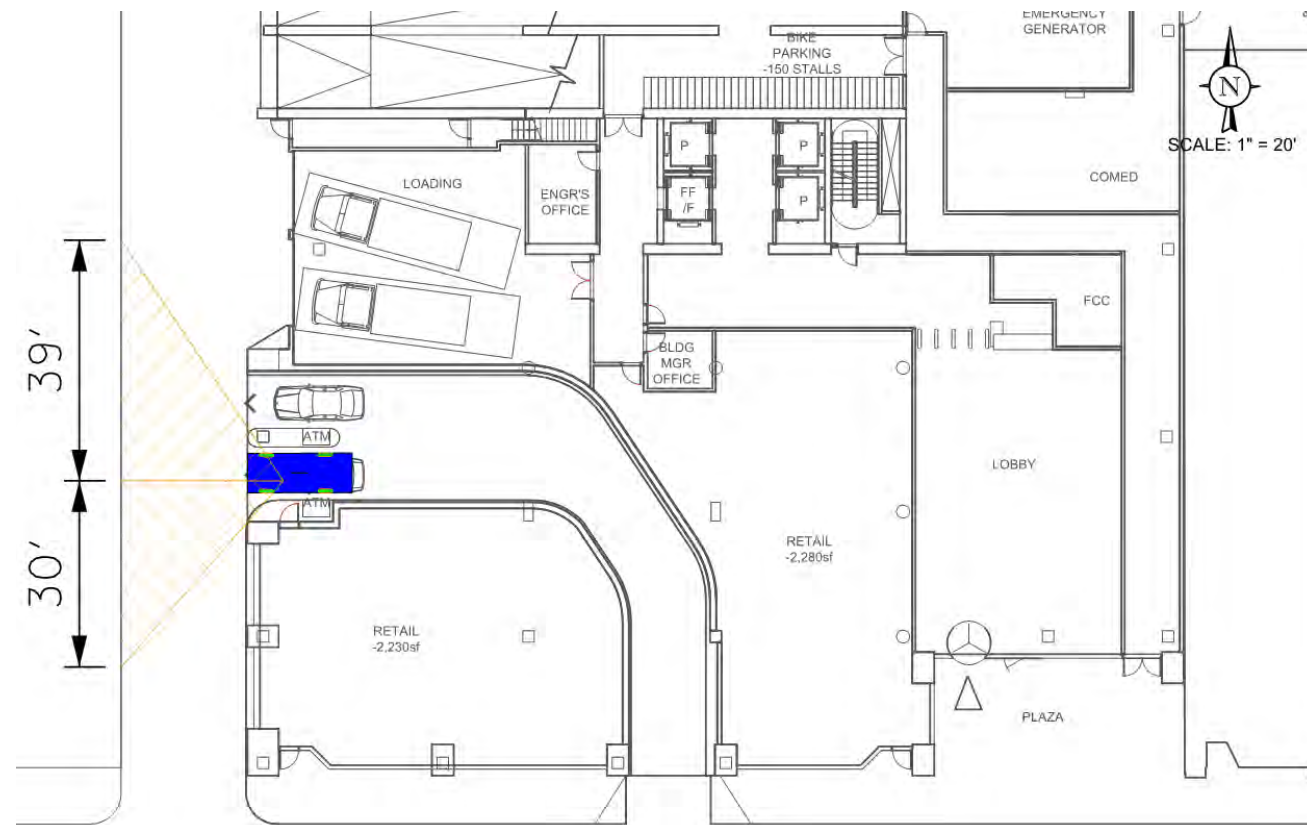
12' or 1 Story above the green roof.

FACADE ZONE 2: All Facade Zone that is not Zone 1.

