

6/10/2015

80-O-15

AN ORDINANCE

Extending the Time for the Applicant to Obtain a Building Permit to Construct Building 1 and Finish Associated Site Work and to Complete Construction of Units in Buildings 2 and 3 in the Church Street Village Planned Development Previously Authorized by Ordinance 38-O-06

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, 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, on April 11, 2006, the City Council enacted Ordinance 38-O-06 by a supermajority vote (8-0), as required by Section 6-3-6-6 of the Zoning Ordinance, attached hereto as Exhibit 1 and incorporated herein by reference, which, pursuant to the provisions of the Zoning Ordinance, amended the Zoning Map to Rezone 1613 Church

Street from an I2 General Industrial District to an R4 General Residential District, and granted a Special Use Permit for a Planned Development (the "Planned Development") at 1613 Church Street (the "Subject Property"), which is legally described in Exhibit 1; and

WHEREAS, Ordinance 38-O-06 approved the construction of forty (40) single-family attached dwelling units within three (3) buildings and eighty-two (82) parking spaces at the Subject Property (the "Project"), which is detailed at length in Exhibit 1; and

WHEREAS, Section 7 of Ordinance 38-O-06 provides that the development and construction of the special use for the Planned Development must be constructed in substantial conformance and compliance with the terms of the Ordinance and all applicable provisions of the City Code; and

WHEREAS, the Project is partially constructed to date, the breakdown is as follows: 19 units of the total 40 units are complete in Buildings 2 and 3, thirteen (13) units in Building 2 and 3 are partially constructed and significant work is needed to finish the units, and Building 1 (8 units total) construction and associated landscaping and site work has not yet commenced; and

WHEREAS, on August 11, 2014, the City Council adopted Ordinance 92-O-14, which is also attached as Exhibit 1 and incorporated herein by reference, granting Monty Titling Trust 1, new owner of the Subject Property (the "Applicant") an amendment to the Planned Development (the "Amendment") providing a one-year extension of time to complete remaining 13 units in Buildings 2 and Building 3 and to obtain a building permit for construction of the 8-unit Buildings 1 (August 10, 2015); and

WHEREAS, Section 6-3-6-4(d) of the City Code provides that no planned

development as a form of special use shall be valid for a period longer than one (1) year unless a longer time is requested and granted by the City Council; and

WHEREAS, in order to complete construction of the existing 13 units and to commence and complete construction of Building 1 units and associated site work, the Applicant requests an additional one-year extension; and

WHEREAS, on July 13, 2015 and July 27, 2015, the Planning and Development Committee ("P&D Committee") held a meeting, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq*), during which it retained jurisdiction over the Planned Development Amendment request; and

WHEREAS, during said meetings, the P&D Committee received input from the public, and carefully deliberated on the Extension request and the Applicant was given notice and the opportunity to be heard at the P&D and City Council meetings; and

WHEREAS, at its meeting of July 27, 2015, held in compliance with the provisions of the Illinois Open Meetings Act, the City Council considered the P&D Committee's deliberations and recommendations, heard public comment, made findings and considered this Ordinance 80-O-15,

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

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants an amendment to the Special Use Permit previously

authorized by Ordinance 38-O-06 and 92-O-14 to allow for the construction and operation of the Planned Development described herein.

SECTION 3: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted for the Planned Development, 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 80-O-15; Terms of Ordinance 92-O-14; and terms of Ordinance 38-O-06 which have not been amended by this Ordinance; the Building and Landscape Plans in Exhibit 2, attached hereto and incorporated herein by reference; all applicable City Code requirements, the P&D Committee, and the City Council; and the approved documents on file in this case.
- (b) **Building 1 Elevations:** Prior to issuance of the building permit for Building 1 (8 units), Applicant must present site plans and elevation plans for review and consideration by the Design and Project Review Committee (DAPR) to clarify and articulate the proposed elevations and improvements of Building 1.
- (c) **Changes in Property Use:** Any change as to the property's use in the future must be processed and approved as an additional amendment to the Planned Development.
- (d) **Landscape Design:** The Applicant shall install and maintain landscaping as depicted in Exhibit C, and as recommended by DAPR prior to construction of Building 1.
- (e) **Construction Schedule: Construction Schedule:** Pursuant to Subsection 6-11-1-10(A)4 of the Zoning Ordinance, the Applicant shall obtain a new building permit for construction of Building 1 and associated site work within twelve (12) months of the passage of this Ordinance. Additionally, the Applicant must complete the construction of this Planned Development (completion of remaining 13 units in Building 2 and Building 3, full construction of Building 1 and all associated site work) within twenty-four (24) months from the date the Applicant receives its building permit for Building 1

- (f) **Recordation:** Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

SECTION 4: Except as otherwise provided for in this Ordinance 80-O-15, all applicable regulations of the Ordinance 38-O-06 and 92-O-14, 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/or provisions of any of said documents conflict with any of the terms herein, this Ordinance 80-O-15 shall govern and control.

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant and its agents, assigns, and successors in interest" and shall mean Monty Title Trust 1, and any and all successors, owners, and operators of the Subject Property.

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: Except as otherwise provided for in this ordinance, all applicable regulations of 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 herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 9: 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 10: The findings and recitals herein are hereby 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.

Ayes: 6

Nays: 0

Approved:

July 29, 2015

Introduced: July 13, 2015

Elizabeth B. Tisdahl
Elizabeth B. Tisdahl, Mayor

Adopted: July 27, 2015

Attest:

Rodney Greene
Rodney Greene, City Clerk

Approved as to form:

W. Grant Farrar
W. Grant Farrar, Corporation Counsel

EXHIBIT 1

ORDINANCE 38-O-06 AND ORDINANCE 92-O-14

7/14/2014

92-O-14

AN ORDINANCE

Extending the Time for the Applicant to Obtain a Building Permit to Construct Building 1 and Finish Associated Site Work and to Complete Construction of Units in Buildings 2 and 3 in the Church Street Village Planned Development Previously Authorized by Ordinance 38-O-06

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, 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, on April 11, 2006, the City Council enacted Ordinance 38-O-06 by a supermajority vote (8-0), as required by Section 6-3-6-6 of the Zoning Ordinance, attached hereto as Exhibit 1 and incorporated herein by reference, which, pursuant to the provisions of the Zoning Ordinance, amended the Zoning Map to Rezone 1613 Church

Street from an I2 General Industrial District to an R4 General Residential District, and granted a Special Use Permit for a Planned Development (the "Planned Development") at 1613 Church Street (the "Subject Property"), which is legally described in Exhibit 1; and

WHEREAS, Ordinance 38-O-06 approved the construction of forty (40) single-family attached dwelling units within three (3) buildings and eighty-two (82) parking spaces at the Subject Property (the "Project"), which is detailed at length in Exhibit 1; and

WHEREAS, Section 7 of Ordinance 38-O-06 provides that the development and construction of the special use for the Planned Development must be constructed in substantial conformance and compliance with the terms of the Ordinance and all applicable provisions of the City Code; and

WHEREAS, the Project is partially constructed to date, the breakdown is as follows: 19 units of the total 40 units are complete in Buildings 2 and 3, thirteen (13) units in Building 2 and 3 are partially constructed and significant work is needed to finish the units, and Building 1 (8 units total) construction and associated landscaping and site work has not yet commenced; and

WHEREAS, by letter to the City dated June 26, 2014, Monty Titling Trust 1, new owner of the Subject Property (the "Applicant") requested an amendment to the Planned Development (the "Amendment"); and

WHEREAS, Section 6-3-6-4(d) of the City Code provides that no planned development as a form of special use shall be valid for a period longer than one (1) year unless a longer time is requested and granted by the City Council; and

WHEREAS, The site development permit for the subject Planned

Development was issued on April 3, 2007, making the time for completion April 2, 2008 and Ordinance 38-O-06 did not provide for an expanded time schedule to lengthen the time for completion of the Planned Development; and

WHEREAS, in order to complete construction of the existing 13 units and to commence and complete construction of Building 1 units and associated site work per the plans attached as Exhibit B and incorporated herein, the Applicant requests an amendment to the Planned Development; and

WHEREAS, on July 28, 2014, and August 11, 2014 the Planning and Development Committee ("P&D Committee") held a meeting, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq*), during which it retained jurisdiction over the Planned Development Amendment request; and

WHEREAS, during said meetings, the P&D Committee received input from the public, and carefully deliberated on the Extension request and the Applicant was given notice and the opportunity to be heard at the P&D and City Council meetings; and

WHEREAS, at its meeting of August 11, 2014, held in compliance with the provisions of the Illinois Open Meetings Act, the City Council considered the P&D Committee's deliberations and recommendations, heard public comment, made findings and considered this Ordinance 92-O-14,

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

SECTION 1: The foregoing recitals are hereby found as fact and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants an amendment to the Special Use Permit previously authorized by Ordinance 38-O-06 to allow for the construction and operation of the Planned Development described herein.

SECTION 3: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted for the Planned Development, 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 92-O-14; terms of Ordinance 38-O-06 which have not been amended by this Ordinance; the Building and Landscape Plans in Exhibit 2, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations to the Site Plan and Appearance Review Committee for Building 1, the P&D Committee, and the City Council; and the approved documents on file in this case.
- (b) **Building 1 Elevations:** Prior to issuance of the building permit for Building 1 (8 units), Applicant must present site plans and elevation plans for review and consideration by the Site Plan and Appearance Review Committee to clarify and articulate the elevations and improvements of Building 1.
- (c) **Changes in Property Use:** Any change as to the property's use in the future must be processed and approved as an additional amendment to the Planned Development.
- (d) **Landscape Design:** The Applicant shall install and maintain landscaping as depicted in Exhibit C, and as recommended by SPAARC prior to construction of Building 1.
- (e) **Construction Schedule:** Pursuant to Subsection 6-11-1-10(A)4 of the Zoning Ordinance, the Applicant shall reactivate a building permit to finish 13 units in Buildings 2 and 3, and obtain a new permit for construction and associated site work on Building 1 within twelve (12) months of the passing of this Ordinance. Additionally, the Applicant must

complete the construction of this Planned Development within twenty-four (24) months from the date the Applicant receives its building permit.

(f) **Mayor's Affordable Housing Fund:** Section 6 of Ordinance 38-O-06 requires Applicant to donate fifty thousand and no/100 dollars (\$50,000.00) and the City has received twenty-five thousand eight hundred seventy-five and no/100 dollars (\$25,875) of the total, leaving a remainder of twenty-four thousand one hundred twenty-five and no/100 dollars (\$24,125). Applicant agrees to remit the remainder in full within fifteen (15) business days of adoption of this Ordinance.

(g) **City of Evanston Job Initiative Fund:** Section 6 of Ordinance 38-O-06 requires Applicant to donate twenty-five thousand and no/100 dollars (\$25,000.00) and the City has not received the donation to date. Applicant agrees to remit the full payment within fifteen (15) business days of adoption of this Ordinance.

(h) **Recordation:** Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

SECTION 4: Except as otherwise provided for in this Ordinance 92-O-14, all applicable regulations of the Ordinance 38-O-06, 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/or provisions of any of said documents conflict with any of the terms herein, this Ordinance 92-O-14 shall govern and control.

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant and its agents, assigns, and successors in interest" and shall mean Monty Title Trust 1, and any and all successors, owners, and operators of the Subject Property.

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: Except as otherwise provided for in this ordinance, all applicable regulations of 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 herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 9: 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 10: The findings and recitals herein are hereby 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.

