

4/23/2008

**62-O-08**

**AN ORDINANCE**

**Granting an Amendment to the Existing Planned Development at  
1603 Orrington Avenue and 1629 Orrington Avenue  
in the D3 Downtown Core Development District**

**WHEREAS**, the City enacted Ordinance 50-O-67, on May 3, 1967, and subsequently amended Ordinance 50-O-67 by enacting Ordinance 57-O-05, on June 27, 2005, attached hereto as Exhibit A and made a part hereof; and

**WHEREAS**, LR-JV Orrington, LLC, a Delaware limited liability company ("the Applicant"), owns the property located at 1603-1629 Orrington Avenue in the City of Evanston, County of Cook, State of Illinois, legally described in Exhibit B, attached hereto and made a part hereof (the "Subject Property"), which is improved with a twenty-one (21)-story building at 1603 Orrington Avenue, a two (2)-story building at 1629 Orrington Avenue, and an underground parking garage which serves both buildings, pursuant to the Special Use Permit for a Planned Development, granted by the City Council, through the enactment of Ordinance 50-O-67, as amended by Ordinance 57-O-05; and

**WHEREAS**, the Applicant has submitted to the City's Community Development Department a proposed amended site plan (the "Amended Site Plan"), attached hereto as Exhibit C and made a part hereof, that would govern the construction of various improvements to the Subject Property as authorized by Ordinance 50-O-67, as amended by Ordinance 57-O-05; and

**WHEREAS**, to effect development of the Subject Property in accord with the Amended Site Plan, the Applicant seeks relief from certain Sections of Ordinance 57-O-05; and

**WHEREAS**, the Planning and Development Committee of the City Council considered the Amended Site Plan and the requested relief at its May 12, 2008, meeting, and recommended City Council approval of the same; and

**WHEREAS**, the City Council considered and adopted the records and recommendations of the Planning and Development Committee at its May 27, 2008, meeting,

**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 fact and made a part hereof.

**SECTION 2:** That the City Council hereby accepts the Amended Site Plan and permits the construction and operation of further improvements on the Subject Property, in substantial conformance with the Amended Site Plan, pursuant to Ordinance 50-O-67, as amended by Ordinance 57-O-05 and this Ordinance 62-O-08.

**SECTION 3:** That the City Council hereby releases the Applicant from the conditions set forth in Sections 3(b) and 4(c) of Ordinance 57-O-05 relating to the construction of a so-called "Link" between the buildings located at 1603 and 1629 Orrington Avenue.

**SECTION 4:** That the deadlines set forth in Section 6-3-5-15(a) and Section 6-11-1-10(A)(4) of the Zoning Ordinance notwithstanding, the Applicant shall have until September 1, 2010, to complete the construction of further improvements on the Subject Property pursuant to the terms of this ordinance and the Amended Site Plan.

**SECTION 5:** That, when necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

**SECTION 6:** That the Applicant, at its cost, shall record a certified copy of this Ordinance 62-O-08, including all Exhibits attached hereto, with the Cook County Recorder of Deeds, before the City may issue any permits or licenses related to the construction or operation of the additional improvements authorized by Ordinance 50-O-67, as amended by Ordinance 57-O-05, and as further amended by this Ordinance.

**SECTION 7:** That, except as otherwise provided for in this Ordinance, all applicable regulations of Ordinance 50-O-67, Ordinance 57-O-05, the Zoning Ordinance, and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms of this ordinance, this Ordinance shall govern and control.

**SECTION 8:** That 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:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 10:** That this Ordinance 62-O-08 shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: May 12, 2008

Approved:

Adopted: May 27, 2008

June 2, 2008

Edmund B. Moran, Jr.  
Edmund B. Moran, Jr., Mayor Pro Tem

Attest:

Mayre Press  
Mayre Press, Deputy City Clerk

Approved as to form:

Elke Tober-Purze  
Elke Tober-Purze, Interim  
First Assistant Corporation Counsel

6/16/2005  
6/6/2005

**57-O-05**

**AN ORDINANCE**

**Granting an Amendment to the Existing Planned Development at  
1603 Orrington Avenue and 1629 Orrington Avenue  
in the D3 Downtown Core Development District**

WHEREAS, CFRI /Golub Evanston, L.L.C., (hereinafter, "the Applicant"), is the owner of the property at 1603-1629 Orrington Avenue which is improved with a twenty-one- (21-) story building at 1603 Orrington Avenue (the "1603 Building"), a two- (2-) story building at 1629 Orrington Avenue (the "1629 Building"), and an underground parking garage which serves the Subject Property (the 1603 Building and the 1629 Building are collectively referred to herein as the "Subject Property", and more particularly described in Exhibit A attached hereto and made a part hereof), pursuant to the special use permit for planned development approved by the City Council in Ordinance 50-O-67, enacted on May 3, 1967 ("Ordinance 50-O-67"); and

WHEREAS, the Applicant has submitted an application in case no. ZPC 05-04-PD (the "Application") for approval of an amendment to Ordinance 50-O-67 to permit: (i) the construction of a maximum of approximately thirteen thousand six hundred (13,600) square feet of new retail space on the Subject Property; (ii) the construction of an at-grade link connecting the 1603 Building and the 1629 Building; (iii) the construction of a surface parking lot containing no less than twenty (20) parking spaces and located between the 1603 Building and the 1629 Building; (iv) relocation to the 1629 Building of the access ramp for the underground parking garage which currently

**EXHIBIT A**

**ORDINANCE 57-O-05**

serves the Subject Property; and (v) the construction of approximately twelve (12) on-street parking spaces and a new pedestrian drop-off/pick-up area within the Orrington Avenue right-of-way, and other improvements all in general conformance with the development plans submitted with the Application (the "Development Plan"); and

**WHEREAS**, Ordinance 50-O-67 was granted subject to the condition in its Section 1, paragraph 8, that the grantee, State National Bank of Evanston ("State Bank"), Applicant's predecessor in interest, "shall enter into a covenant running with the land, or other suitable restrictions, assuring that the open space shown on the plan shall never be used for any commercial purposes except as authorized by the City Council"; and

**WHEREAS**, State Bank recorded such covenant providing that "the open space shown on the Plan by the City Council shall never be used for any commercial purpose except as authorized by the City Council", as document no. 20 456 406 with the Office of the Cook County Recorder; and

**WHEREAS**, to effect development of the Subject Property as set forth in the Application and in substantial accordance with the Development Plan, the Applicant seeks release from the aforescribed condition number 8 set forth in Section 1 of Ordinance 50-O-67 and other modifications to Ordinance 50-O-67; and

**WHEREAS**, the Applicant, to facilitate the construction of the improvements as shown on the Development Plan, further seeks certain site development allowances from the Zoning Ordinance, pursuant to Section 6-3-6-5 of the Zoning Ordinance, for a ziggurat setback for the building street fronts along Davis Street and Orrington Avenue, for a reduction in the off-street parking requirements from three hundred nineteen (319) spaces to a minimum of three hundred five (305) spaces, and for approval to provide

three (3) loading spaces with dimensions of seventeen feet wide by twenty-seven feet long (17' wide x 27' long); and

**WHEREAS**, the City's Plan Commission conducted public hearings on May 4, 2005, pursuant to proper notice in said case no. ZPC 05-04-PD, received testimony and other evidence, made a *verbatim* record thereof and findings of fact pursuant to Section 6-3-5-10, Section 6-3-6, Section 6-11-1-10(A), Section 6-11-1-10(B), and Section 6-11-1-10(C), of the Zoning Ordinance, recommending City Council approval of the Application; and

**WHEREAS**, the Planning and Development Committee of the City Council considered and adopted the record, findings, and recommendations of the Plan Commission with modifications at its June 13, 2005 and June 27, 2005 meetings, and recommended City Council approval of the Application; and

**WHEREAS**, the City Council considered and adopted the respective records and recommendations of the Plan Commission and the Planning and Development Committee at its June 13, 2005 and June 27, 2005 meetings,

**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 fact and made a part hereof.

**SECTION 2:** That the City Council hereby releases in its entirety the aforescribed condition 8 set forth in Section 1 in Ordinance 50-O-67 and hereby amends Ordinance 50-O-67 to permit the construction of the improvement in accordance with the terms and conditions of this Ordinance. Except as specifically amended hereby,



Ordinance 50-O-67 continues in full force and effect; provided however, to the extent that Ordinance 50-O-67 conflicts with this Ordinance 57-O-05, the terms and provisions of this Ordinance 57-O-05 shall govern and control.

**SECTION 3:** That the Application, be and it is hereby approved to permit:

(a) the construction and operation on the Subject Property, as legally described in Exhibit A, of a maximum of approximately thirteen thousand six hundred (13,600) square feet of additional retail space; provided however, the Applicant may construct less than thirteen thousand six hundred (13,600) square feet of additional retail space;

(b) the construction and operation on the Subject Property of a minimum of a one-story at-grade link connecting the 1603 Building and the 1629 Building;

(c) the construction and operation on the Subject Property of a surface parking lot containing no less than twenty- (20-) spaces;

(d) the relocation of the existing underground parking garage ramp access which serves the Subject Property from its current location within the Orrington Avenue right-of-way to the 1629 Building;

(e) the construction of approximately twelve (12) on-street parking spaces and a new pedestrian drop-off/pick-up area within the Orrington Avenue right-of-way; and

(f) such other improvements as shown on the Development Plan, attached hereto as Exhibit B and made a part hereof, all in substantial conformance with the D3 District regulations and the terms of this Ordinance.

**SECTION 4:** That pursuant to Section 6-3-6-5 of the Zoning Ordinance, a development allowance relative to the regulations of Section 6-11-1-4 of the Zoning Ordinance is hereby granted to the requirement set forth in Section 6-11-1-4 of the Zoning Ordinance to permit:

(a) the construction of structures located to the south of the 1603 Building and along Orrington Avenue and Davis Street as part of the Planned Development which shall be less than twenty-four (24) feet in height and have a zero (0) foot ziggurat setback, instead of the required forty (40) foot ziggurat setback;

(b) the construction of structures along Orrington Avenue as part of the Planned Development to not be built to the lot line;

(c) the construction of a portion of the Link as part of the Planned Development which shall be less than twenty-four (24) feet in height and have a zero (0) foot ziggurat setback, instead of the required forty (40) foot ziggurat setback; and

(d) the construction of structures located to the north of the 1603 Building (excluding a portion of the Link) and along Orrington Avenue as part of the Planned Development which shall have a zero (0) foot ziggurat setback, instead of the required forty (40) foot ziggurat setback,

all in substantial conformance with the terms of this Ordinance.