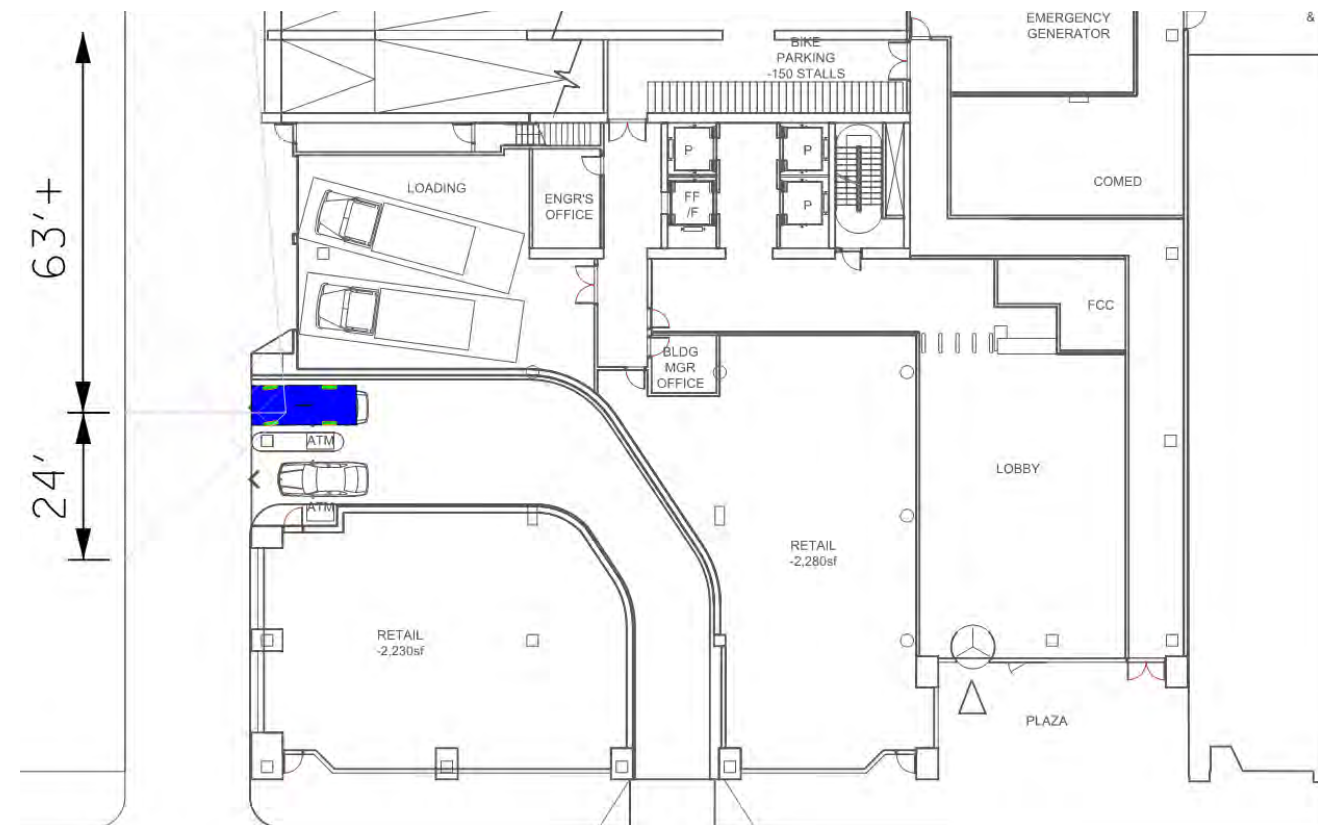
SIGHT LINE ANALYSIS | PARKING EXIT



SIGHT LINE ANALYSIS | ATM DRIVE THRU

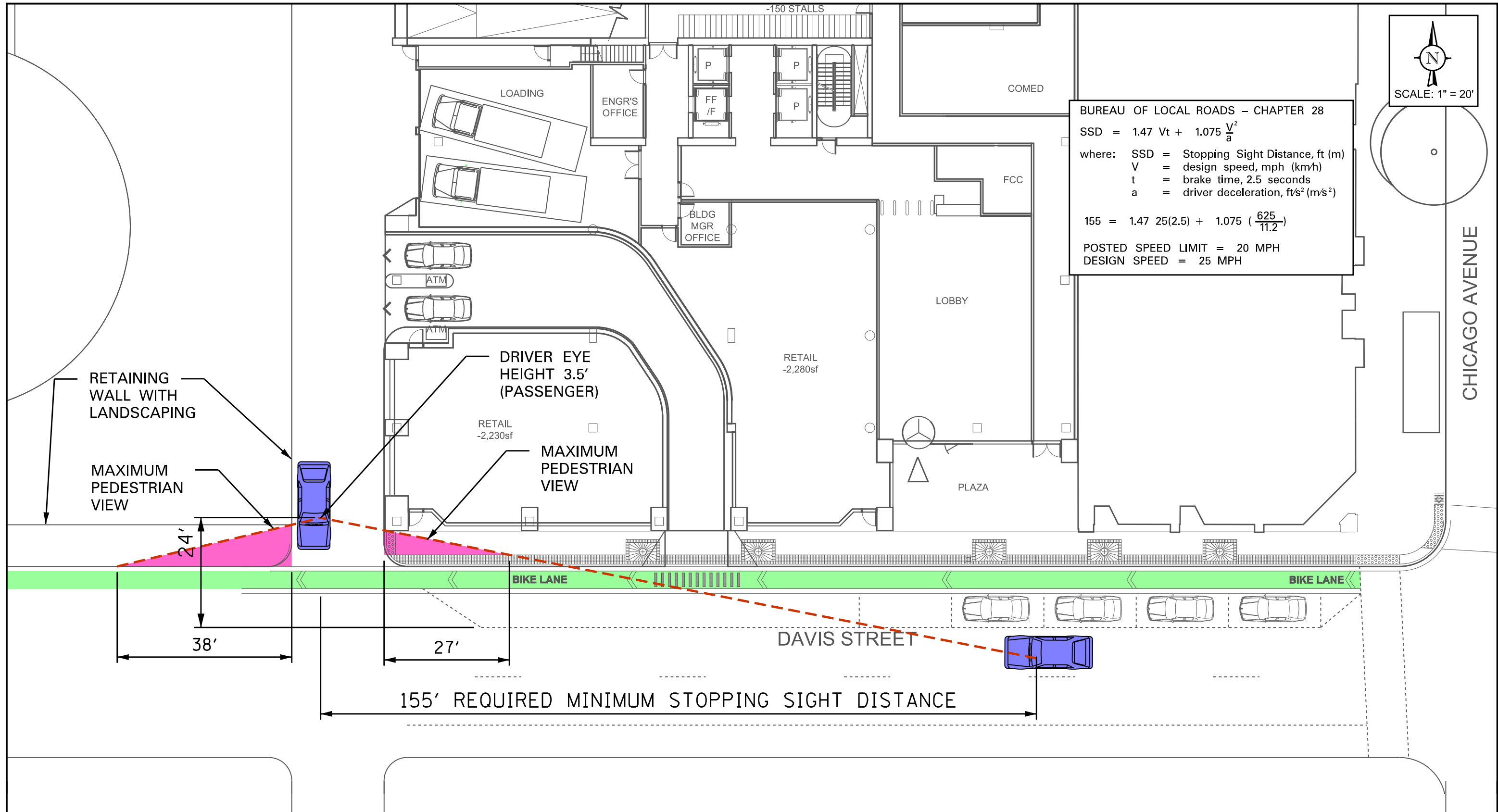


DAVIS STREET



DAVIS STREET

SIGHT LINE ANALYSIS | ALLEY & DAVIS AVE.



BUREAU OF LOCAL ROADS - CHAPTER 28
 $SSD = 1.47 Vt + 1.075 \frac{V^2}{a}$
 where: SSD = Stopping Sight Distance, ft (m)
 V = design speed, mph (km/h)
 t = brake time, 2.5 seconds
 a = driver deceleration, ft/s² (m/s²)
 $155 = 1.47 \cdot 25(2.5) + 1.075 \left(\frac{625}{11.2} \right)$
 POSTED SPEED LIMIT = 20 MPH
 DESIGN SPEED = 25 MPH

N
 SCALE: 1" = 20'