Ayes: 8

Nays: 0

Approved:

August 13, 2014

Elizabeth B. Tisdahl
Elizabeth B. Tisdahl, Mayor

Introduced: July 28, 2014

Adopted: August 11, 2014

Attest:

Rodney Greene
Rodney Greene, City Clerk

Approved as to form:

W. Grant Farrar
W. Grant Farrar, Corporation Counsel

EXHIBIT 1

ORDINANCE 38-O-06

4/13/06
4/11/06
4/5/2006
3/31/2006
3/17/2006
2/22/2006

38-O-06

AN ORDINANCE

**Approving an Amendment to the Zoning Map to Rezone
1613 Church Street from an I2 General Industrial District to an
R4 General Residential District, and
Granting a Special Use for a Planned Development at
1613 Church Street
(Church Street Village, LLC)**

WHEREAS, Church Street Village, LLC, owner of 1613 Church Street, the subject property, submitted an application seeking approval for a Zoning Map amendment to rezone the subject property from an I2 General Industrial District to an R5 General Residential District, and seeking approval of a special use for a planned development pursuant to the provisions of Section 6-3-5 "Special Uses", Section 6-3-6 "Planned Developments", Section 6-8-1-10(D) "Planned Developments" (within Residential Districts), and Section 6-8-7-3 "Special Uses" (within a R5 General Residential District) of the Zoning Ordinance to permit construction of forty-two (42) single-family attached dwelling units, and approximately eighty-two (82) parking spaces; and

WHEREAS, the Plan Commission held public hearings on the application case no. ZPC 05-11 PD&M pursuant to proper notice on December 14, 2005, January 8, 2006, and February 8, 2006, hearing testimony, receiving other evidence, and making written findings and a *verbatim* transcript; and

WHEREAS, construction of the planned development proposed by the Applicant (the "Planned Development") requires development allowances from the strict application of the lot coverage, impervious surface, lot width, height, yard, fence location, and parking location regulations otherwise required by the applicable zoning regulations of the Zoning Ordinance; and

WHEREAS, pursuant to Section 6-3-6-4, Section 6-3-6-5 and Section 6-3-6-6 of the Zoning Ordinance, a planned development may provide for development allowances and modifications to site development allowances that depart from the lot coverage, impervious surface, yard, parking location, and other regulations established in the Zoning Ordinance, subject to approval of the City Council; and

WHEREAS, the Plan Commission's written findings indicate that the application for amendment of the Zoning Map from the I2 General Industrial District to the R5 General Residential District meets the standards for amendments to the Zoning Map indicated in Section 6-3-4-5 of the Zoning Ordinance; and

WHEREAS, the Plan Commission's written findings indicate that the application for planned development meets the standards for special uses indicated in Section 6-3-5-10 of the Zoning Ordinance; addresses the general conditions for planned developments in R5 General Residential Districts indicated in Section 6-8-1-10(A) of the Zoning ordinance; and addresses the site controls and standards indicated in Section 6-8-1-10(B) and the site development standards in Section 6-8-1-10(C) of the Zoning Ordinance; and

WHEREAS, the Plan Commission recommended approval of the application for a Zoning Map amendment to the R5 General Residential District, and special use for a planned development; and

WHEREAS, the Applicant amended its application at the March 27, 2006 Planning and Development meeting to seek R4 General Residential Zoning and a reduction from forty-one (41) to forty (40) dwelling units; and

WHEREAS, except as modified by this ordinance, the Plan Commission's findings are applicable to the proposed planned development located in an R4 General Residential District and are hereby adopted as such;

WHEREAS, the Planning and Development Committee of the City Council considered the record and recommendations of the Plan Commission at its February 27, 2006, March 13, 2006, March 27, 2006, and April 4, 2006 meetings; conducted a public hearing on the revised application, made revised findings that the application met applicable standards of the Zoning Ordinance, adopted the record and recommendations of the Plan Commission, as modified, and recommended City Council approval of the revised application; and

WHEREAS, the City Council considered and adopted the respective record of the Plan Commission and the record, findings, and recommendation of the Planning and Development Committee, as modified, at its February 27, 2006, March 13, 2006, March 27, 2006 meeting, and further amended this Ordinance at its April 11, 2006 meeting, and

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 adopts the findings and recommendations of the Plan Commission and the Planning and Development Committee, as modified, and approves an amendment to the Zoning Map provided for in Section 6-7-2 of the Zoning Ordinance to rezone the subject property, legally described in Exhibit A, attached hereto and made a part hereof, from I2 General Industrial District to R4 General Residential District. The City Council hereby finds as follows with respect to the standards for zoning map amendments in Section 6-3-4-5 of the Zoning Ordinance:

(A) The proposed amendment is consistent with the proposed goals, objectives, and policies of the Comprehensive General Plan in that it will allow for the provision of a variety of housing options and serve as a buffer between the existing industrial and residential uses in the area;

(B) The proposed amendment is compatible with the overall character of the existing development in the immediate vicinity of the subject property in that residential uses are currently located to the south and east of the site;

(C) The proposed amendment will not have an adverse effect on the value of adjacent properties in that it will enhance the value of residential land in the neighborhood and eliminate incompatible uses;

(D) Public facilities and services are adequate in that the subject property can access existing infrastructure and is well served by public parks, transportation networks, and institutions.

SECTION 3: That the City Council hereby approves a special use for planned development permitting the construction and operation of single-family attached units and accessory parking, as follows:

- (a) Forty (40) single-family attached dwelling units; and
- (b) A maximum of eighty-two (82) off-street parking spaces; and
- (c) Setbacks of:
 - (1) Approximately eight and three tenths feet (8.3') from the front property line on Church Street; and
 - (2) Approximately five feet (5') from the west property line; and
 - (3) Approximately three feet (3') from the east property line; and
 - (4) Approximately three feet (3') from the rear property line.

SECTION 4: Pursuant to Section 6-3-6-5 of the Zoning Ordinance and the terms and conditions of this Ordinance, the following site development allowances are hereby granted to the planned development:

- (a) A site development allowance to allow an impervious surface area of approximately seventy-four percent (74%), whereas Section 6-8-5-9(A) of the Zoning Ordinance otherwise allows a maximum of fifty-five percent (55%).
- (b) A site development allowance to allow thirty-one (31) dwelling units with no frontage on a public street, whereas Section 6-8-5-5(C) otherwise requires all single-family dwelling units to front on a public street.
- (c) A site development allowance to allow ten (10) open off-street parking spaces to be located as much as two-hundred seventy feet (270') from the rear property line, instead of the requirement in Section 6-4-6-3(B)18 of the Zoning Ordinance that open off-street parking spaces must be located within thirty feet (30') of the rear lot line in residential districts.
- (d) A site development allowance to allow a fence in the front yard facing Church Street instead of the requirement in Section 6-4-6-7(F)2(e) of the Zoning Ordinance that fences be set back at least three feet (3') from the front-facing façade of the principal building and that there be no fences in a front or street side yard.

(e) A site development allowance to allow parking spaces that are sixteen and seven tenths feet (16.7') in length, instead of the eighteen feet (18') otherwise required by Section 6-16-2 of the Zoning Ordinance for ninety-degree (90°) parking spaces.

(f) A site development allowance to allow a mean building height to a maximum of three (3) stories or thirty-six feet six inches (36'6") instead of the maximum of two and one-half (2 1/2) stories or thirty-five feet (35') otherwise allowed by Section 6-8-5-8 of the Zoning Ordinance.

(g) A site development allowance to Section 6-4-1-6(A) to allow three (3) principal buildings on a single zoning lot, instead of the requirement that no more than one principal building is allowed on a single zoning lot in the R4 District unless authorized as part of a planned development.

SECTION 5: Pursuant to Section 6-3-6-6 of the Zoning Ordinance and the terms and conditions of the Ordinance, the following authority to exceed site development allowances is hereby granted to the planned development:

(a) A lot size of sixty-nine thousand five hundred fifty-one (69,551) square feet for forty (40) single-family attached dwelling units, whereas Section 6-8-5-4 of the Zoning Ordinance otherwise requires one hundred thousand (100,000) square feet. Section 6-8-1-10(C)2 allows a twenty-five percent (25%) increase in the number of units over the twenty-seven (27) units allowed for a lot size of sixty-nine thousand five hundred fifty-one (69,551) square feet, or thirty-three (33) units.

(b) An eight and three tenths foot (8.3') front yard on Church Street, a twenty-foot (20') to twenty-two-foot (22') setback for the eight (8) -unit building facing Church Street, a five foot (5') west interior-side yard, a three-foot (3') east interior side yard, and a three foot (3') rear yard, instead of, respectively, the twenty-seven-foot (27'), five foot (5'), five foot (5'), and twenty-five-foot (25') yards otherwise required by Section 6-8-5-7 of the Zoning Ordinance, the requirement of Section 6-8-1-10(C) of the Zoning Ordinance that buildings be located at least fifteen feet (15') from any street or development boundary, and the requirement of Section 6-8-1-10(B)(3) of the Zoning Ordinance that all boundaries of a planned development have a ten-foot (10') landscaped strip.

SECTION 6: That the City Council hereby finds that granting site development allowances in excess of the requirements indicated in Section 6-8-5-4, Section 6-8-5-5, Section 6-8-5-7, Section 6-8-5-8, Section 6-8-5-9, Section 6-8-1-10(B),

and Section 6-8-1-10(C) are essential to achieve one or more of the public benefits described in Section 6-3-6-3, as follows:

1) The Planned Development preserves and enhances natural resources that significantly contribute to the City's character through the Applicant's commitment to beautify the berm along the west boundary of the property with landscaping.

2) The Planned Development provides a variety of housing types in accordance with the City's housing goals by developing single-family attached housing within a price range that will be accessible households with moderate incomes as well as providing an affordable housing component. The Applicant will donate fifty thousand and no/100 dollars (\$50,000.00) to the Mayor's Special Affordable Housing Fund. The Applicant will donate twenty-five thousand and no/100 dollars (\$25,000.00) to the City of Evanston Job Initiative to be utilized in meeting the City's Strategic Plan Goal: Generate marketable job skills for Evanston Residents.

3) The Planned Development enhances the local economy and strengthens the tax base by the positive economic impacts of construction. The proposed residential uses will contribute to the success in the West Evanston TIF, encourage new development, and help stabilize the neighborhood.

4) The Planned Development will eliminate a former industrial site and redevelop the property to include moderate density residential uses that are more compatible with the existing residential uses located to the south and east of the subject property.

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, the following conditions are hereby imposed:

(a) Construction of the planned development approved hereby shall be in substantial conformance with the approved Development Plan, attached hereto as Exhibit B and made a part hereof, the terms and conditions of this Ordinance, all other applicable legislation and requirements, and in accordance with representations of the Applicant to the Plan Commission, Planning and Development Committee, and the City Council.

SECTION 8: References herein to "Applicant" shall in all cases mean Church Street Village, LLC, and any and all successors, owners, and operators of the subject property, as applicable.

SECTION 9: That the Applicant is required to record, at its cost, and provide the City with a certified copy of this Ordinance, including all Exhibits hereto, with the Cook County, Illinois, Recorder of Deeds before any City permits may be obtained.

SECTION 10: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 11: That this Ordinance shall be in full force and effect from and after its publication, approval, and publication in the manner provided by law.

Ayes: 8

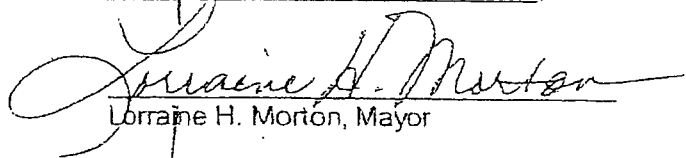
Nays: 0

Introduced: March 27, 2006

Approved:

Adopted: April 11, 2006

April 17, 2006


Lorraine H. Morton, Mayor

Attest:


Mary P. Morris, City Clerk

Approved as to form:

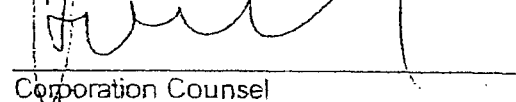

Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

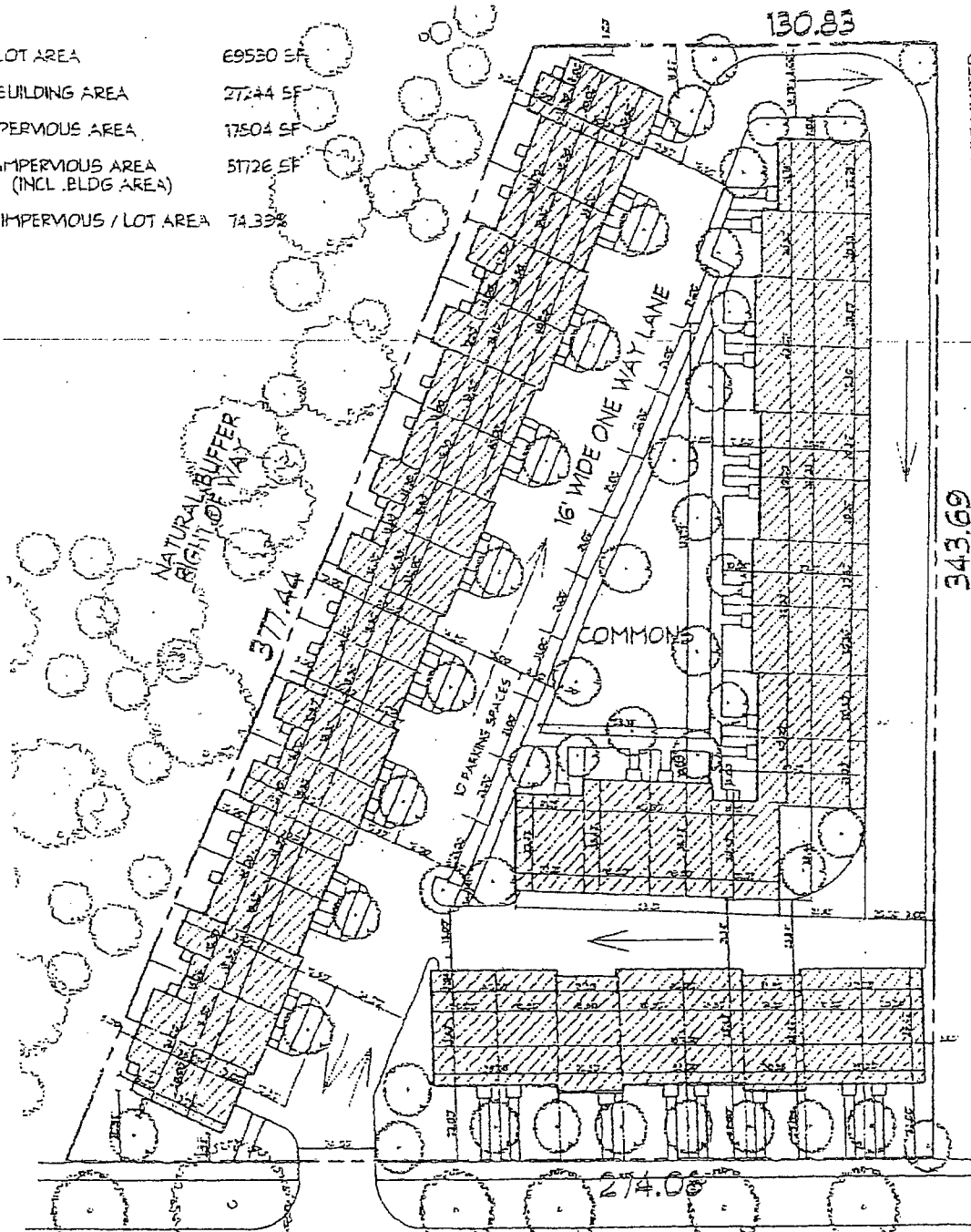
COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTH 283 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, 273.94 FEET WEST OF THE EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, MEASURED ON THE SOUTH LINE OF SAID NORTH 283 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE IN A SOUTHERLY DIRECTION IN A STRAIGHT LINE TO A POINT IN THE SOUTH LINE OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, 273.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE IN A NORTHEASTERLY DIRECTION ON THE SOUTHEASTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY TO A POINT IN THE SOUTH LINE OF THE NORTH 283 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, WHICH IS 406.39 FEET WEST OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, MEASURED ON THE SAID SOUTH LINE OF THE NORTH 283 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; AND THENCE EAST ON THE SOUTH LINE OF THE NORTH 283 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, TO THE POINT OF BEGINNING, A DISTANCE OF 132.45 FEET, MORE OR LESS, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: **1613 CHURCH STREET**

EXHIBIT B

DEVELOPMENT PLAN

LOT AREA	69530 SF
BUILDING AREA	27244 SF
PERVIOUS AREA	17504 SF
IMPERVIOUS AREA (INCL. BLDG AREA)	51726 SF
IMPERVIOUS / LOT AREA	74.39%



SITE PLAN
CHURCH STREET VILLAGE

1" = 40'-0"
2.29.06

1569 SHERMAN AVENUE EVANSTON IL 60001 FAX 047.066.7285 TELEPHONE 047.066.8250 DAVID SCHMITT ARCHITECTURE LIMITED
343.69

EXHIBIT 2

BUILDING PLANS AND LANDSCAPE PLAN

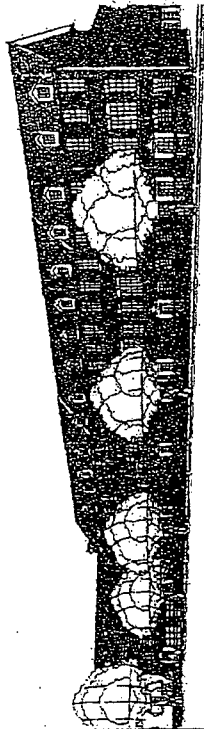
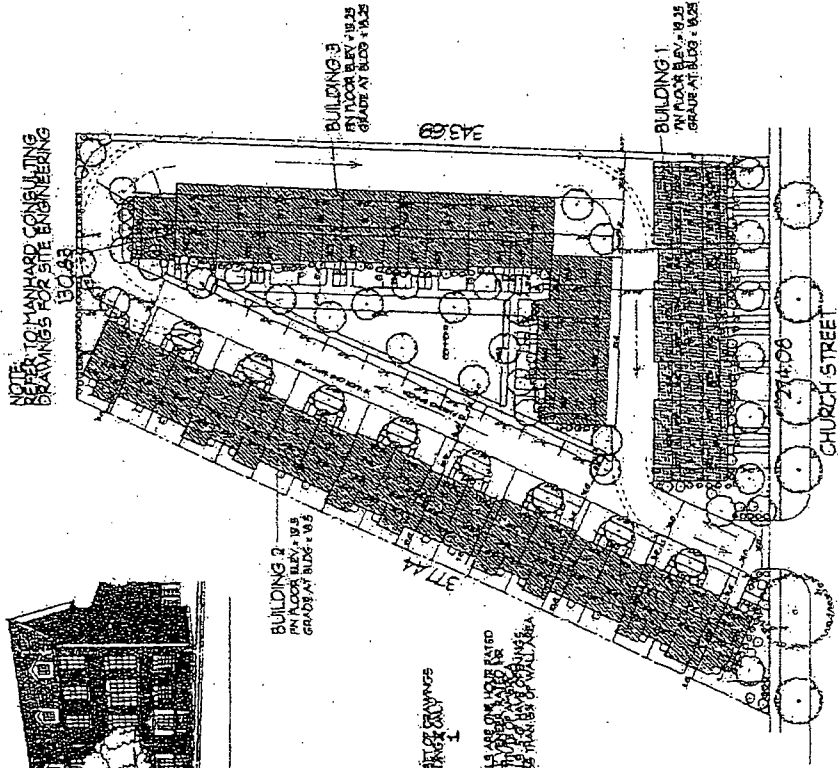


EXHIBITS / ATTACHMENTS

7) Architectural Plans – Building #1

www.kinziegroup.com

212 West Kinzie Street, 3rd Floor, Chicago, Illinois 60654 • T: 312.464.8800 • F: 312.464.8801



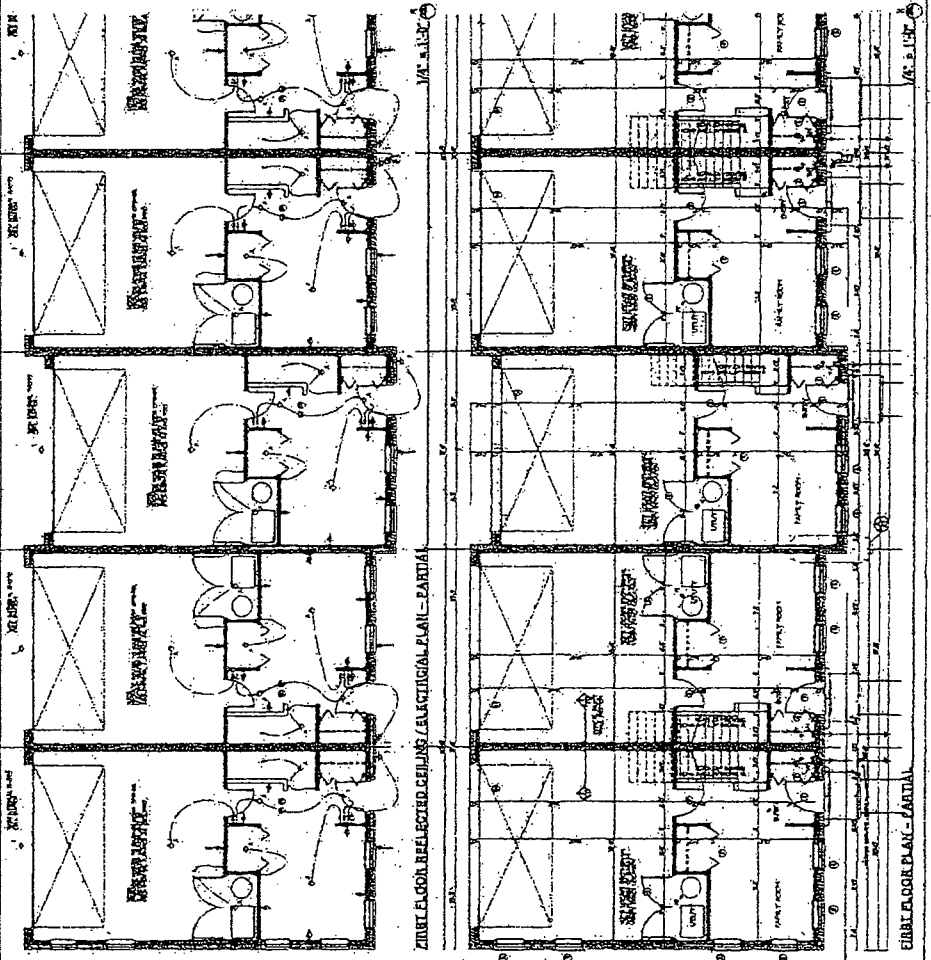
VIEW LOOKING NORTHWEST

- INDEX TO DRAWINGS:
- A1 GENERAL NOTES AND SPEC.
 - A1 SITE PLAN
 - A1 PARTIAL NOTES AND SPEC.
 - A1 FIRST FLOOR PLAN - PARTIAL
 - A1 SECOND FLOOR PLAN - PARTIAL
 - A1 THIRD FLOOR PLAN - PARTIAL
 - A1 ROOF PLAN - PARTIAL
 - A1 FOUNDATION DETAIL
 - A11 EXTERIOR WALL SECTION
 - A11 INTERIOR WALL SECTION
 - A11 WINDOW SCHEDULE
 - A11 WINDOW SCHEDULE
 - A11 LIGHTING SCHEDULE
 - A11 PLAN DETAIL - EXTERIOR WALL
 - A11 FIRST FLOOR PLAN - PARTIAL
 - A11 FIRST FLOOR REFLECTED CEILING ELECTRICAL PLAN - PARTIAL
 - A11 PLUMBING REFINISHING
 - A11 SECOND FLOOR PLAN - PARTIAL
 - A11 SECOND FLOOR REFLECTED CEILING ELECTRICAL PLAN - PARTIAL
 - A11 LIGHTING SCHEDULE
 - A11 SECOND FLOOR PLAN - PARTIAL
 - A11 SECOND FLOOR REFLECTED CEILING ELECTRICAL PLAN - PARTIAL
 - A11 DETAIL - LAMINATE ENTRY KITCHEN
 - A11 DETAIL - UNIFORM WINDOW UNITS
 - A11 THIRD FLOOR PLAN - PARTIAL
 - A11 THIRD FLOOR REFLECTED CEILING ELECTRICAL PLAN - PARTIAL
 - A11 VENTILATION PLAN - PARTIAL
 - A11 POLYMERIZATION PLAN - PARTIAL
 - A11 THIRD FLOOR REFLECTED CEILING ELECTRICAL PLAN - PARTIAL
 - A11 EAST ELEVATION - PARTIAL
 - A11 FOUNDATION DETAIL
 - A11 ROOF PLAN - PARTIAL
 - A11 EXTERIOR WALL SECTION
 - A11 INTERIOR WALL SECTION
 - A11 ATTIC PLAN - PARTIAL
 - A11 WEST ELEVATION - PARTIAL
 - A11 ROOF PLAN - PARTIAL
 - A11 WEST ELEVATION - PARTIAL
 - A11 ROOF PLAN - PARTIAL
 - A11 SOUTH ELEVATION
 - A11 EAST ELEVATION
 - A11 WALL SECTION
 - A11 BUILDING SECTION
 - A11 SECOND FLOOR PLAN - PARTIAL
 - A11 PARTIAL WALL SECTION
 - A11 THIRD FLOOR PLAN - PARTIAL
 - A11 ROOF PLAN - PARTIAL

[The main body of the document contains several columns of extremely small, illegible text, likely representing a detailed site plan or technical specifications.]

PLAN A2 OF 17	prepared for Church Street Village, LLC Evanston, Illinois	A Townhome Development Church Street Village 1615 - 1627 Church Street - Evanston, Illinois DAVID SCHWITT ARCHITECTURE LIMITED
---------------------	---	--

1569 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.268.7285 TELEPHONE 847.268.8250



LIGHTING FIXTURE SCHEDULE

Notes:
 1. Fixture mounting height shown, provided for fixture.
 2. Wall mounting height shown, provided for fixture.
 3. Under cabinet lighting shown, provided for fixture.
 4. Recessed lighting shown, provided for fixture.
 5. Track lighting shown, provided for fixture.
 6. Recessed lighting shown, provided for fixture.
 7. Recessed lighting shown, provided for fixture.
 8. Recessed lighting shown, provided for fixture.
 9. Recessed lighting shown, provided for fixture.
 10. Recessed lighting shown, provided for fixture.