**SECTION 5:** That pursuant to Section 6-3-6-5 of the Zoning Ordinance, a development allowance relative to the regulations of Section 6-16-3-4 of the Zoning Ordinance is hereby granted to waive the requirement set forth in Section 6-16-3-4 of the Zoning Ordinance to permit the Subject Property, upon completion of the improvements in general conformance with the Development Plan, to provide a minimum of three hundred and five (305) off-street parking spaces instead of three hundred nineteen (319) off-street parking spaces.

**SECTION 6:** That pursuant to Section 6-3-6-5 of the Zoning Ordinance, a development allowance relative to the regulations of Table E of Section 6-16-5 of the Zoning Ordinance is hereby granted to the requirement set forth in Table E of Section 6-16-5 of the Zoning Ordinance to permit the Subject Property, upon completion of the improvements in general conformance with the Development Plan, to provide three (3) seventeen foot by twenty-seven foot (17' x 27') loading spaces instead of the required two (2) ten by thirty-five foot (10' x 35') and two (2) ten by fifty foot (10' x 50') spaces.

**SECTION 7:** That pursuant to Section 6-3-5-12 of the Zoning Ordinance, which provides that the City Council may impose conditions on the grant of a special use, these conditions are hereby imposed:

(a) Construction of the Planned Development as set forth in the Development Plan and this Ordinance shall be subject to the Site Plan and Appearance Review provisions of the City Code, the Applicant's compliance with all conditions set forth in this Ordinance, and in accordance with representations of the Applicant to the Plan Commission, the Planning and Development Committee, and the City Council.

(b) The total area of the building façades fronting on Davis Street and Orrington Avenue and facing pedestrian ways, excluding alleys, shall not be more than twenty-five percent (25%) opaque or visually screened with no more than three (3) contiguous glazing modules being opaque or visually screened.

(c) The relocated garage access ramp shall be equipped with:

(i) audio and visual signals (e.g., a flashing audible beacon) to provide a warning to on-coming pedestrians along Orrington Avenue that a vehicle is exiting the garage; and

(ii) a mirror to permit the drivers of vehicles exiting the garage to see on-coming pedestrians along Orrington Avenue.

(d) Rooftop mechanical equipment shall be substantially screened from view from a pedestrian level and to the maximum degree possible, without interfering with the maintenance and operation of the rooftop mechanical equipment, from the immediately adjacent existing buildings along Davis Street and along Orrington Avenue.

**SECTION 8:** The two- (2-) year completion date provided for in Section 6-3-5-15(a) and Section 6-11-1-10(A)(4) of the Zoning Ordinance, is hereby extended two (2) years and six (6) months. If a perfected application for a building permit for the improvements described in the Development Plan is not filed with the City within one (1) year and six (6) months following adoption of this Ordinance (rather than twelve months), then the Planned Development shall expire. Said one (1) year and six (6) month period may be extended by and if, within that period, upon written request from Owner, the City Council determines that good cause for such extension is shown. Any extension granted may be subject to conditions, as provided for in Section 6-11-1-10(A)(4) of the Zoning Ordinance. The City Council is under no obligation to

grant an extension. The Planned Development will be constructed in phases and multiple building permits may be sought in connection with the construction of improvements in accordance with the Development Plan. Owner shall have one (1) year from the date a building permit for improvements described in the Development Plans is issued by the City to complete the construction of the work authorized by said permit. If construction of the improvements described in the Development Plan is begun and is being diligently pursued within such one (1) year period, but is not completed, then such one (1) year time period for required completion of the Planned Development as set forth in this Ordinance may, upon prior approval by the City Council, be extended to permit the completion of said construction.

**SECTION 9:** All regulations applicable in the D3 Downtown Core Development District as provided in the Zoning Ordinance shall govern and remain in full force and effect with respect to the use and development of the Subject Property, except as and to the extent said regulations have been modified by this Ordinance, and the Subject Property may be developed in any manner that conforms to said regulations as modified hereby.

**SECTION 10:** References herein to the "Applicant" shall in all cases mean CFRI Golub Evanston, L.L.C., and any and all successors, owners, and operators of the Subject Property, as applicable.

**SECTION 11:** Applicant is required to record at its cost a certified copy of this Ordinance along with the Development Plan in the Cook County Recorder's Office.

**SECTION 12:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 13:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**SECTION 14:** To the extent of any conflict between the terms of this Ordinance and the Development Plan, the terms of this Ordinance shall govern and control.

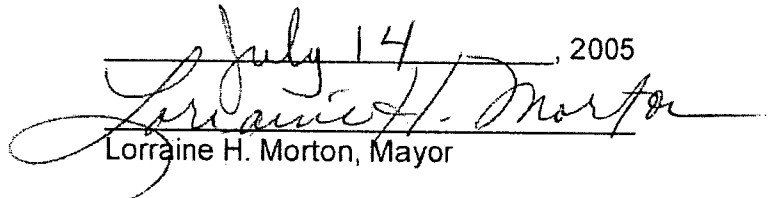
Ayes: 7

Nays: 2

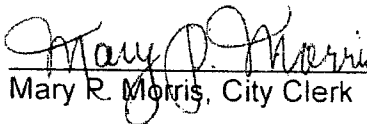
Introduced: June 13, 2005

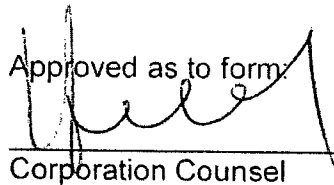
Adopted: June 27, 2005

Approved:

July 14, 2005  
  
Lorraine H. Morton, Mayor

Attest:

  
Mary R. Morris, City Clerk

Approved as to form:  
  
Corporation Counsel

**EXHIBIT A**

Legal Description of Subject Property

## Exhibit A to Ordinance 57-O-05

### LEGAL DESCRIPTION:

#### PARCEL 1:

LOTS 6 AND 7 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AND LOT 1 IN THE SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL OF THE 15 FOOT VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOT 1.

#### PARCEL 2:

LOTS 2, 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 19 IN EVANSTON, TOGETHER WITH ALL OF THE 16 FOOT VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOTS 2, 3, 4 AND 5, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

#### AND ALSO:

LOT 4 AND LOT 5 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID LOTS 4 AND 5 IN BLOCK 19 INCLUDED IN THE FOLLOWING PARCEL; THAT PART OF LOTS 4 AND 5 TAKEN AS A SINGLE TRACT, IN BLOCK 19, IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 100.56 FEET TO THE NORTH FACE AND ITS EXTENSION OF A BRICK WALL; THENCE EAST ALONG THE NORTH FACE AND ITS EXTENSION OF SAID BRICK WALL, 210.44 FEET TO THE EAST LINE OF SAID LOTS 4 AND 5; THENCE NORTH ON THE EAST LINE OF SAID TRACT, 100.10 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE WEST ON THE NORTH LINE OF SAID LOT 4, 210.42 FEET TO THE PLACE OF BEGINNING, SAID TRACT TO HAVE A LOWER LIMIT OF 19.66 FEET, CITY OF EVANSTON DATUM, WHICH LIES WITHIN AN UNDISTURBED CONCRETE SLAB, USED AS A FLOOR FOR SAID TRACT AND USED AS A CEILING FOR AN UNDERGROUND PARKING GARAGE.

#### PARCEL 3:

THAT PART OF LOTS 4 AND 5, TAKEN AS A SINGLE TRACT, IN BLOCK 19, IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 100.56 FEET, TO THE NORTH FACE, AND ITS EXTENSION, OF A BRICK WALL; THENCE EAST ALONG THE NORTH FACE AND ITS EXTENSION, OF SAID BRICK WALL, 210.44 FEET TO THE EAST LINE OF SAID LOTS 4 AND 5; THENCE NORTH ON THE EAST LINE OF SAID TRACT, 100.10 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE WEST ON THE NORTH LINE OF SAID LOT 4, 210.42 FEET TO THE PLACE OF BEGINNING, SAID TRACT TO HAVE A LOWER LIMIT OF 19.66 FEET, CITY OF EVANSTON DATUM, WHICH LIES WITHIN AN UNDISTURBED CONCRETE SLAB, USED AS A FLOOR FOR SAID TRACT AND USED AS A CEILING FOR AN UNDERGROUND PARKING GARAGE.

#### PARCEL 4:

A NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS AND EGRESS FOR UNDERGROUND PARKING, AND USE OF LOADING DOCKS AND PARKING FACILITY AS GRANTED IN INSTRUMENTS DATED JULY 20, 1967 AND RECORDED JANUARY 8, 1968 AS DOCUMENT 20373494 FOR UNDERGROUND PARKING, AS AMENDED BY COMPREHENSIVE AMENDMENT TO EASEMENTS AFFECTING BANK PLAZA PROJECT RECORDED MAY 14, 1970 AS DOCUMENT NUMBER 21158852; AND USE OF LOADING DOCKS AND PARKING FACILITY AS ESTABLISHED BY INSTRUMENT DATED MARCH 29, 1966 AND RECORDED JULY 8, 1968 AS DOCUMENT NUMBER 20543869 AND AMENDED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 21, 1995 AND RECORDED SEPTEMBER 25, 1995 AS DOCUMENT NUMBER 95645919 AND AS FURTHER AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JUNE 26, 1995 AND RECORDED JULY 8, 1996 AS DOCUMENT NUMBER 96517582.