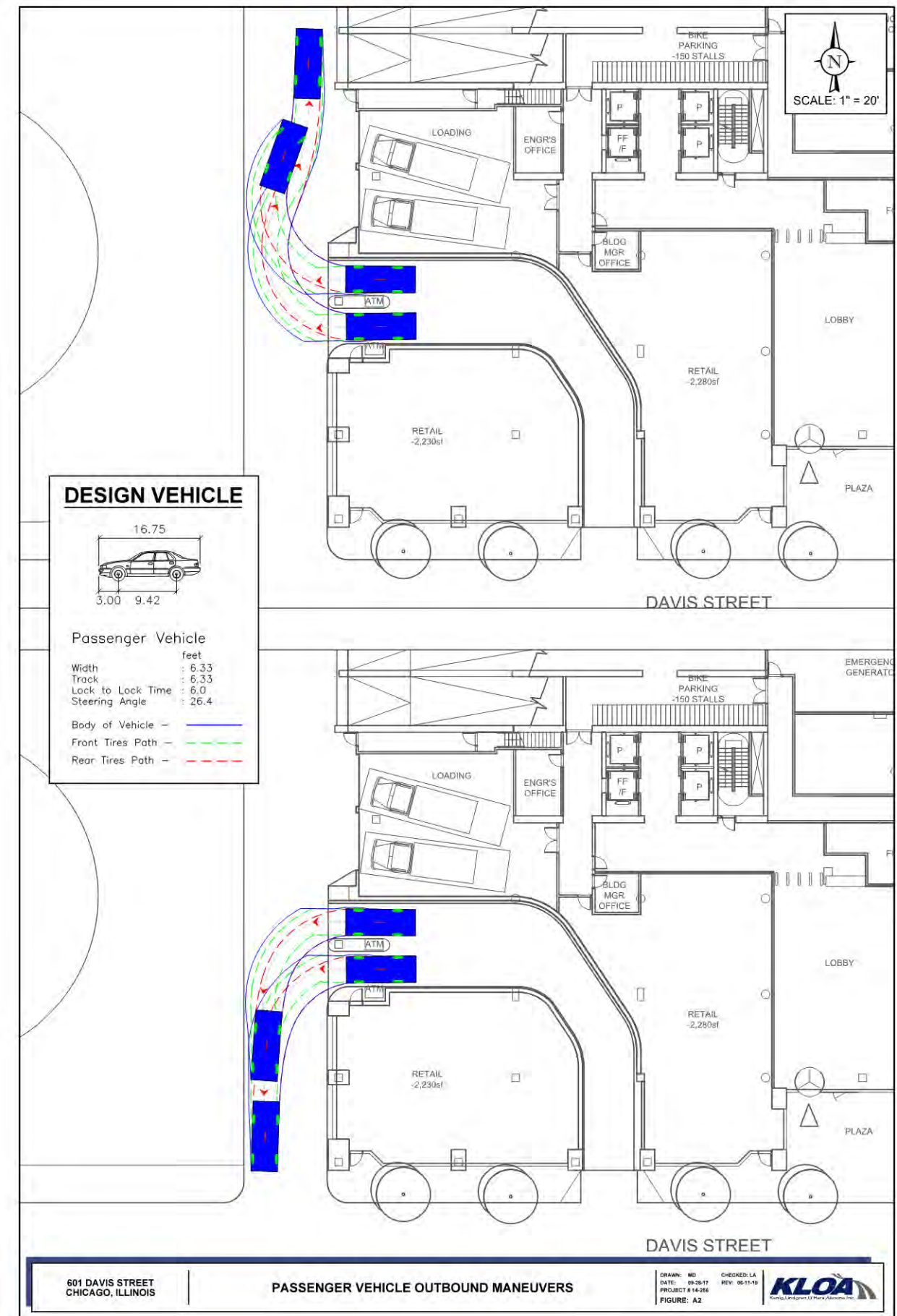
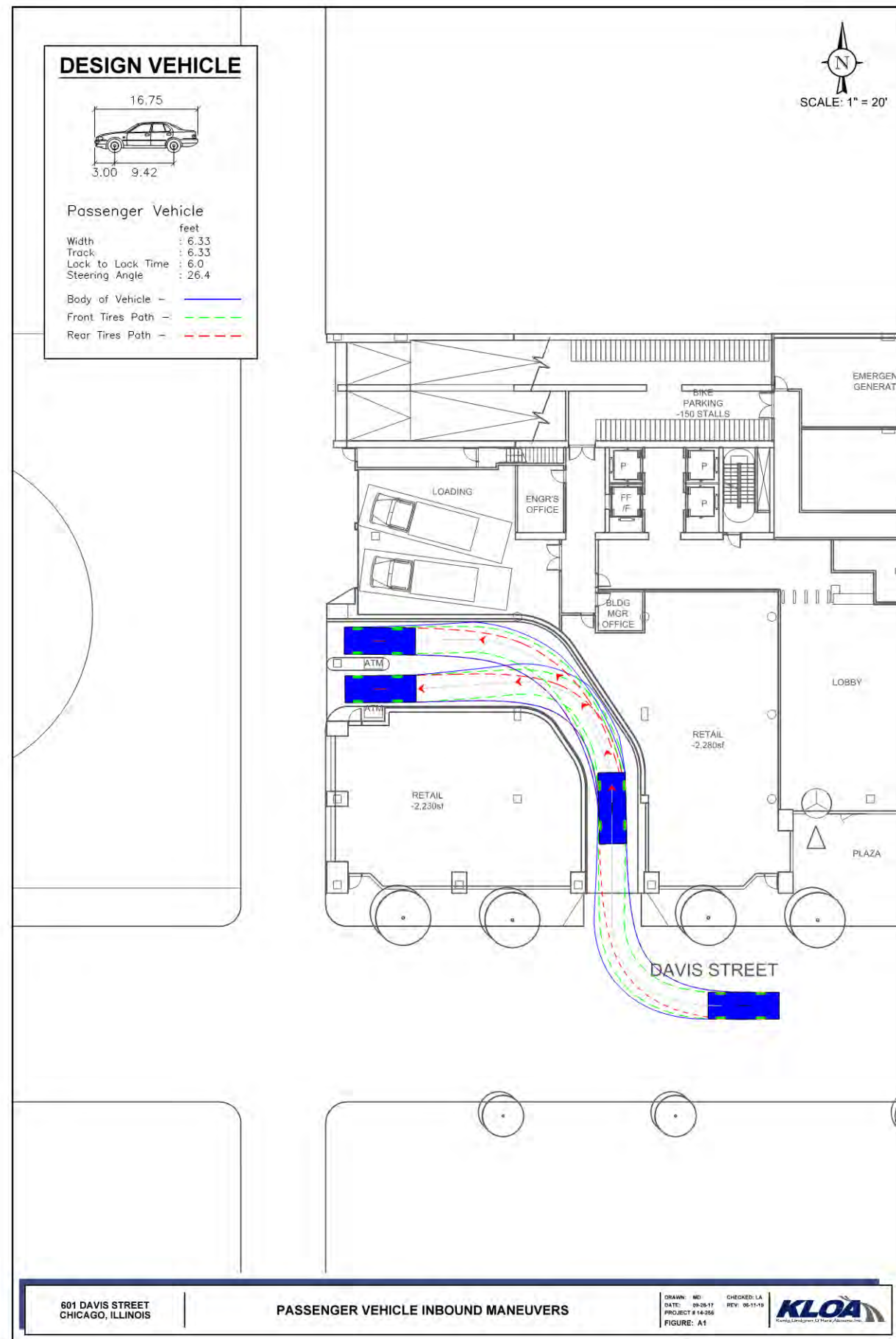
601 DAVIS STREET
 CHICAGO, ILLINOIS