WASCON SCHEDULE

WASCON	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

DOOR SCHEDULE

DOOR	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

WALL SCHEDULE

WALL	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
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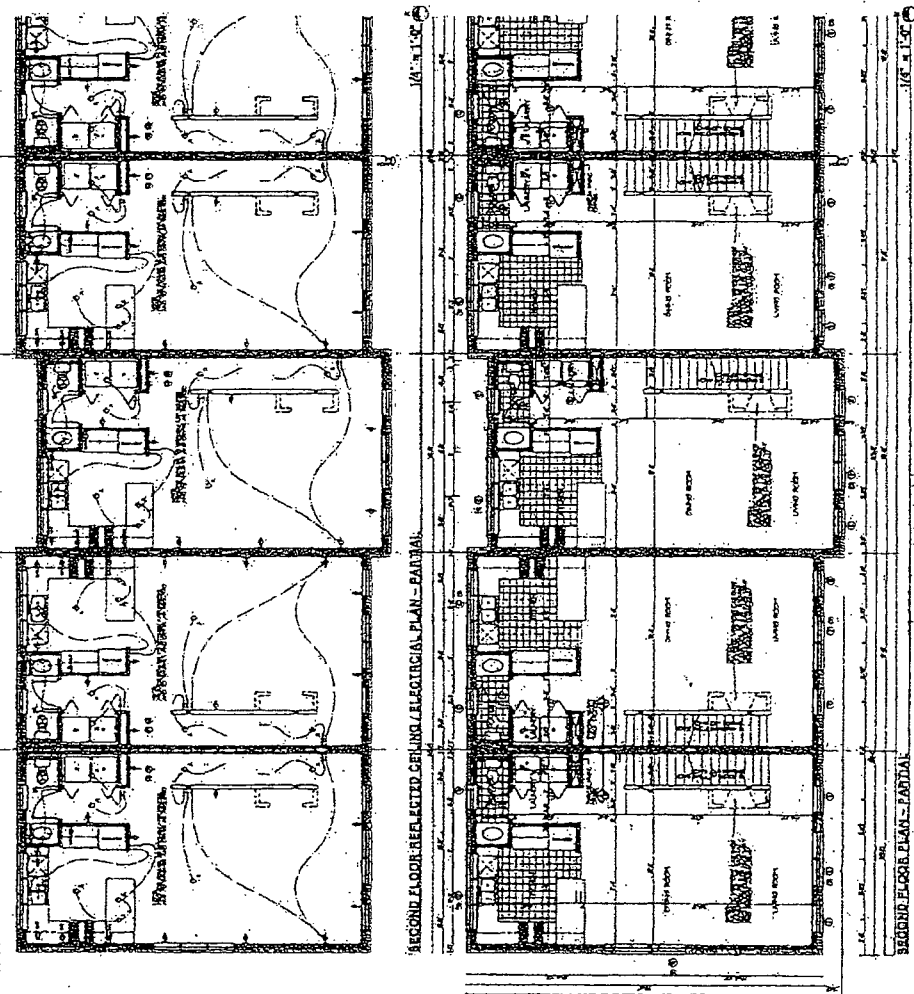
CEILING SCHEDULE

CEILING	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
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30

NOTES:
 1. VENDOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL FIXTURES AND WALLS WITH OWNER PRIOR TO INSTALLATION.
 2. VENDOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL FIXTURES AND WALLS WITH OWNER PRIOR TO INSTALLATION.
 3. VENDOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL FIXTURES AND WALLS WITH OWNER PRIOR TO INSTALLATION.

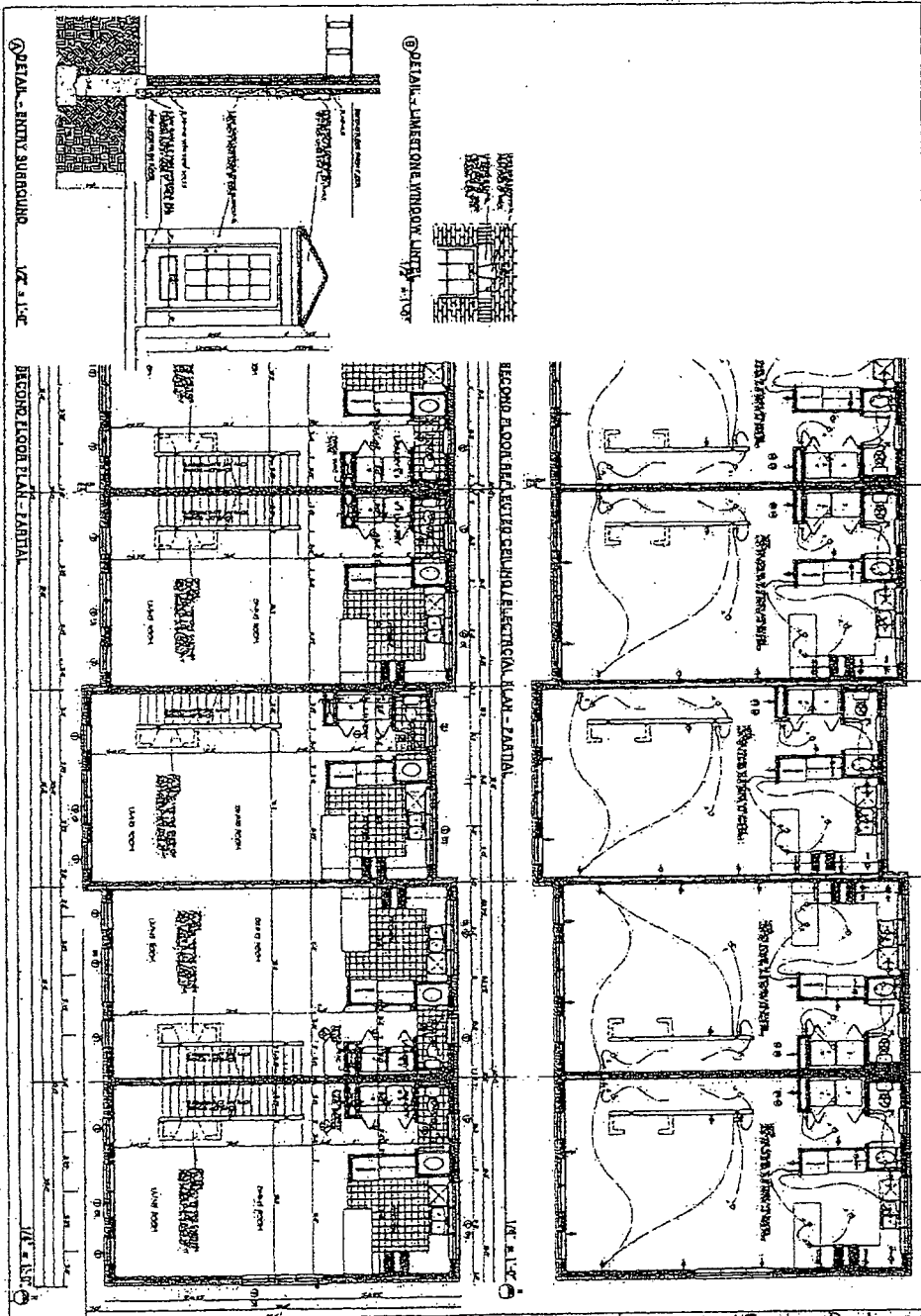
EXHIBIT A - EXHIBIT B

SHEET
 NO. 11
 OF 17
 A5



LIGHTING FIXTURE SCHEDULE

- Item 1 Ceiling Mounted Spot Down provided by Owner
- Item 2 Wall Mounted Spot Down provided by Owner
- Item 3 Recessed Tray Down provided by Owner
- Item 4 Recessed Tray Down provided by Owner
- Item 5 Recessed Tray Down provided by Owner
- Item 6 Recessed Tray Down provided by Owner
- Item 7 Recessed Tray Down provided by Owner
- Item 8 Recessed Tray Down provided by Owner
- Item 9 Recessed Tray Down provided by Owner
- Item 10 Recessed Tray Down provided by Owner
- Item 11 Recessed Tray Down provided by Owner
- Item 12 Recessed Tray Down provided by Owner
- Item 13 Recessed Tray Down provided by Owner
- Item 14 Recessed Tray Down provided by Owner
- Item 15 Recessed Tray Down provided by Owner
- Item 16 Recessed Tray Down provided by Owner
- Item 17 Recessed Tray Down provided by Owner
- Item 18 Recessed Tray Down provided by Owner
- Item 19 Recessed Tray Down provided by Owner
- Item 20 Recessed Tray Down provided by Owner
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- Item 28 Recessed Tray Down provided by Owner
- Item 29 Recessed Tray Down provided by Owner
- Item 30 Recessed Tray Down provided by Owner
- Item 31 Recessed Tray Down provided by Owner
- Item 32 Recessed Tray Down provided by Owner
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- Item 100 Recessed Tray Down provided by Owner

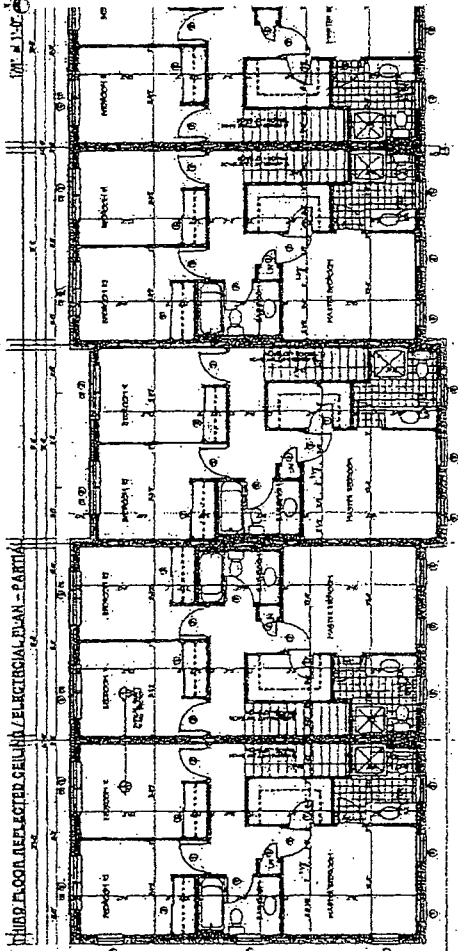
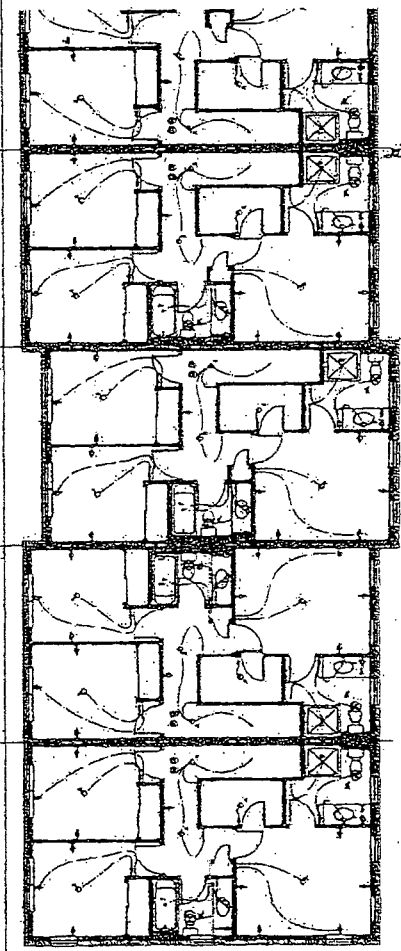


A6
 0117
 PRINT
 1/2017

prepared for:
Church Street Village, LLC
 Evanston, Illinois

A Townhome Development
Church Street Village
 1611 - 1827 Church Street - Evanston, Illinois
 DAVID SCHWARTZ ARCHITECTURE, LIMITED

1593 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60120 FAX 347.866.7285 TELEPHONE 347.866.3250