Exhibit B to Ordinance 57-O-05

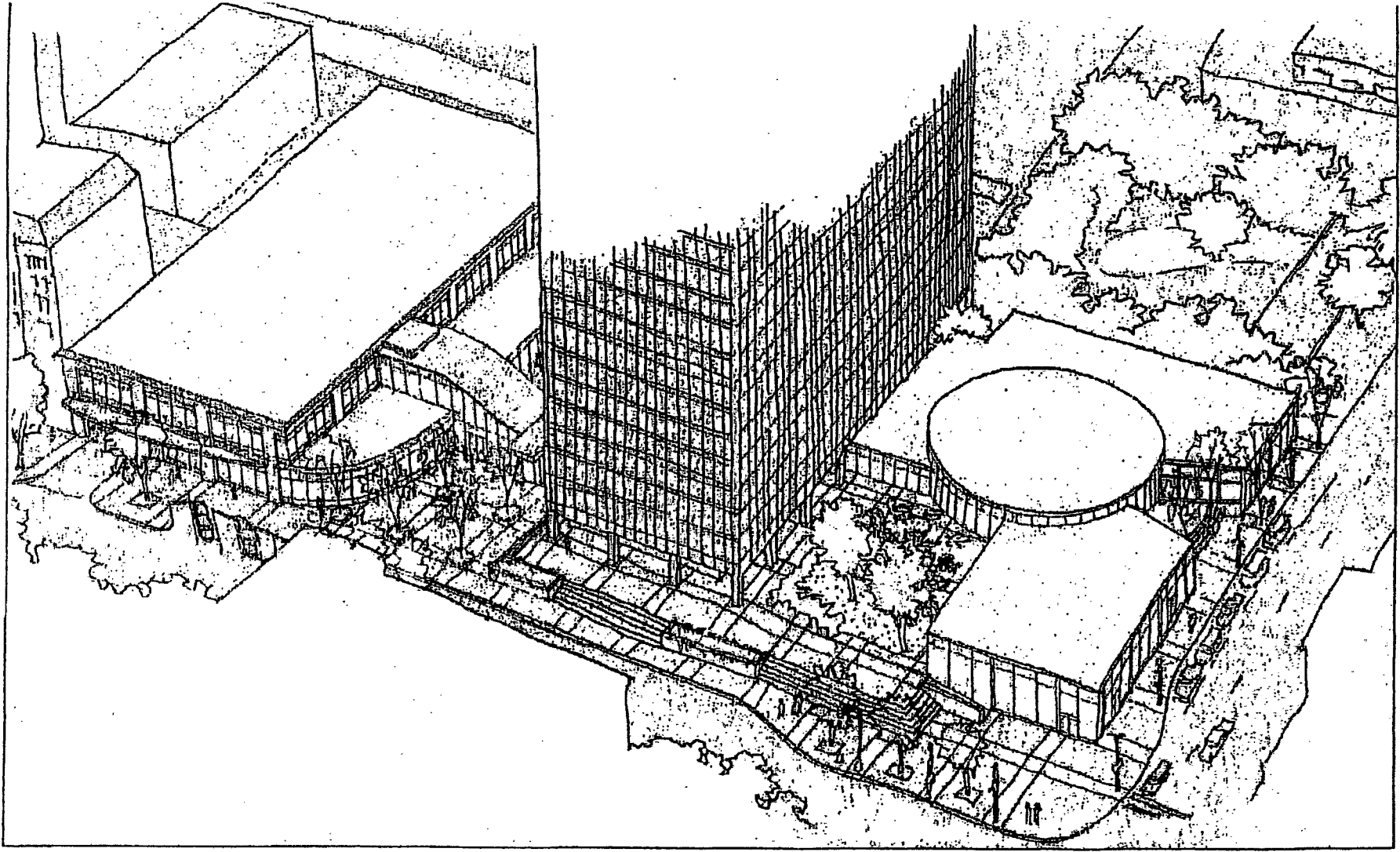
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View Northeast from Davis + Orrington Intersection (birds' eye)	1/12/04
View Northeast from Davis + Orrington Intersection (pedestrians' eye)	1/12/05
Site Plan	1/12/05
Retail Scheme Upper Floor Plan	1/12/05
South Ground Level Plan	1/12/05
Orrington Avenue Elevation Davis Street Elevation	1/12/05
Conceptual Landscape Plan L1	1/21/05
Conceptual Landscape Plan L2	1/21/05
Conceptual Landscape Plan L3	1/21/05



Exhibit B to Ordinance  
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1629 ORRINGTON AVENUE/EVANSTON  
GOLUB & COMPANY  
CHICAGO, ILLINOIS

12 JANUARY 2004

VIEW NORTHEAST FR  
DAVIS + ORRINGTON INTERSECT  
YAS/FISCHEL PARTNE  
ARCHITECTURE + URBAN PLAI  
EVANSTON, IL

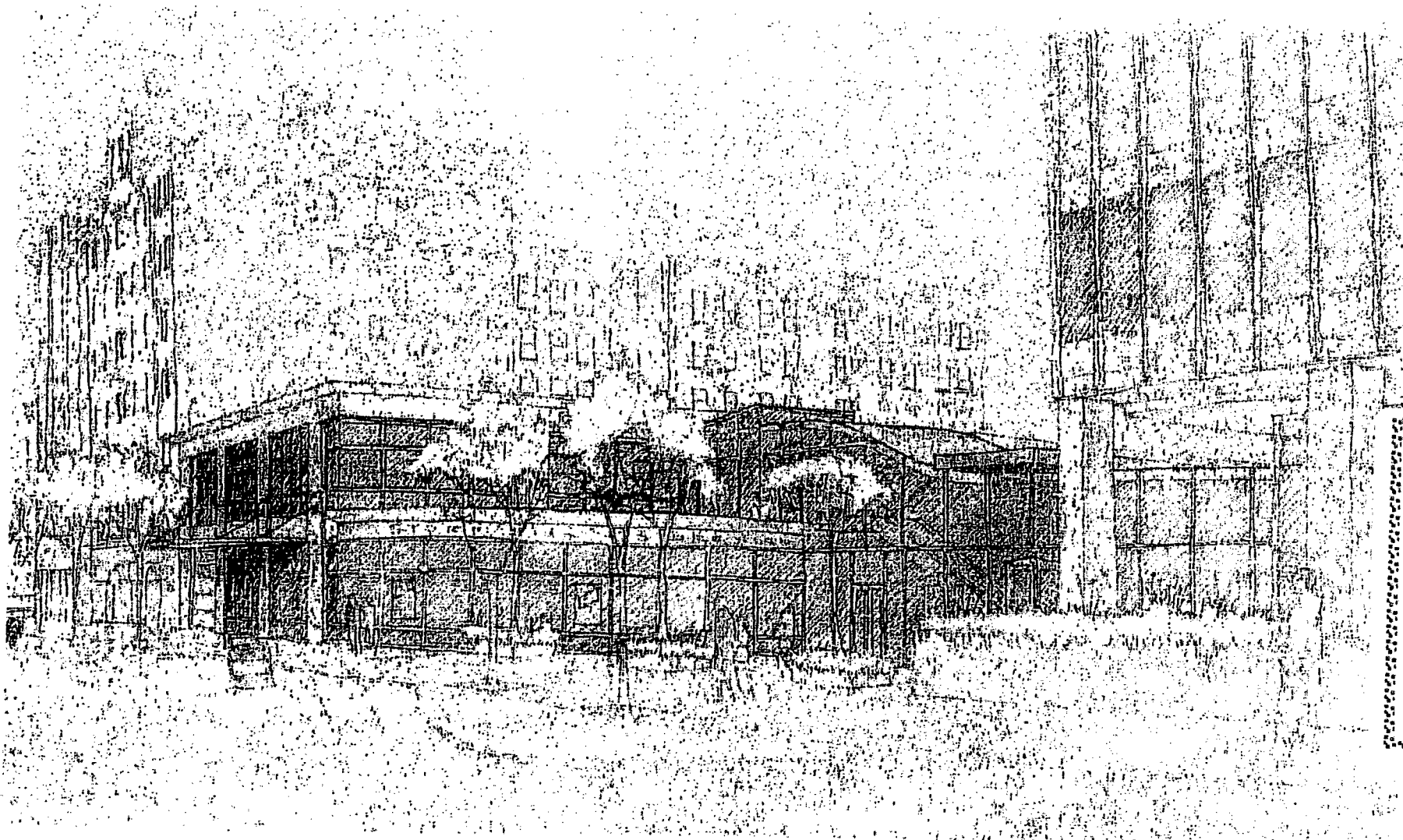


Exhibit B to Ordinance  
57-O-05  
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**1603 ORRINGTON AVENUE/EVANSTON**