STOPPING SIGHT DISTANCE

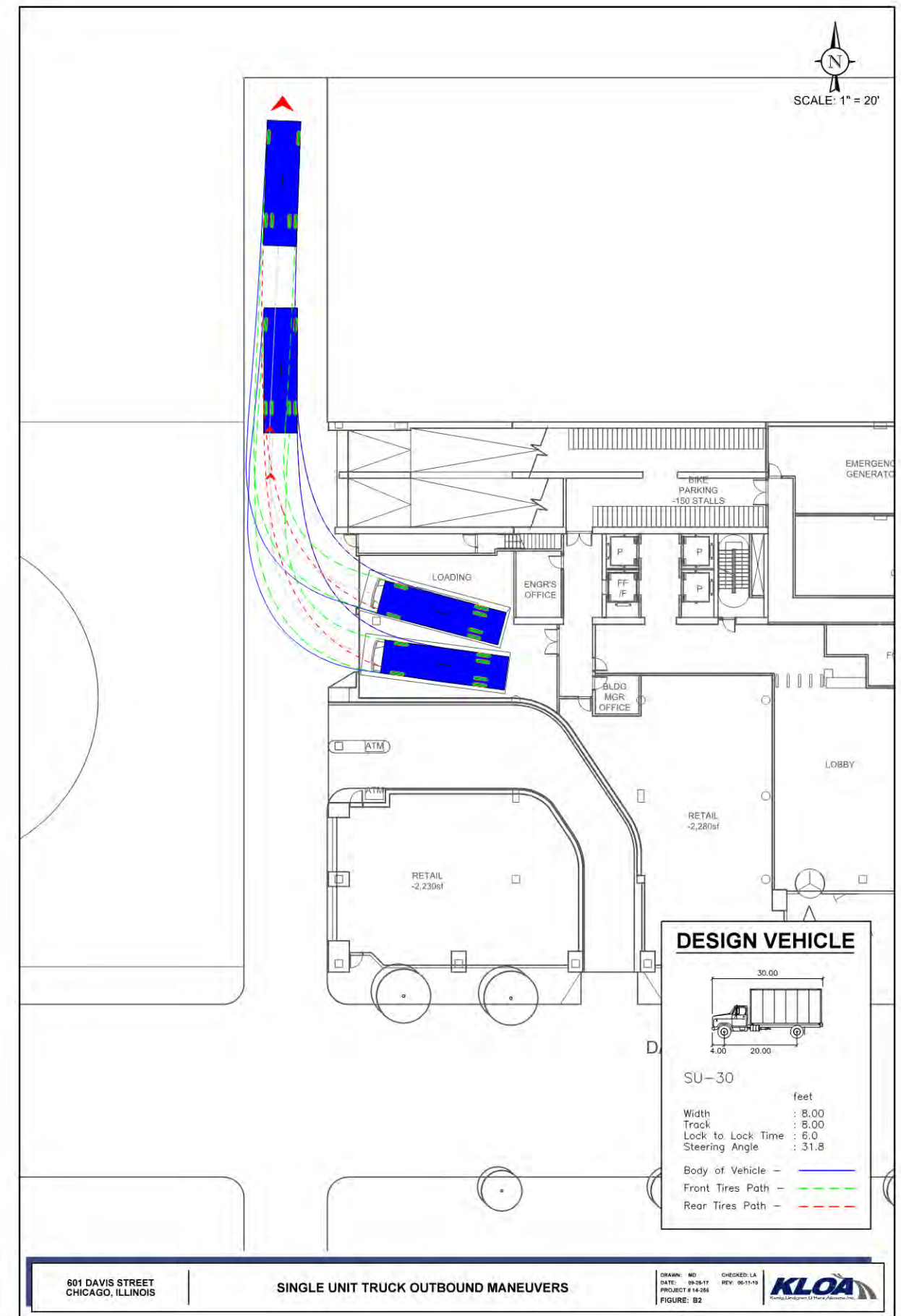
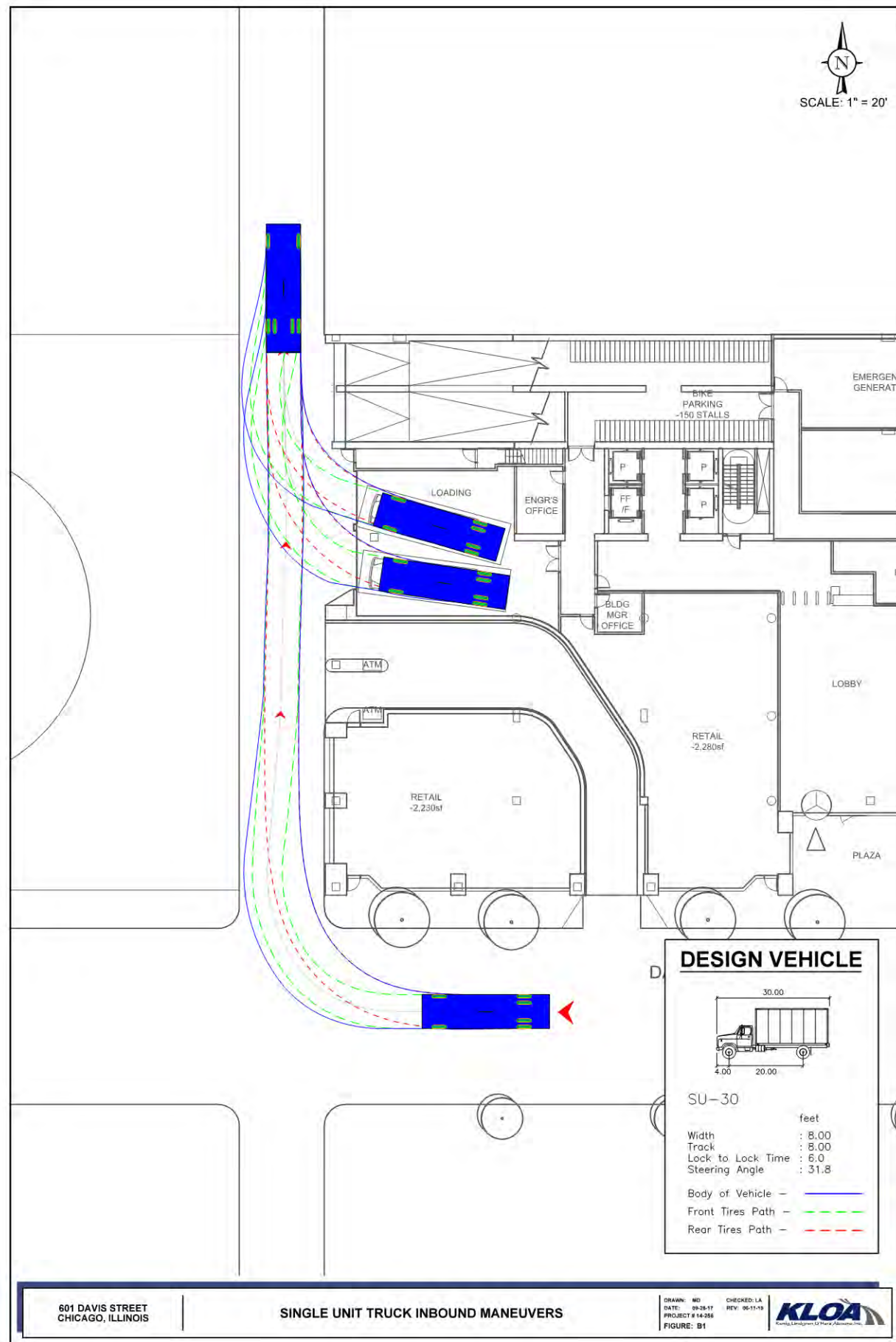
DRAWN: MD
 DATE: 11-20-19
 PROJECT # 14-256
 CHECKED: LA
 REV:
 FIGURE: A