LIGHTING FIXTURE SCHEDULE

Fixture A: Corridor, Recessed, 4'x4', Indirect, provided by Owner

Fixture B: 6'x6' recessed, 2' deep, indirect, provided by Owner

Fixture C: 1'x1' recessed, 2' deep, indirect, provided by Owner

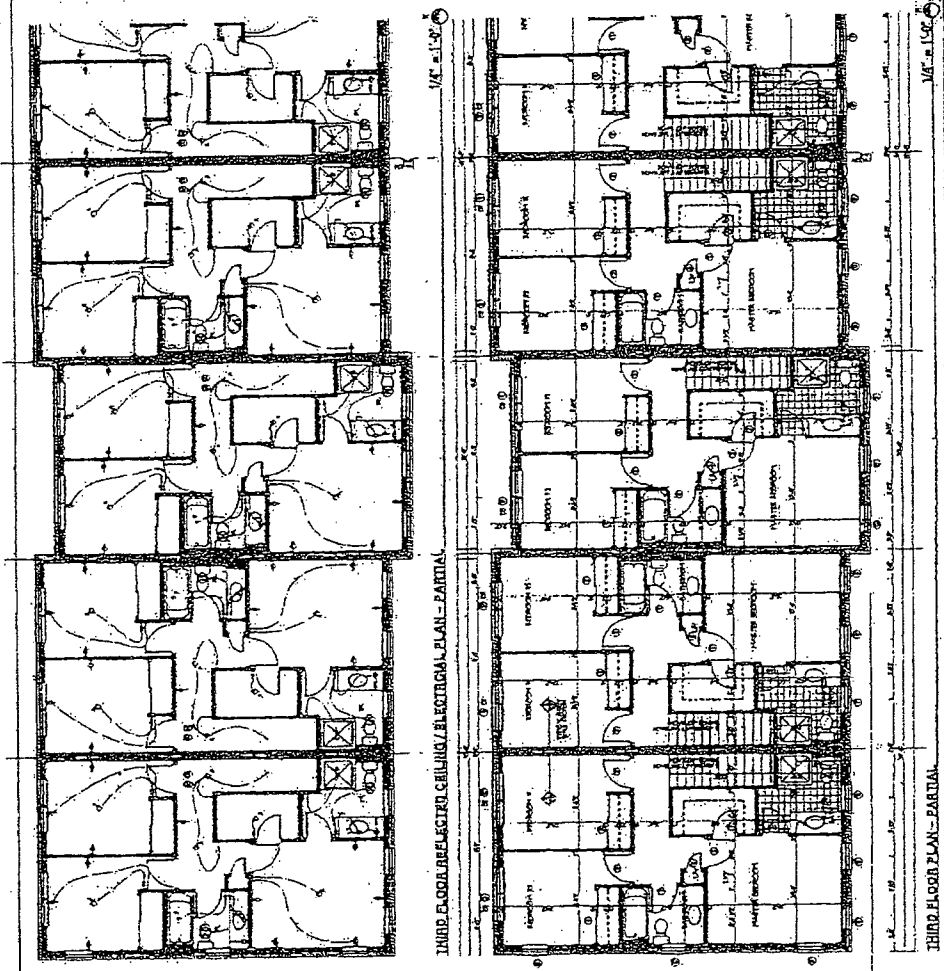
Fixture D: 1'x1' recessed, 2' deep, indirect, provided by Owner

Notes:
 1. All lighting fixtures are to be provided by the Owner.
 2. All lighting fixtures are to be provided by the Owner.
 3. All lighting fixtures are to be provided by the Owner.
 4. All lighting fixtures are to be provided by the Owner.

1/8" = 1'-0"
THIRD FLOOR PLAN - PARTIAL

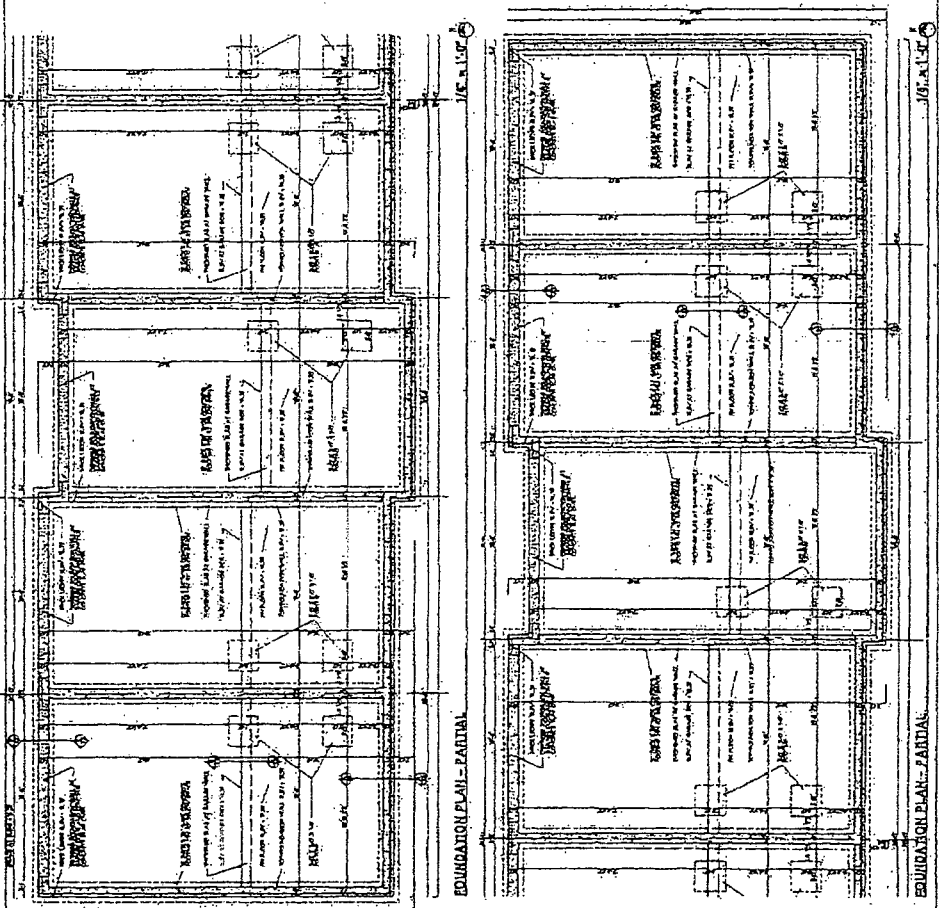
Prepared for: Church Street Village, LLC
 1613 - 1627 Church Street - Evanston, Illinois
 Church Street Village
 A Townhome Development
 DAVID SCHWARTZ ARCHITECTURE, LIMITED
 1568 SHEPHERD AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.981.7285 TEL 847.981.2950

SHEET
 AB
 OF 17

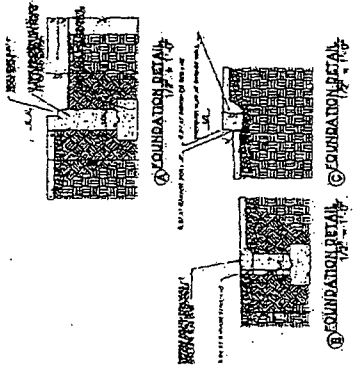


THIRD FLOOR ELECTRICAL/CEILING/ELECTRICAL PLAN - PARTIAL

THIRD FLOOR PLAN - PARTIAL

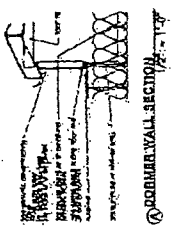
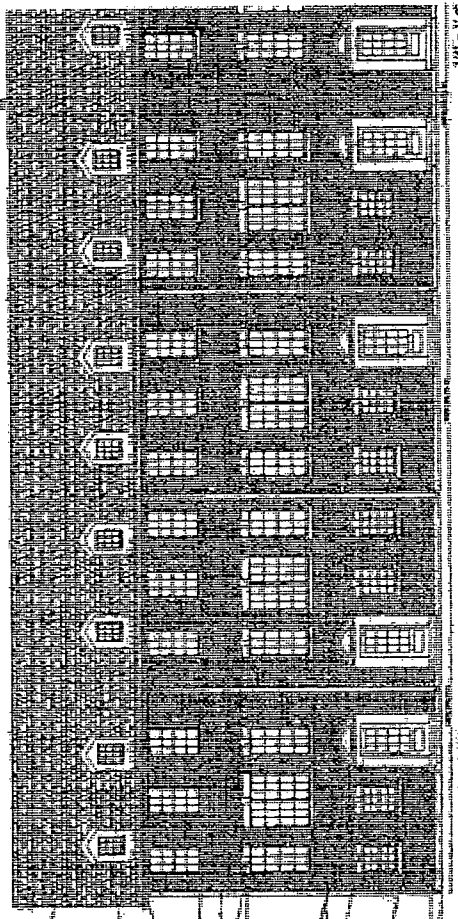
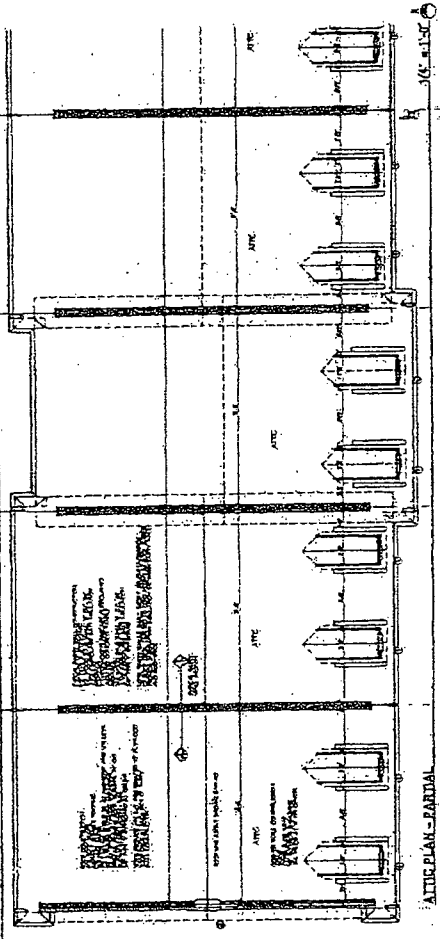


FIN FLOOR ELEV. = 9.25
 FOUNDATION WALL ELEV. = 8.75
 GRADE AT BLDG. = 8.25
 FINISHING ELEV. = 7.75



prepared for: Church Street Village, LLC
 1613 - 1627 Church Street, Brighton, Illinois
 Church Street Village
 A Townhome Development
 DAVIN SCHUBERT ARCHITECTURE, LIMITED
 1629 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.398.7255 TELEPHONE 847.398.6253

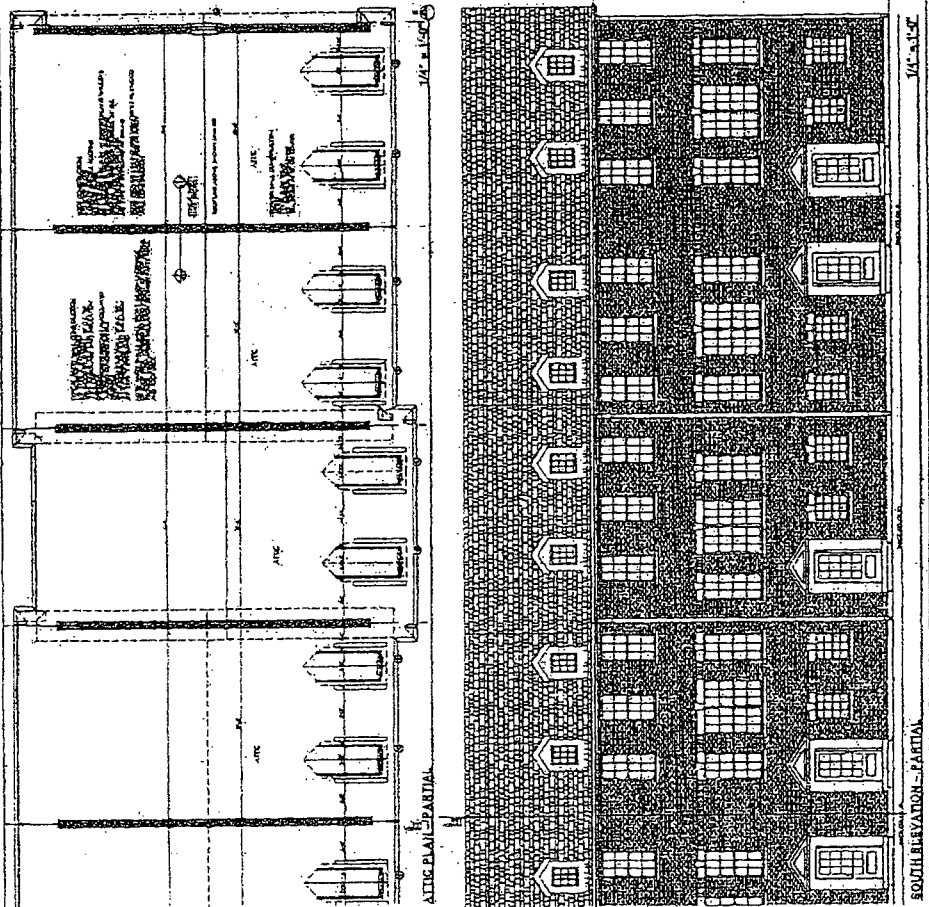
PERMIT
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 A10
 1/11/17



SOUTH ELEVATION - PARTIAL

1508 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.869.7285 TEL 847.869.7285
 Church Street Village, LLC
 Church Street Village, LLC
 Prepared for: Church Street Village, LLC
 Evanston, Illinois
 Church Street Village
 1617 1/2 Church Street - Evanston, Illinois
 A. Townsends Development
 DAVE SCHMITT ARCHITECTURE LIMITED