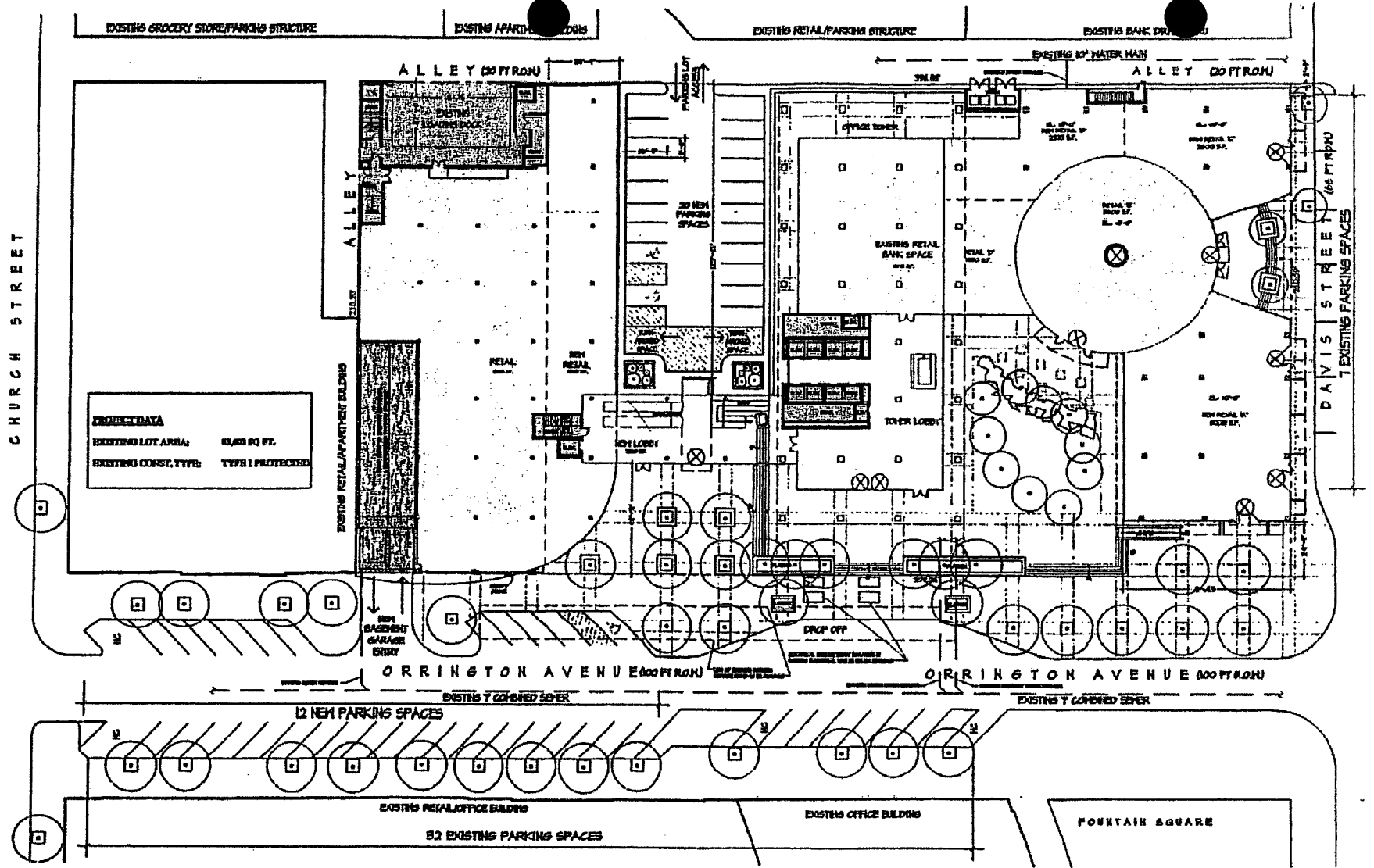
GOLIB & COMPANY  
CHICAGO, ILLINOIS

12 JANUARY 2005

**VIEW NORTHEAST FROM  
DAVIS+ORRINGTON INTERSECTION**

YAS/FISCHEL PARTNERSHIP  
ARCHITECTURE + URBAN PLANNING  
EVANSTON, ILLINOIS

Exhibit B to Ordinance  
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1603 ORRINGTON AVENUE/EVANSTON  
 GOLUB & COMPANY  
 CHICAGO, ILLINOIS

12 JANUARY 2005

**SITE PLAN**  
 YAS/FISCHEL PARTNERSHIP  
 ARCHITECTURE + URBAN PLANNING  
 EVANSTON, ILLINOIS  
 SCALE: 1"=40'

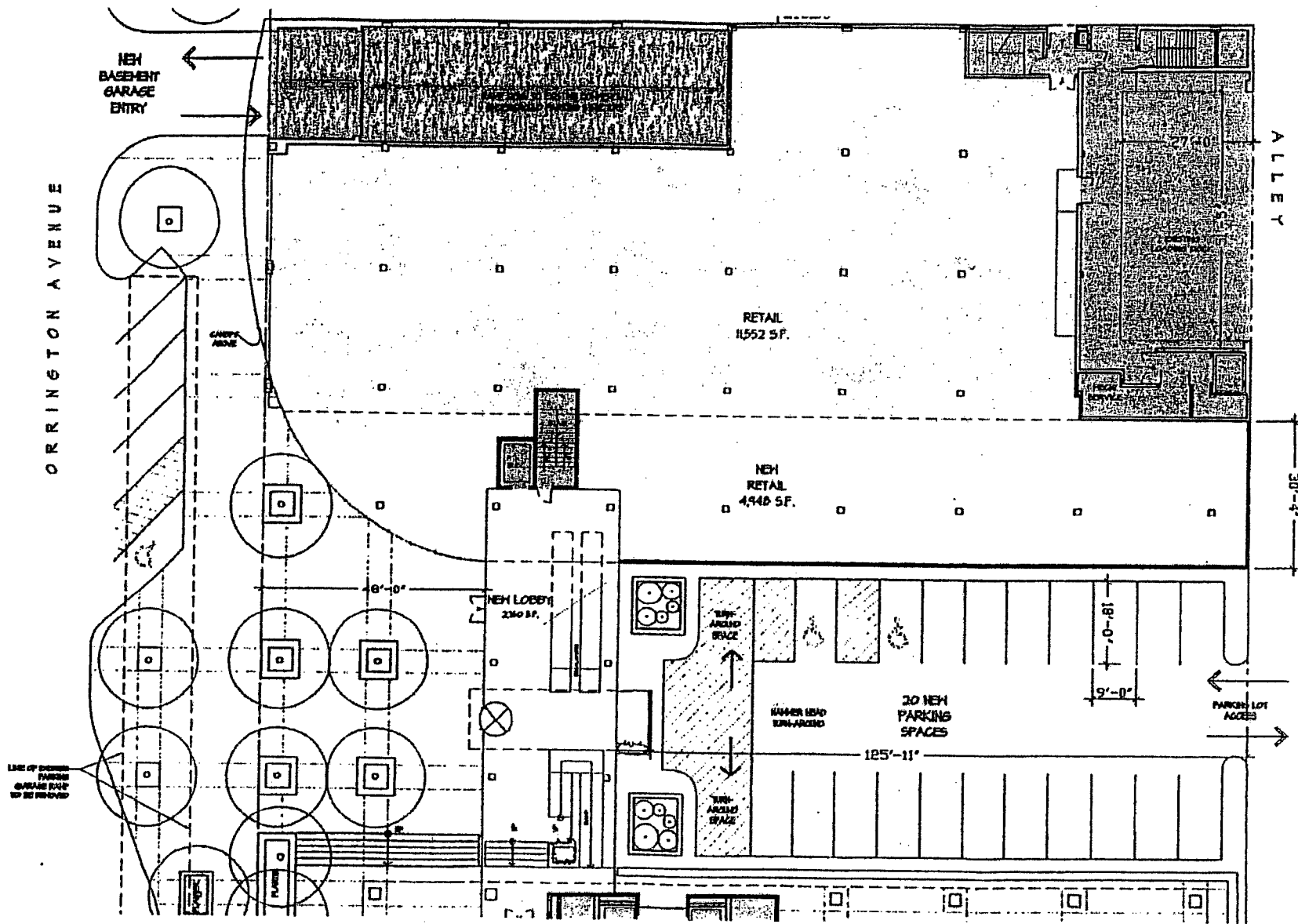


Exhibit B to Ordinance  
57-O-05  
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603 ORRINGTON AVENUE/EVANSTON  
CLUB & COMPANY  
CHICAGO, ILLINOIS

12 JANUARY 2005

NORTH GROUND LEVEL PLAN  
YAS/FISCHEL PARTNERSHIP  
ARCHITECTURE + URBAN PLANNING

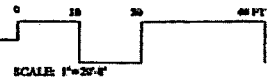
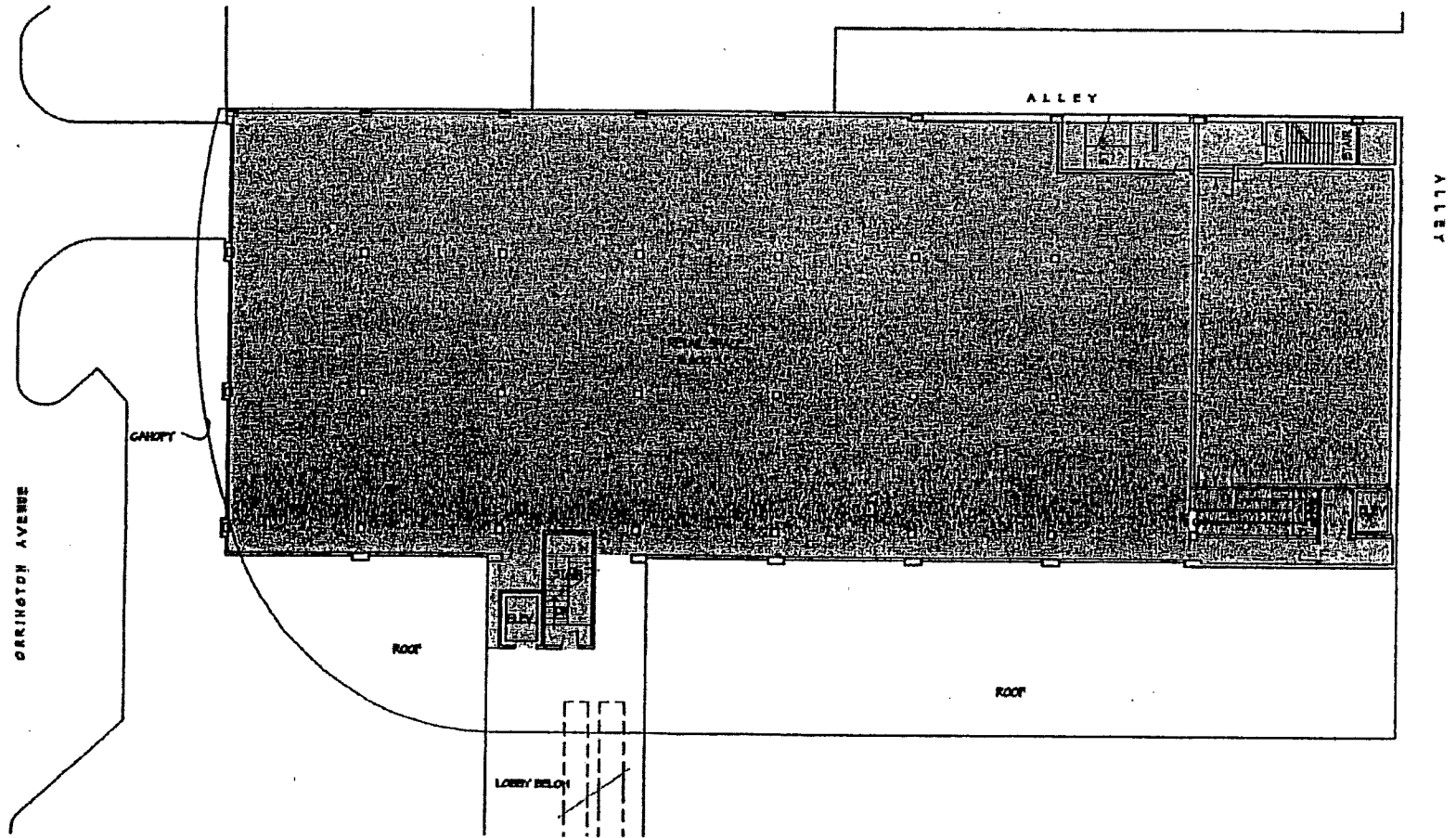