VEHICLE MANEUVERING ANALYSIS



VEHICLE MANEUVERING ANALYSIS



VEHICLE MANEUVERING ANALYSIS

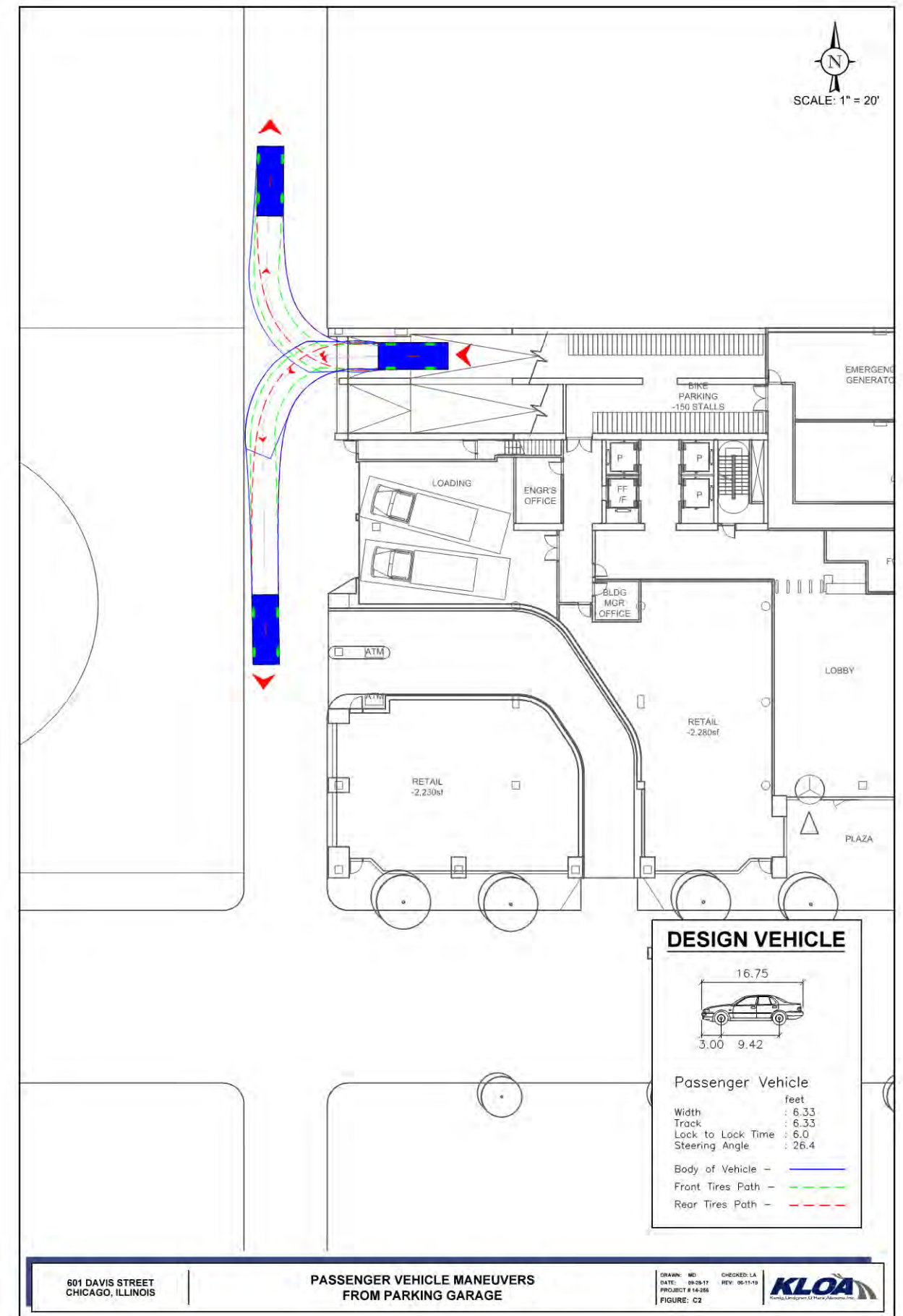