PERMIT
 13437
 A11
 01/17

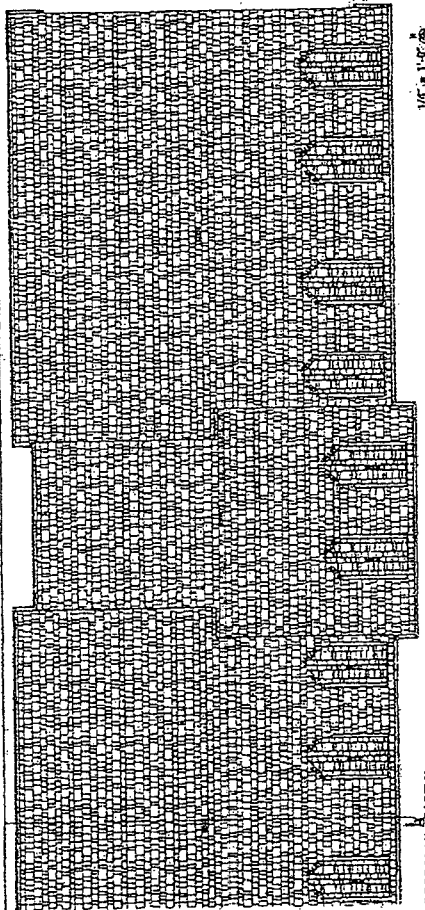


1/4" = 1'-0"
 SOUTH ELEVATION - PARTIAL
 1/4" = 1'-0"
 ATTIC PLAN - PARTIAL

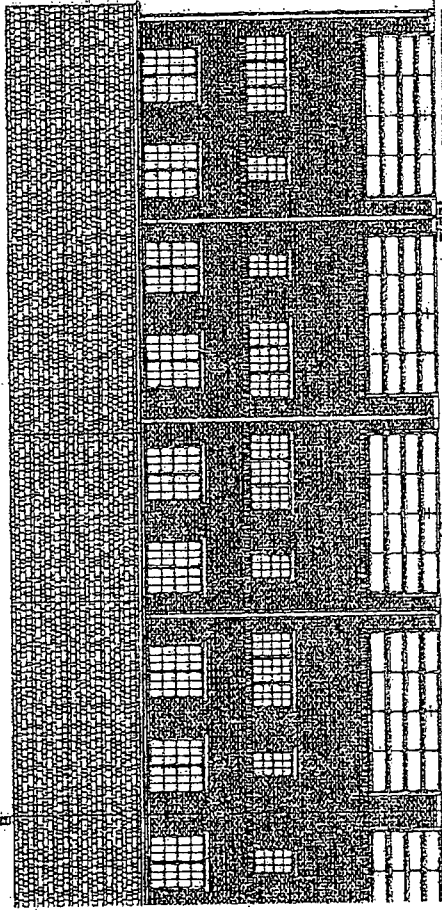
1529 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.852.7295 TELEPHONE 847.852.2591

Prepared for:
Church Street Village, LLC
Evansville, Indiana
1613 - 1627 Church Street - Evansville, Indiana
Church Street Village
A Townhome Development
DAVID SCHMIDT ARCHITECTURE LIMITED

PERMIT
13407
A12
of 17



ROOF PLAN - PARTIAL

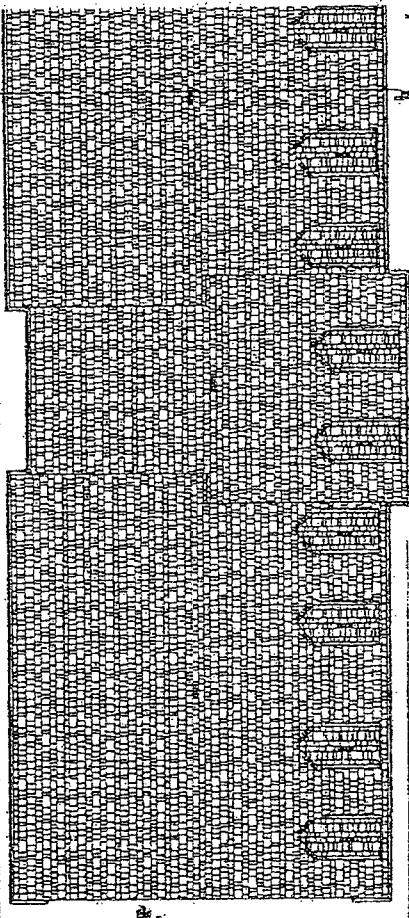


NORTH ELEVATION - PARTIAL

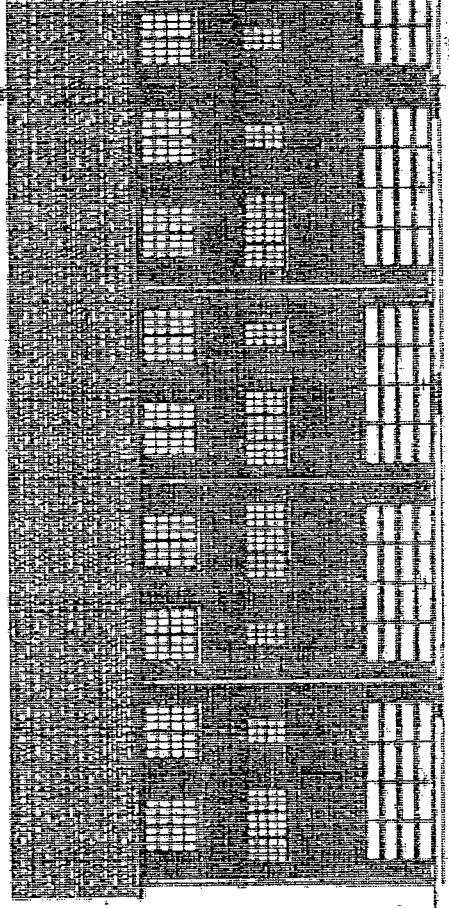
1588 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.988.7225 TEL 847.988.6250 DAVID SCHEFFI ARCHITECTURE LIMITED

Prepared for:
Church Street Village, LLC
Evanston, Illinois
1677 Church Street - Evanston, Illinois
Church Street Village
A Townhome Development

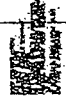
PLANNING
1-24-07
A13
6/17



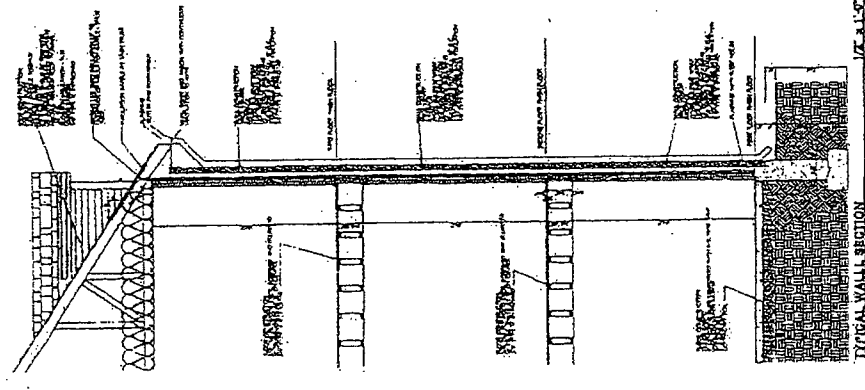
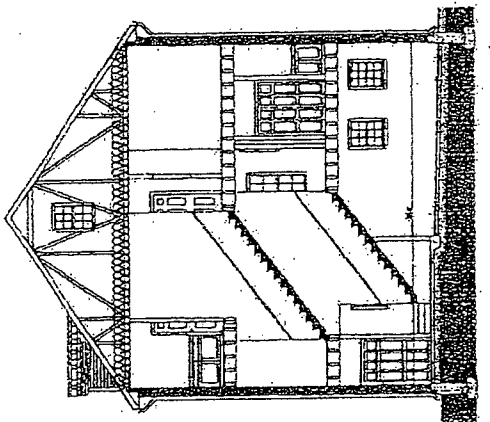
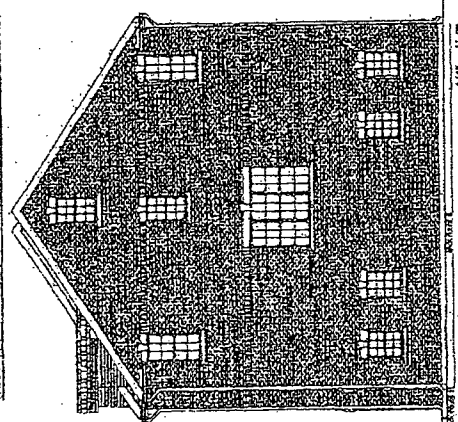
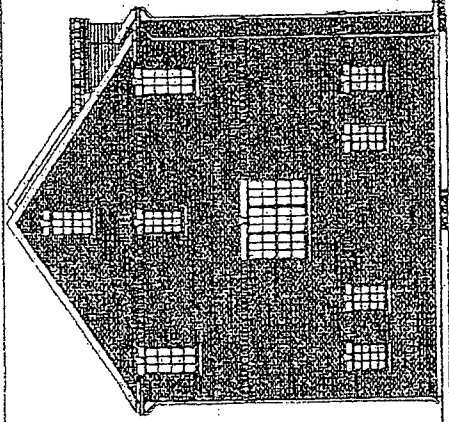
RODOLPH - PARTIAL