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1603 ORRINGTON AVENUE/EVANSTON

GOLUB & COMPANY  
CHICAGO, ILLINOIS

14 JANUARY 2005

RETAIL SCHEME UPPER FLOOR PLAN

YAS/FISCHEL PARTNERSHIP  
ARCHITECTURE + URBAN PLANNING  
EVANSTON, ILLINOIS



ORRINGTON AVENUE

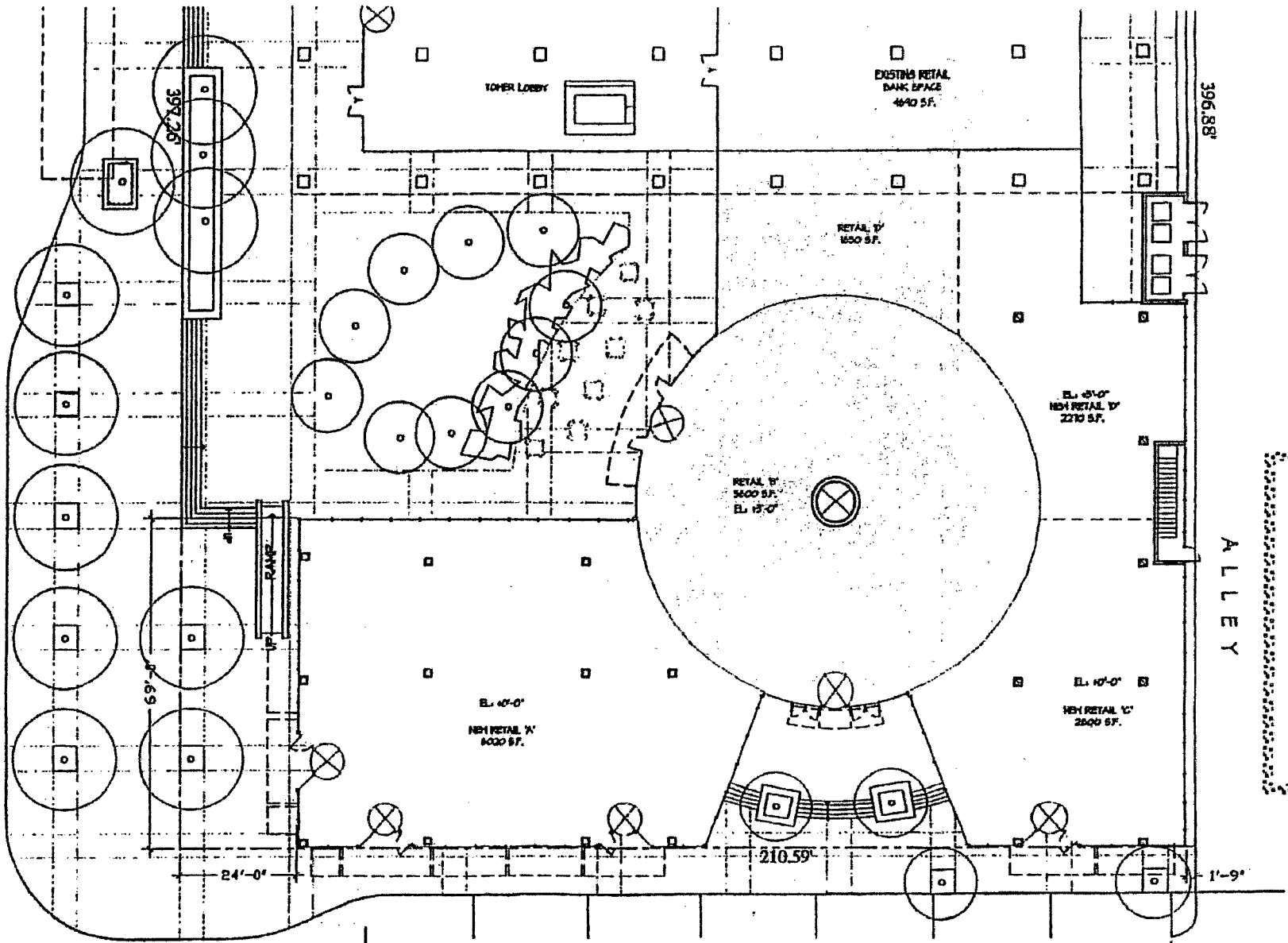


Exhibit B to Ordinance  
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1603 ORRINGTON AVENUE/EVANSTON

GOLUB & COMPANY  
CHICAGO, ILLINOIS

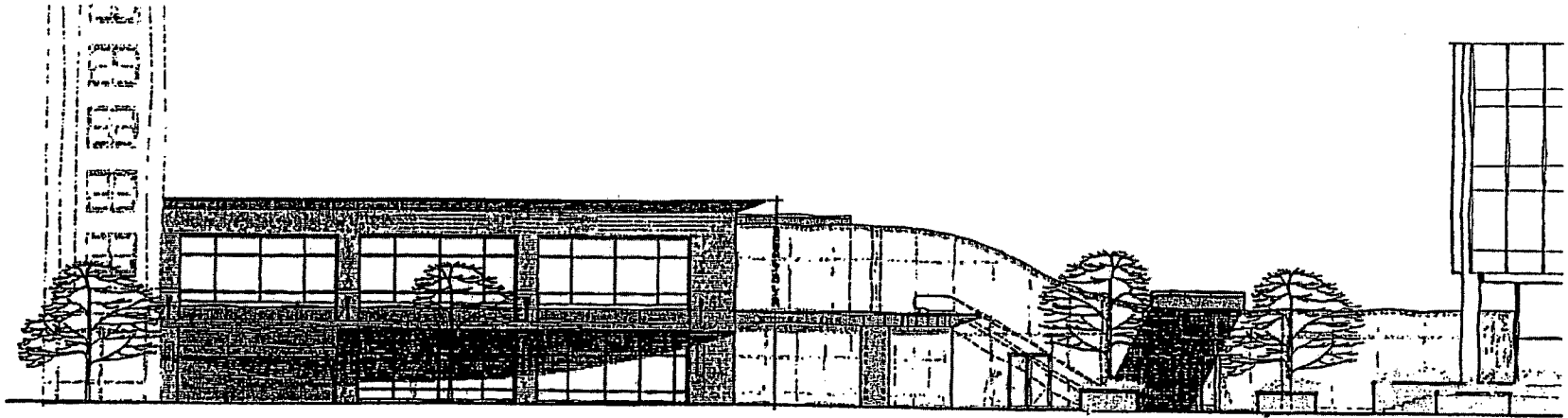
12 JANUARY 2005

SOUTH GROUND LEVEL PLAN

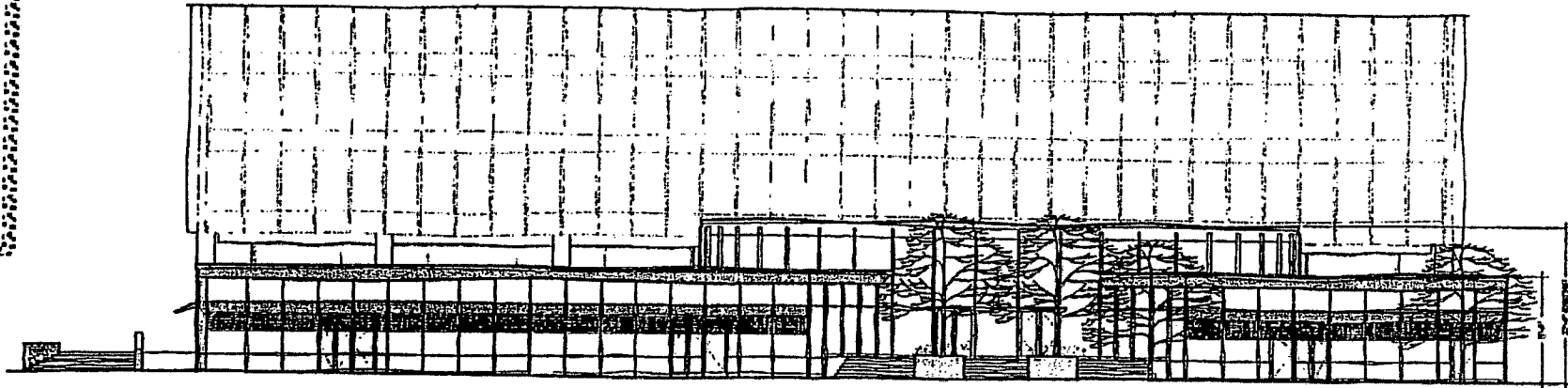
YAS/FISCHEL PARTNERSHIP  
ARCHITECTS/PLANNERS



