

**88-O-02**

**AN ORDINANCE**

**Extending the Special Use Permit  
Granted to Sherman Plaza Venture, LLC  
For a Mixed-Use Development in the  
D3 Downtown Development District**

WHEREAS, by Ordinance 145-O-99 adopted on October 10, 2000, the City Council granted a special use to Sherman Plaza Venture, LLC ("SPV") for a Planned Development in the D3 Downtown Development District situated generally between Church Street on the north, Davis Street on the south, Sherman Avenue on the east, and Benson Avenue on the west; and

WHEREAS, the City Council approved the Redevelopment Agreement with SVP by Ordinance 81-O-01 adopted on July 9, 2001, and the therein-contained modifications to the special use for Planned Development; and

WHEREAS, the City Council approved the First Amendment to the Redevelopment Agreement by Ordinance 105-O-01 adopted on October 22, 2001 and the therein-contained modifications to the special use for Planned Development expiring on September 21, 2002; and

WHEREAS, Section 6-11-10 (A) 4 of the Zoning Ordinance provides that a special use permit for a Planned Development shall not be valid for a period longer than one year unless a building permit is issued and construction is begun during that period; and

WHEREAS, no building permit has been issued for the subject Planned Development; and

WHEREAS, Section 6-11-1-10 (A) 4 provides that the City Council may, for good cause shown, extend the one-year period for such time it shall determine; and

WHEREAS, the economic and social benefits to the citizens of Evanston and downtown merchants and visitors from the SPV Planned Development will be substantial; and

WHEREAS, SPV is invested in, and committed to, the Planned Development; and

WHEREAS, economic and business conditions have delayed SPV from procuring the optimum level of leasing and financing for the Planned Development; and

WHEREAS, these economic and social benefits and present economic and business conditions are good cause for extending the special use permit,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

**SECTION 1:** That the foregoing recitals are found as facts and made a part hereof.

**SECTION 2:** That the aforescribed special use permit for the SPV Planned Development is hereby extended until January 20, 2003.

**SECTION 3:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**SECTION 4:** All ordinance or parts of ordinances in conflict herewith are hereby repealed.

Introduced: September 9, 2002

Adopted: September 23, 2002

Approved: September 24, 2002

Serraine H. Norton  
Mayor

ATTEST:

Mary J. Harris  
City Clerk

Approved as to form:

[Signature]  
Corporation Counsel