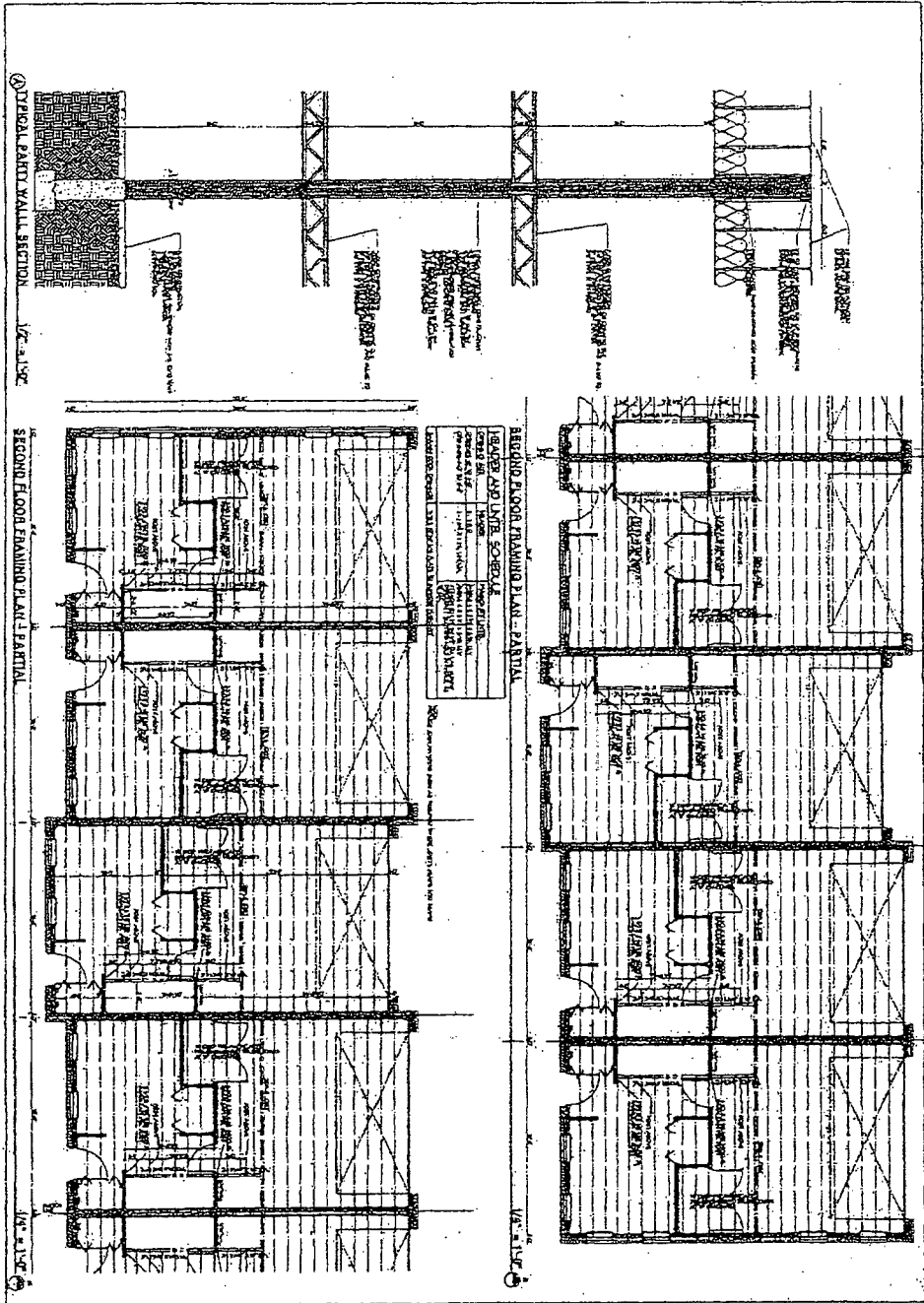


RODOLPH - PARTIAL

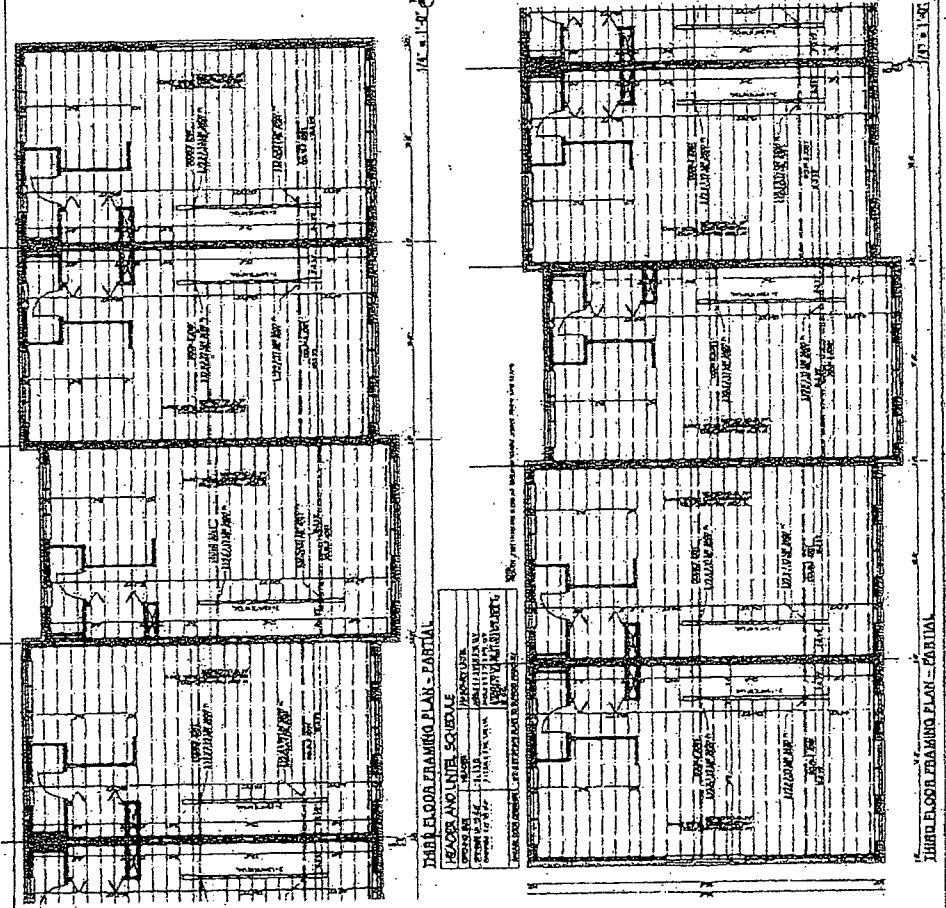


1569 SHEPPAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60121 FAX (847) 869-7215 TELEPHONE (847) 869-2520
 Church Street Village, Inc. 1617 Church Street - Evanston, Illinois
 Church Street Village, Inc. prepared for
 A Townhome Development
 PERMIT NO. 0167
 A14
 6/17





A15
 9/17
 PREPARED FOR:
Church Street Village, LLC
 Evanston, Illinois
 A Townhome Development
Church Street Village
 1673 - 1677 Church Street - Evanston, Illinois
 DAVID SCHMIDT ARCHITECTURE LIMITED
 1688 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.866.7225 TELEPHONE 847.866.8229

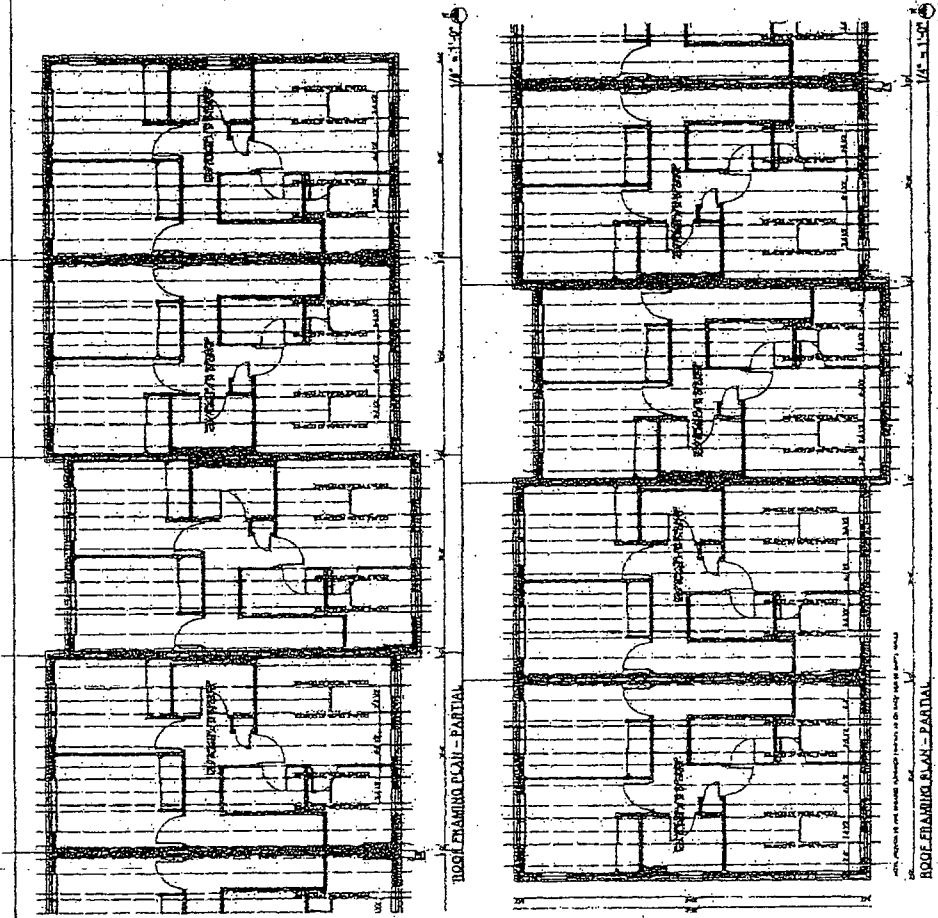


THIRD FLOOR FRAMING PLAN - PARTIAL
 SECOND FLOOR FRAMING PLAN - PARTIAL
 REVISIONS AND NOTES:
 1. REVISIONS TO BE MADE IN ACCORDANCE WITH THE FOLLOWING:
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 3. SEE NOTES ON SHEET A15 FOR GENERAL NOTES.
 4. ALL MATERIALS TO BE AS SHOWN UNLESS NOTED OTHERWISE.
 5. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ACI 308R-02.

THIRD FLOOR FRAMING PLAN - PARTIAL

1558 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX P.C. 846.7265 TELEPHONE 847.864250
 1613 - 1627 Church Street - Evanston, Illinois
 Church Street Village, LLC
 Prepared for: Church Street Village, LLC
 Evanston, Illinois
 Prepared by: A. Lombardi, Licensed Architect
 Church Street Village
 1613 - 1627 Church Street - Evanston, Illinois
 DAVID SCHMITZ/ARCHITECTURE LIMITED

PERMIT
 2-23-07
A17
 of 117



HEADERS AND LITELS SCHEDULE

SECTION	DESCRIPTION
1	1x4x8
2	1x4x8
3	1x4x8
4	1x4x8
5	1x4x8
6	1x4x8
7	1x4x8
8	1x4x8
9	1x4x8
10	1x4x8
11	1x4x8
12	1x4x8
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26	1x4x8
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28	1x4x8
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99	1x4x8
100	1x4x8



EXHIBITS / ATTACHMENTS

8) Architectural Plans – Building #2

www.kinziegroup.com

212 West Kinzie Street, 3rd Floor, Chicago, Illinois 60654 · T: 312.464.8800 · F: 312.464.8801

Church Street Village, L.P.C.
Church Street Village
A Township Development
Evanston, Illinois

A2
#118

1. The following information is provided for your information and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance.

2. The following information is provided for your information and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance.

3. The following information is provided for your information and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance.

4. The following information is provided for your information and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance.

5. The following information is provided for your information and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance.

6. The following information is provided for your information and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance.

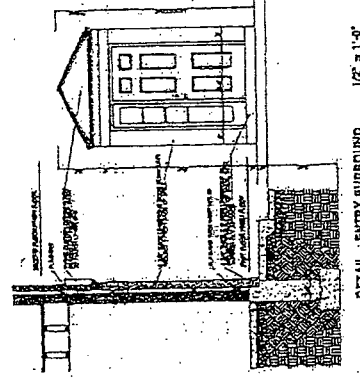
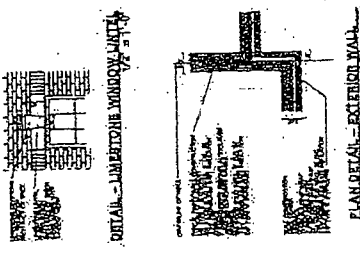
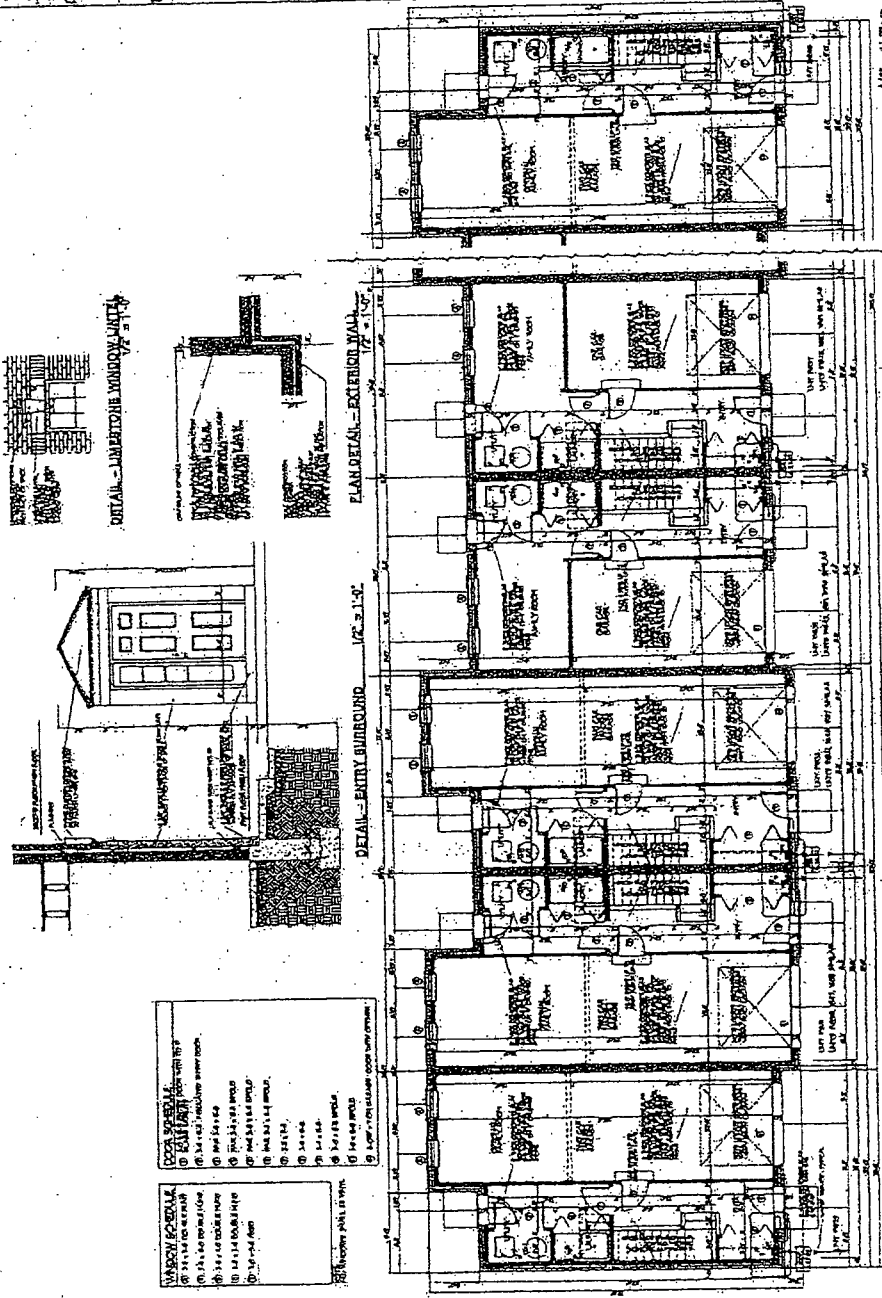
7. The following information is provided for your information and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance.