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ORRINGTON AVENUE ELEVATION



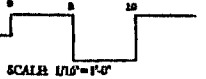
DAVIS STREET ELEVATION



1603 ORRINGTON AVENUE/EVANSTON  
GOLUB & COMPANY  
CHICAGO, ILLINOIS

12 JANUARY 2005

ELEVATIONS  
YAS/FISCHEL PARTNERSHIP  
ARCHITECTURE + URBAN PLANNING  
EVANSTON ILLINOIS



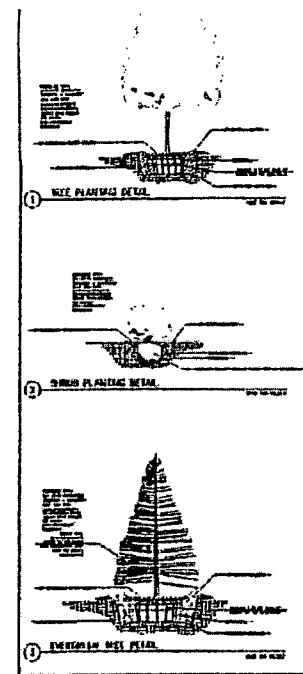
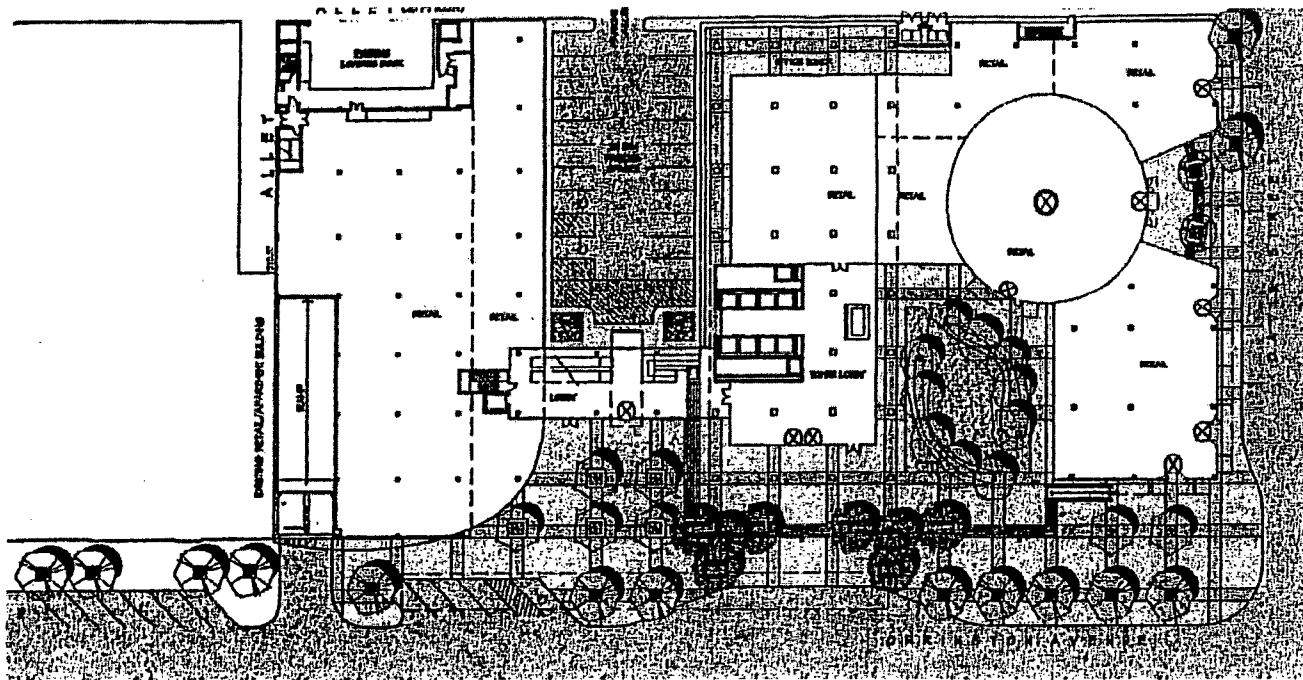


Exhibit B to Ordinance  
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**I. LEGEND- TOTAL AREA**

SIZE	CLASS.	BOTANICAL NAME	COMMON NAME
14' HT	6	<i>Alnus glutinosa</i>	European Green Alar
14' MULTI	8	<i>Hamamelis virginica</i> 'Winged'	Winged Lantan Plantain
3.0' CAL.	11	<i>Ulmus glaberrimus</i>	Franklin Elm
14' MULTI	10	<i>Wickstroemia caryophyllata</i> var. <i>amblyocarpa</i> 'Crispum Form'	Queen's Feet Fern White Rock
	18	<i>Panicum grass</i>	White Grass
1 20' 20' 20' 40' 5' 20' 1' 50' 2'			
<b>A. TREES</b>			
10' MULTI	2	<i>Quercus macrocarpa</i>	Scarlet Oak

SYMBOL	SIZE	CLASS.	BOTANICAL NAME	COMMON NAME
<b>ORNAMENTAL GRASSES</b>				
[Symbol]	1 Cal	52	<i>Festuca ovina</i> 'Violet'	Heavy Metal Switch Grass
[Symbol]	1 Cal	53	<i>Festuca ovina</i> 'Green'	Red Switch Grass
<b>CIRCLECOVER</b>				
[Symbol]	1 01	35	<i>Eleocharis acicularis</i>	Purple Leaf Nutcracker
[Symbol]	1 02 6 1/4' O.C.	100	<i>Panicum 'Little Bitty'</i>	Little Bitty Foxtail Grass
[Symbol]	14' O.C. 6 1/4' O.C.	54	<i>Panicum 'Shoreland'</i>	Shoreland Foxtail
[Symbol]	1 01 6 1/2' O.C.	114	<i>Panicum 'Shoreland'</i>	Shoreland Foxtail
[Symbol]	1 01 31 1/2' 50' FT		<i>Sedum</i>	Sedum

**PLANT NOTES**

- ALL SHRUBS MUST BE INSTALLED WITH PLANTINGS ARE TO RECEIVE A 1" THICK LAYER OF SWEETENED SAND. ALL SHRUBS MUST BE IN A 1" THICK LAYER OF THE SAME GRADE SAND. CUTS FOR ALL SHRUBS SHALL BE COMPLETED ACCORDING TO THE SPECIFICATIONS IN THE LIST OF THE PLANTINGS.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
- ALL PLANT MATERIAL FOR THE ORNAMENTATION SHALL BE BUILT AND DELIVERED TO THE SITE.
- ALL PLANT MATERIAL SHALL BE CARRIED FROM THE APPROVED SOURCE. PLANTS MUST BE DELIVERED TO THE SITE WITH THE SAME ORIGINAL TAGS.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF BIDDING THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL APPROVE ANY REPLACEMENT PLANTS. PLANTS MUST BE DELIVERED TO THE SITE WITH THE SAME ORIGINAL TAGS.
- ALL PLANT MATERIAL SHALL BE DELIVERED WITH 2 INCHES OF BARKENED COMPOST INCORPORATED INTO THE TOP 2 INCHES OF SOIL.
- THE SOIL SHALL BE PLANTED WITHIN 2 INCHES OF THE SOIL.
- IF THE SOIL IS NOT PLANTED WITHIN 2 INCHES OF THE SOIL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL APPROVE ANY REPLACEMENT PLANTS. PLANTS MUST BE DELIVERED TO THE SITE WITH THE SAME ORIGINAL TAGS.
- ALL PLANT MATERIAL SHALL BE DELIVERED WITH 2 INCHES OF BARKENED COMPOST INCORPORATED INTO THE TOP 2 INCHES OF SOIL.
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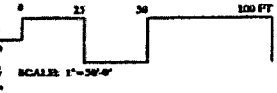
1603 ORRINGTON AVENUE/EVANSTON

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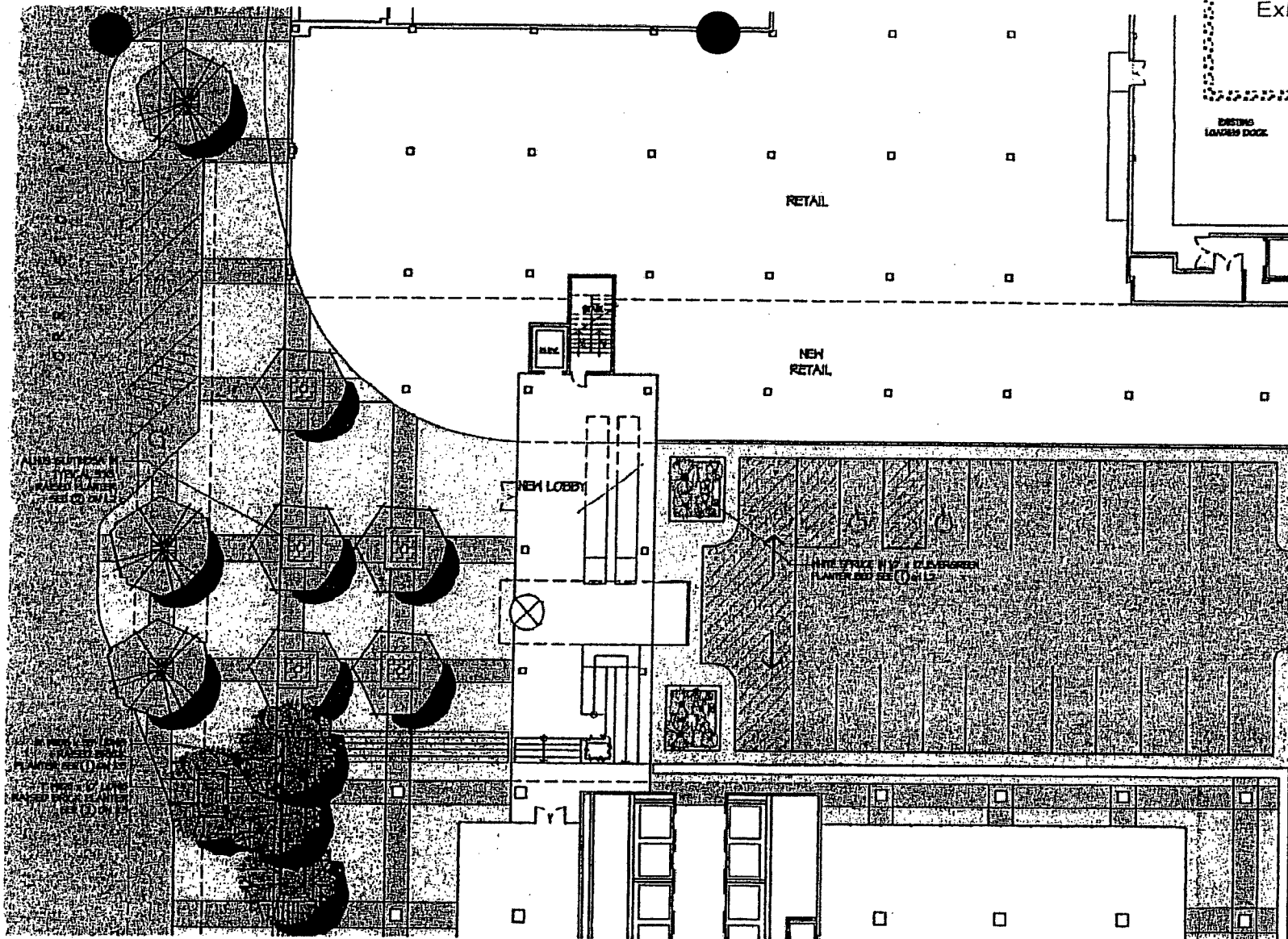
21 JANUARY 2003