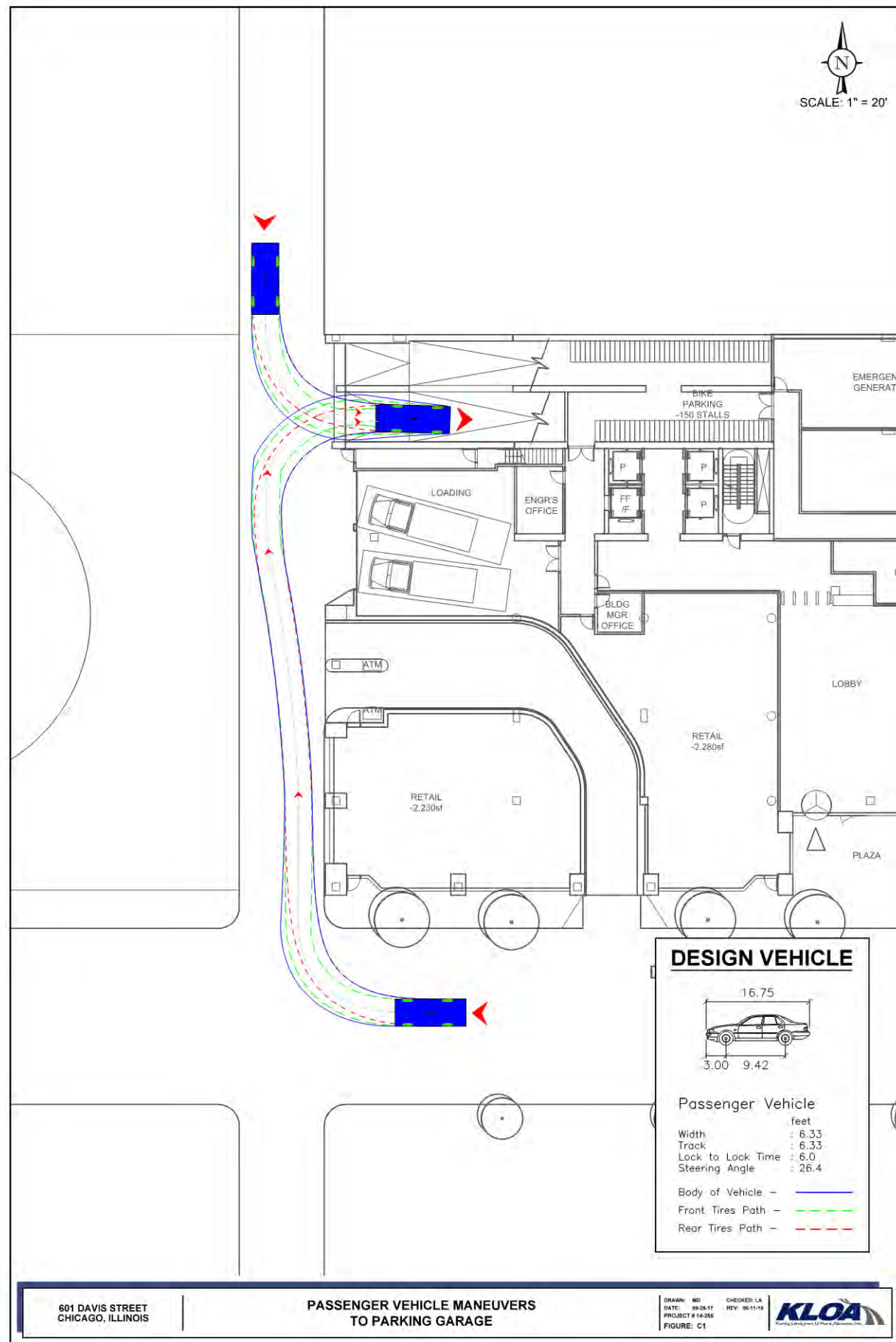


EXHIBIT C
LANDSCAPE PLANS

LANDSCAPE PLAN | GROUND FLOOR / SITE