CONCEPTUAL LANDSCAPE PLAN L1

YAS/FISCHEL PARTNERSHIP  
ARCHITECTURE + URBAN PLANNING



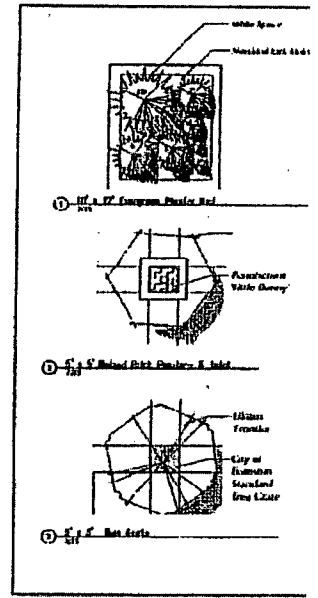




EXISTING  
 LOADING DOCK

PLANT LEGEND— NORTH PLAZA

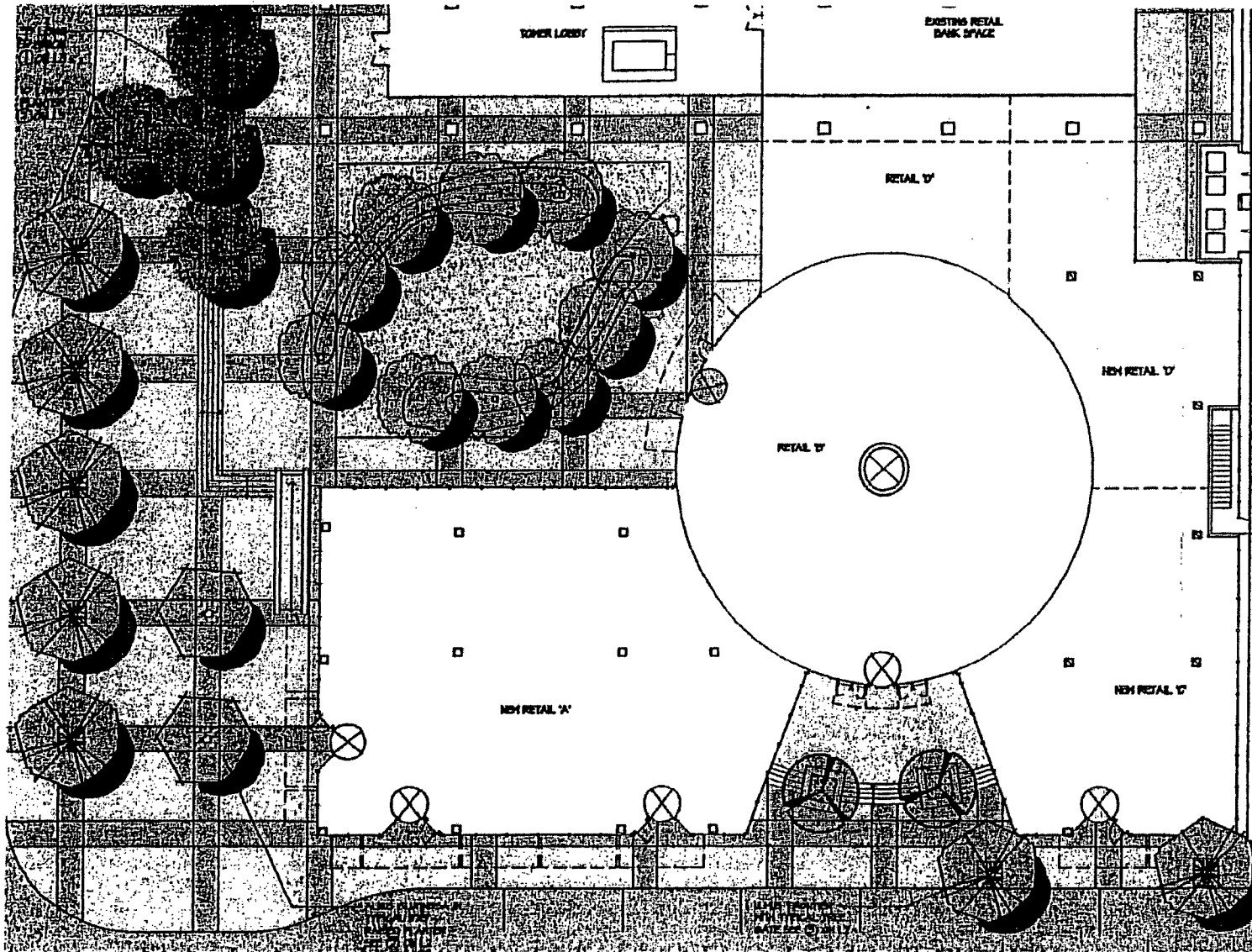
SYMBOL	SIZE	NAME	SPACING	PLANTING DATE
	12" Ht.	Red Maple	10' x 10'	2005
	12" Ht.	Green Ginkgo	10' x 10'	2005
	12" Ht.	Red Yew	10' x 10'	2005
	12" Ht.	Red Pine	10' x 10'	2005
	12" Ht.	Red Pine	10' x 10'	2005
	12" Ht.	Red Pine	10' x 10'	2005
	12" Ht.	Red Pine	10' x 10'	2005
	12" Ht.	Red Pine	10' x 10'	2005
	12" Ht.	Red Pine	10' x 10'	2005
	12" Ht.	Red Pine	10' x 10'	2005



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 CHICAGO, ILLINOIS

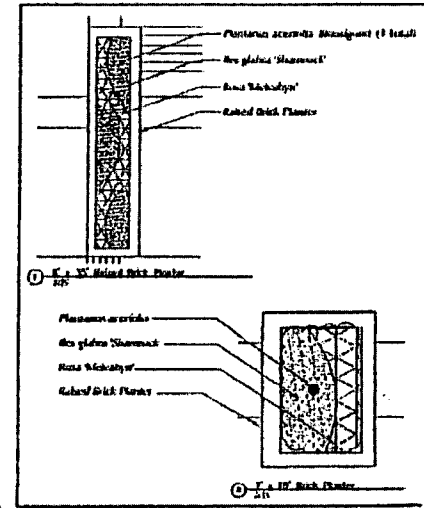
21 JANUARY 2005

CONCEPTUAL LANDSCAPE PLAN L2  
 YAS/FISCHEL PARTNERSHIP  
 ARCHITECTURE + URBAN PLANNING  
 SCALE: 1"=20'-0"



**PLANT LEGEND - SOUTH PLAZA**

SYMBOL	NO.	PLANT	PLANT'S USE	CRUISE DATE
	10 17	New Plant	Decorative	Summer 2005
	17 18	Existing Plant	Decorative	Summer 2005
	17 19	New Plant	Decorative	Summer 2005
	17 20	New Plant	Decorative	Summer 2005
	17 21	New Plant	Decorative	Summer 2005
	17 22	New Plant	Decorative	Summer 2005
	17 23	New Plant	Decorative	Summer 2005
	17 24	New Plant	Decorative	Summer 2005
	17 25	New Plant	Decorative	Summer 2005
	17 26	New Plant	Decorative	Summer 2005
	17 27	New Plant	Decorative	Summer 2005
	17 28	New Plant	Decorative	Summer 2005
	17 29	New Plant	Decorative	Summer 2005
	17 30	New Plant	Decorative	Summer 2005



**D 1603 ORRINGTON AVENUE/EVANSTON**  
**GOLUB & COMPANY**  
 CHICAGO, ILLINOIS

21 JANUARY 2005

**CONCEPTUAL LANDSCAPE PLAN L3**  
**YAS/FISCHEL PARTNERSHIP**  
 ARCHITECTURE + URBAN PLANNING  
 EVANSTON, ILLINOIS



Exhibit B to Ordinance  
 57-O-05  
 Page 11 of 11

**EXHIBIT B****LEGAL DESCRIPTION**

STREET ADDRESS: 1603 and 1629 ORRINGTON AVENUE  
 CITY: EVANSTON  
 COUNTY: COOK  
 PERMANENT INDEX  
 NUMBERS: 11-18-306-005-0000  
 11-18-306-007-0000  
 11-18-306-032-0000  
 11-18-306-035-0000  
 11-18-306-036-0000  
 11-18-306-034-0000

**Parcel 1:**

Lots 6 and 7 in Block 19 in Evanston in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, and Lot 1 in the subdivision of Lots 8 and 9 in Block 19 in Evanston in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, together with all of the 16 foot vacated alley lying northerly of and adjoining said Lot 1.

**Parcel 2:**

Lots 2, 3, 4 and 5 in the subdivision of Lots 8 and 9 in Block 19 in Evanston, together with all of the 16 foot vacated alley lying northerly of and adjoining said Lots 2, 3, 4 and 5, in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

**And Also:**

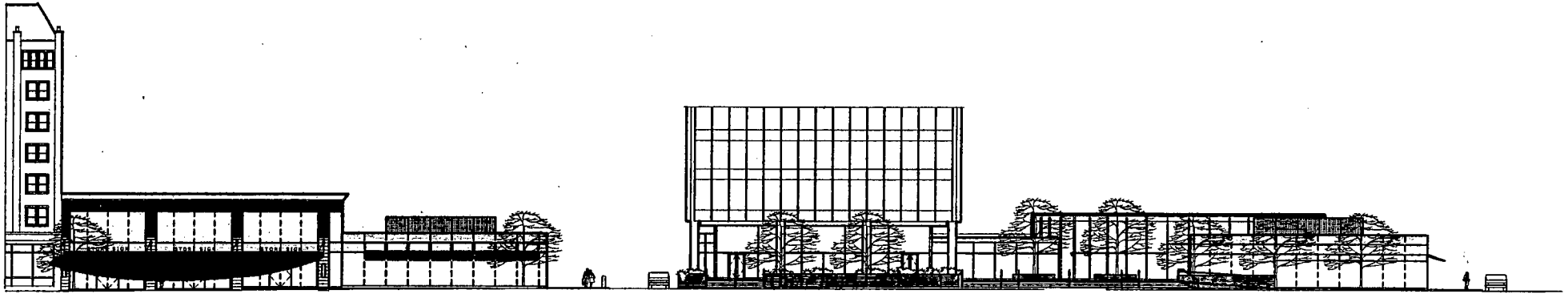
Lot 4 and Lot 5 in Block 19 in Evanston in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, except that part of said Lots 4 and 5 in Block 19 included in the following parcel: That part of Lots 4 and 5 taken as a single tract, in Block 19, in Evanston, in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, described as follows: Commencing at the Northwest corner of said Lot 4; thence South on the West line of said tract, 100.56 feet to the North face and its extension of a brick wall; thence East along the North face and its extension of said brick wall, 210.44 feet to the East line of said Lots 4 and 5; thence North on the East line of said tract, 100.10 feet to the Northeast corner of Lot 4; thence West on the North line of said Lot 4, 210.42 feet to the place of beginning, said tract to have a lower limit of 19.66 feet, City of Evanston Datum, which lies within an undisturbed concrete slab, used as a floor for said tract and used as a ceiling for an underground parking garage.

## Parcel 3:

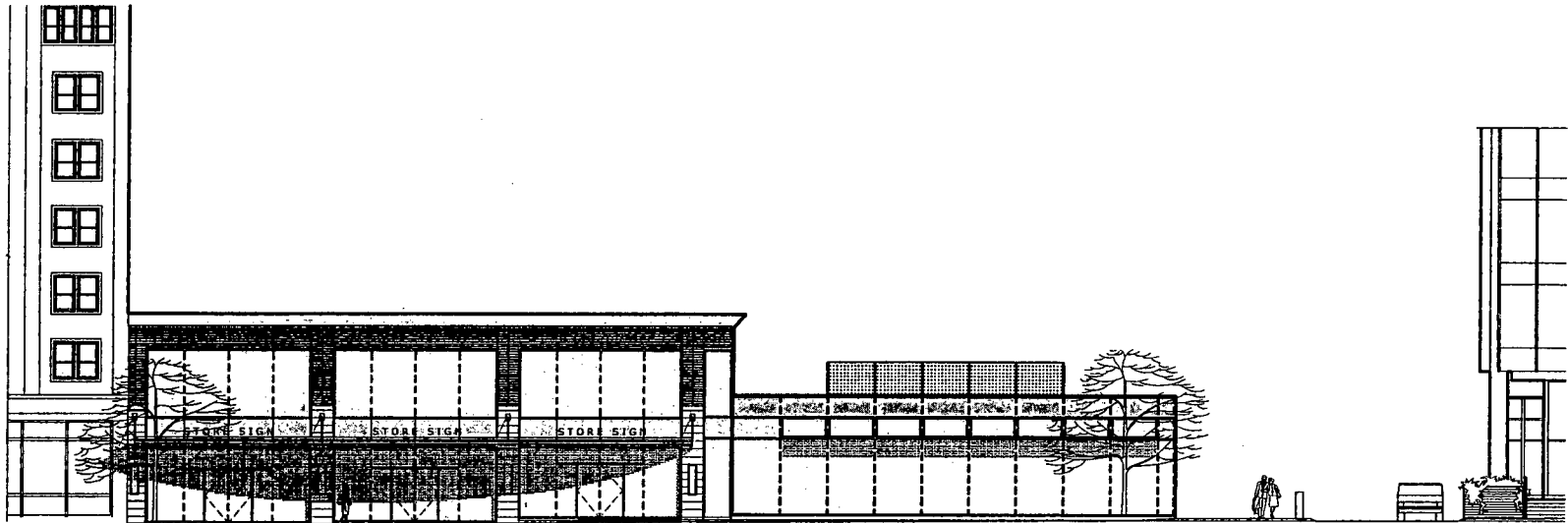
That part of Lots 4 and 5, taken as a single tract, in Block 19, in Evanston, in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, described as follows: Commencing at the Northwest corner of said Lot 4; thence South on the West line of said tract, 100.56 feet to the North face and its extension of a brick wall; thence East along the North face and its extension of said brick wall, 210.44 feet to the East line of said Lots 4 and 5; thence North on the East line of said tract, 100.10 feet to the Northeast corner of Lot 4; thence West on the North line of said Lot 4, 210.42 feet to the place of beginning, said tract to have a lower limit of 19.66 feet, City of Evanston Datum, which lies within an undisturbed concrete slab, used as a floor for said tract and used as a ceiling for an underground parking garage.

**EXHIBIT C**

**AMENDED SITE PLAN**



CONTEXT



DETAIL



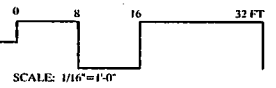
1629 ORRINGTON AVENUE, EVANSTON

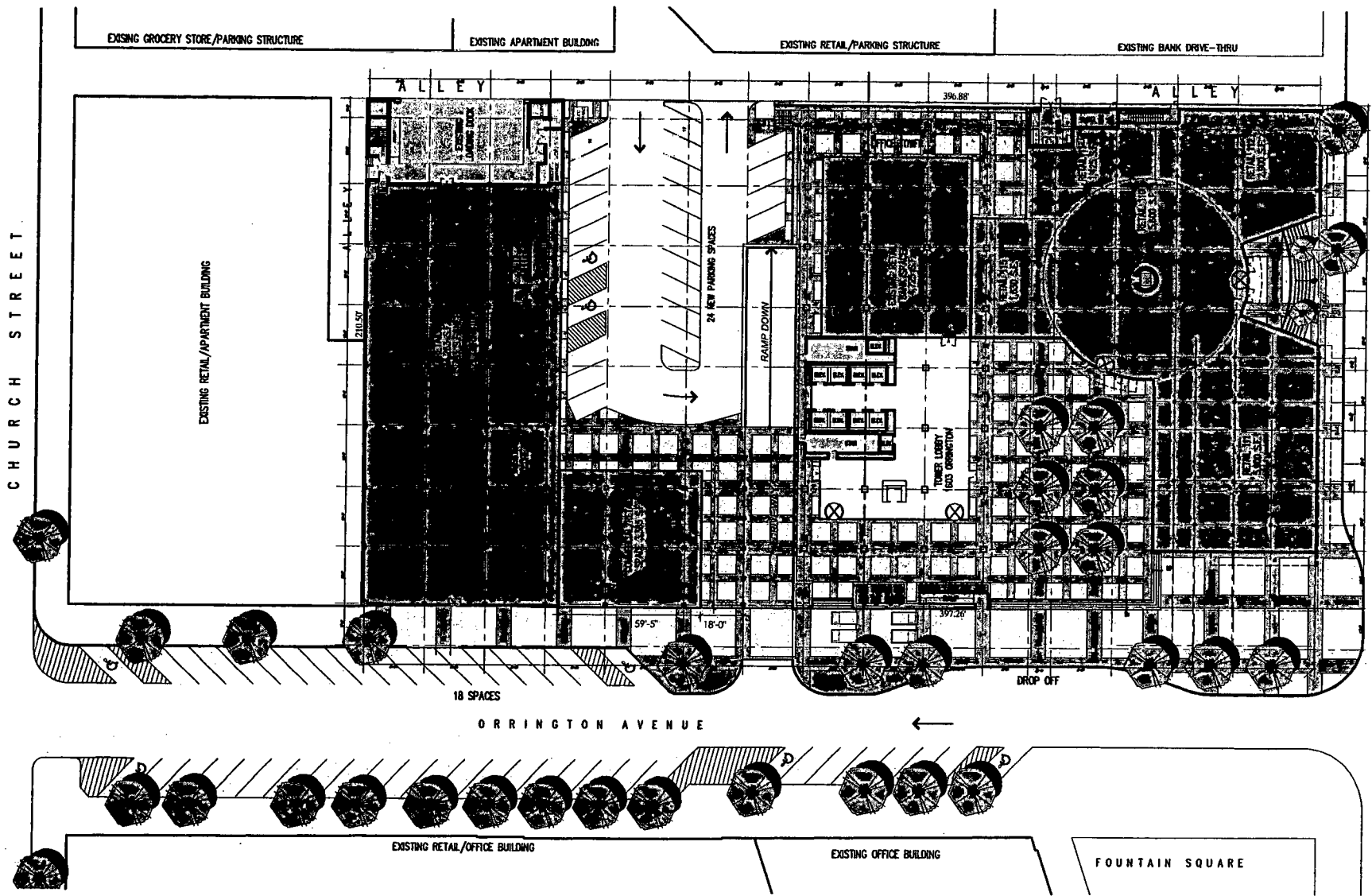
GOLUB & COMPANY | LOWE ENTERPRISES - REAL ESTATE GROUP  
 CHICAGO, ILLINOIS | GREENWOOD VILLAGE, COLORADO

9 NOVEMBER 2007

ELEVATIONS

YAS ARCHITECTURE  
 ARCHITECTURE + URBAN DESIGN  
 CHICAGO, ILLINOIS





**1629 ORRINGTON AVENUE, EVANSTON**

GOLUB & COMPANY | LOWE ENTERPRISES - REAL ESTATE GROUP  
 CHICAGO, ILLINOIS | DENVER, COLORADO

10 DECEMBER 2007

**SITE PLAN**

YAS ARCHITECTURE  
 ARCHITECTURE + URBAN DESIGN  
 CHICAGO, ILLINOIS