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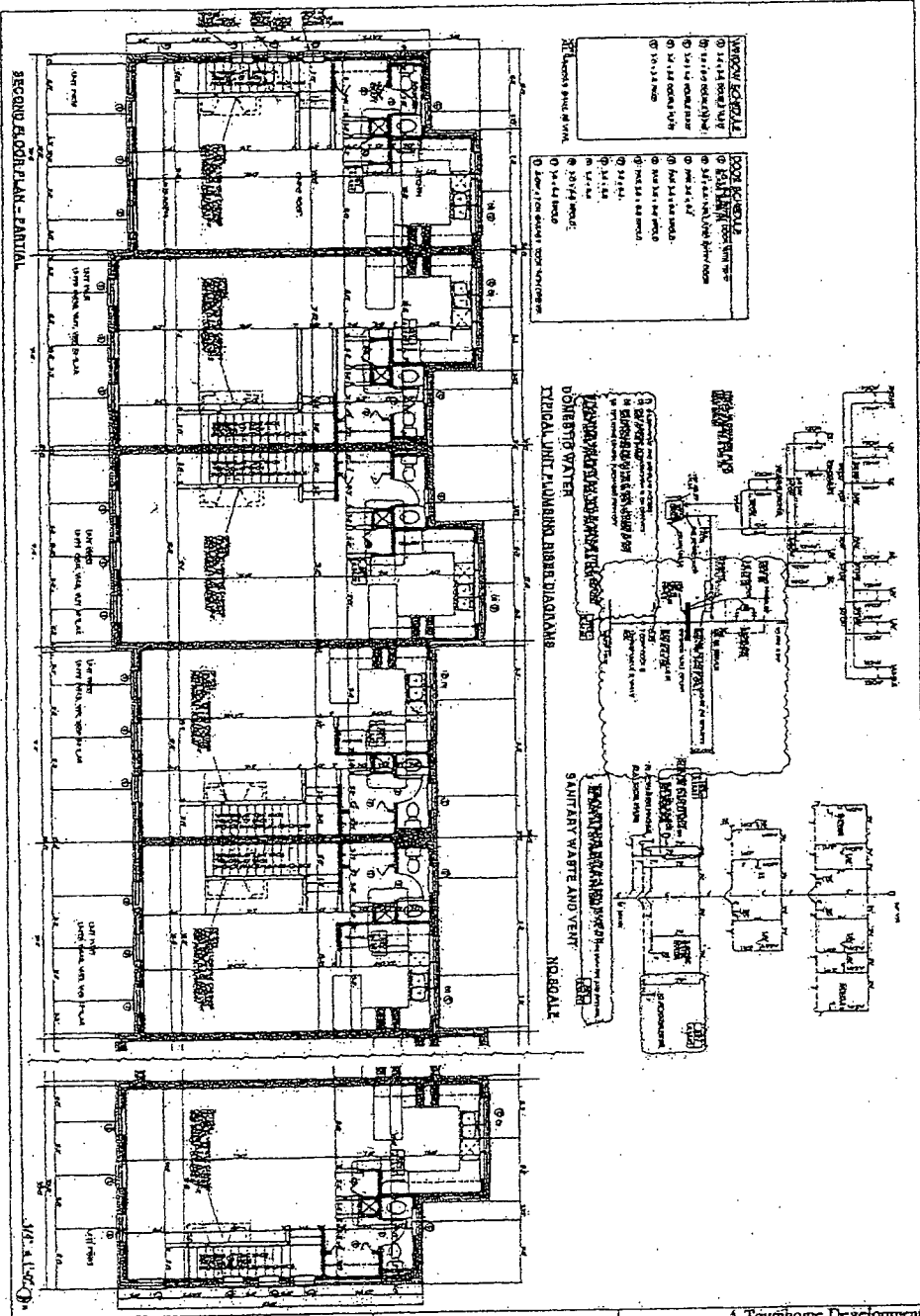
10. The following information is provided for your information and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance. The information is provided for your information only and is not intended to constitute an offer of insurance.

1509 S-BERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX: 473-880-2988 TELEPHONE: 473-888-8259
 Church Street Village, LLC
 Prepared for: Church Street Village, LLC
 Drawing: 0119
 A3
 A Township Development
 Church Street Village
 1679 - 1683 Church Street - Evanston, Illinois
 DAVID SCHEFFT ARCHITECTURE, LIMITED



MARKING SYMBOLS
 (1) 2x4 @ 16" o.c.
 (2) 2x6 @ 12" o.c.
 (3) 2x8 @ 12" o.c.
 (4) 2x10 @ 12" o.c.
 (5) 2x12 @ 12" o.c.
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 (197) 2x396 @ 12" o.c.
 (198) 2x398 @ 12" o.c.
 (199) 2x400 @ 12" o.c.

DEVELOPER PLAN - PARTIAL



prepared for
Church Street Village, LLC
 Evanston, Illinois
 A Townhome Development
Church Street Village
 1629 - 1663 Church Street - Evanston, Illinois
 DAVID SCHWITT ARCHITECTURE LIMITED

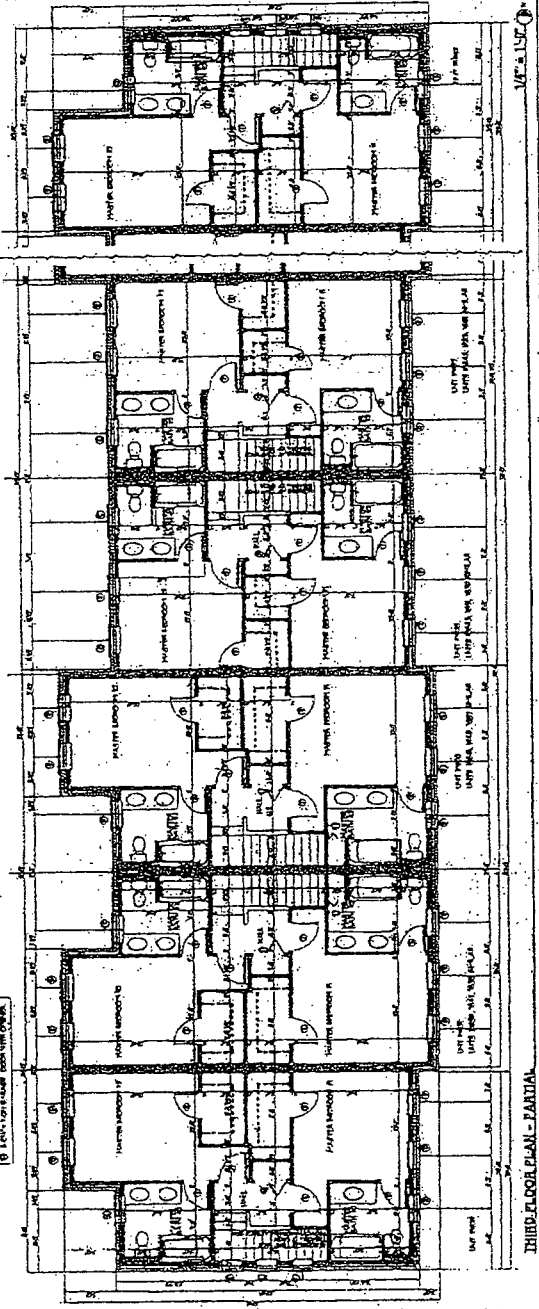
DATE DECK, COF, 505A, 505B, 506, 507, 508, 509
 HORIZONTAL LIGHT AND VENTILATION SCHEDULE

TYPE	NO.	DESCRIPTION	AREA	PERCENT	PERIOD
INTERIOR	1	INTERIOR LIGHT	100	100	1/16
INTERIOR	2	INTERIOR VENTILATION	100	100	1/16
EXTERIOR	3	EXTERIOR LIGHT	100	100	1/16
EXTERIOR	4	EXTERIOR VENTILATION	100	100	1/16
ROOF	5	ROOF LIGHT	100	100	1/16
ROOF	6	ROOF VENTILATION	100	100	1/16
WALL	7	WALL LIGHT	100	100	1/16
WALL	8	WALL VENTILATION	100	100	1/16

DATE DECK, COF, 505A, 505B, 506, 507, 508, 509
 HORIZONTAL LIGHT AND VENTILATION SCHEDULE

TYPE	NO.	DESCRIPTION	AREA	PERCENT	PERIOD
INTERIOR	1	INTERIOR LIGHT	100	100	1/16
INTERIOR	2	INTERIOR VENTILATION	100	100	1/16
EXTERIOR	3	EXTERIOR LIGHT	100	100	1/16
EXTERIOR	4	EXTERIOR VENTILATION	100	100	1/16
ROOF	5	ROOF LIGHT	100	100	1/16
ROOF	6	ROOF VENTILATION	100	100	1/16
WALL	7	WALL LIGHT	100	100	1/16
WALL	8	WALL VENTILATION	100	100	1/16

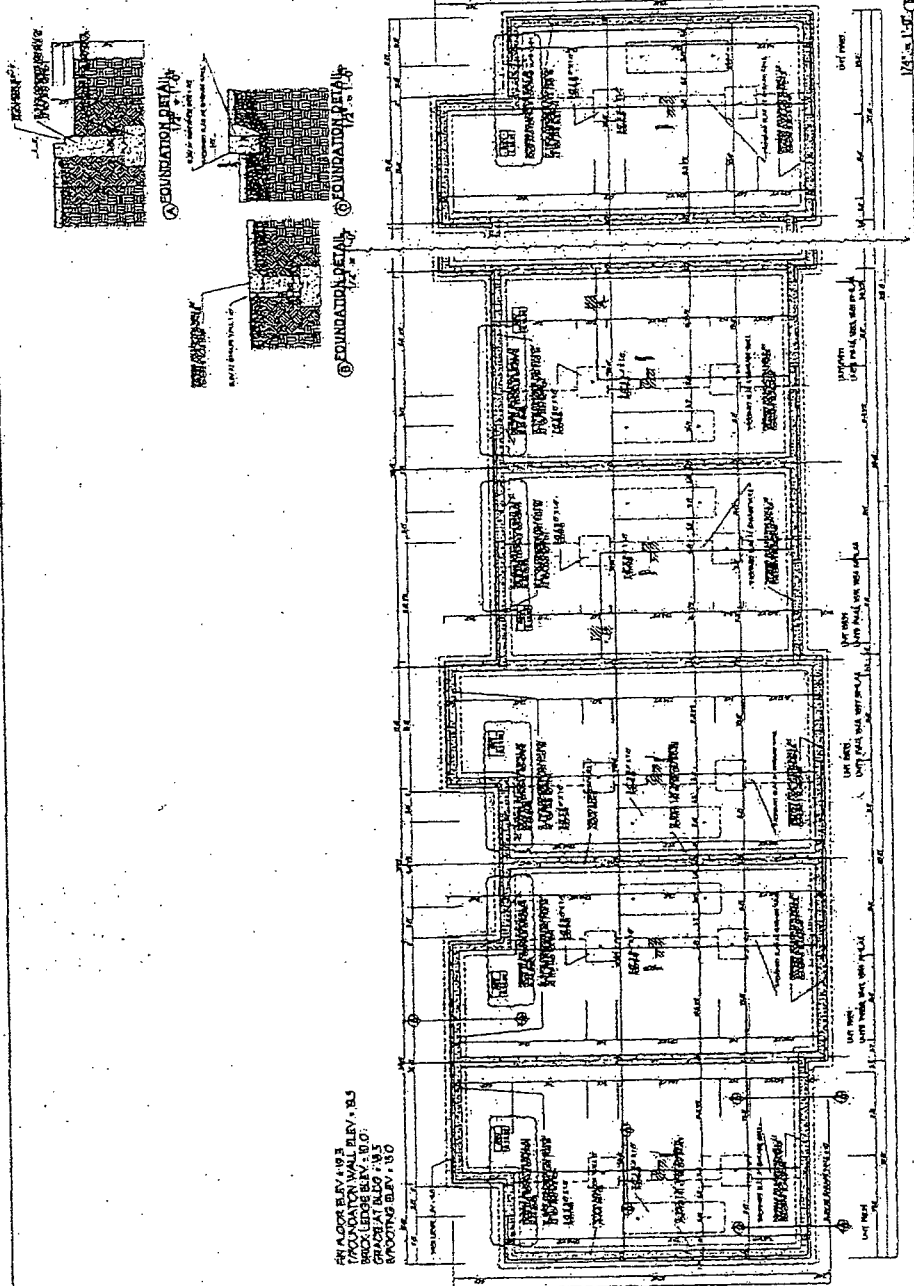
- WINDOW SCHEDULE**
- 1. 12" x 16" DOUBLE HUNG
 - 2. 12" x 16" DOUBLE HUNG
 - 3. 12" x 16" DOUBLE HUNG
 - 4. 12" x 16" DOUBLE HUNG
 - 5. 12" x 16" DOUBLE HUNG
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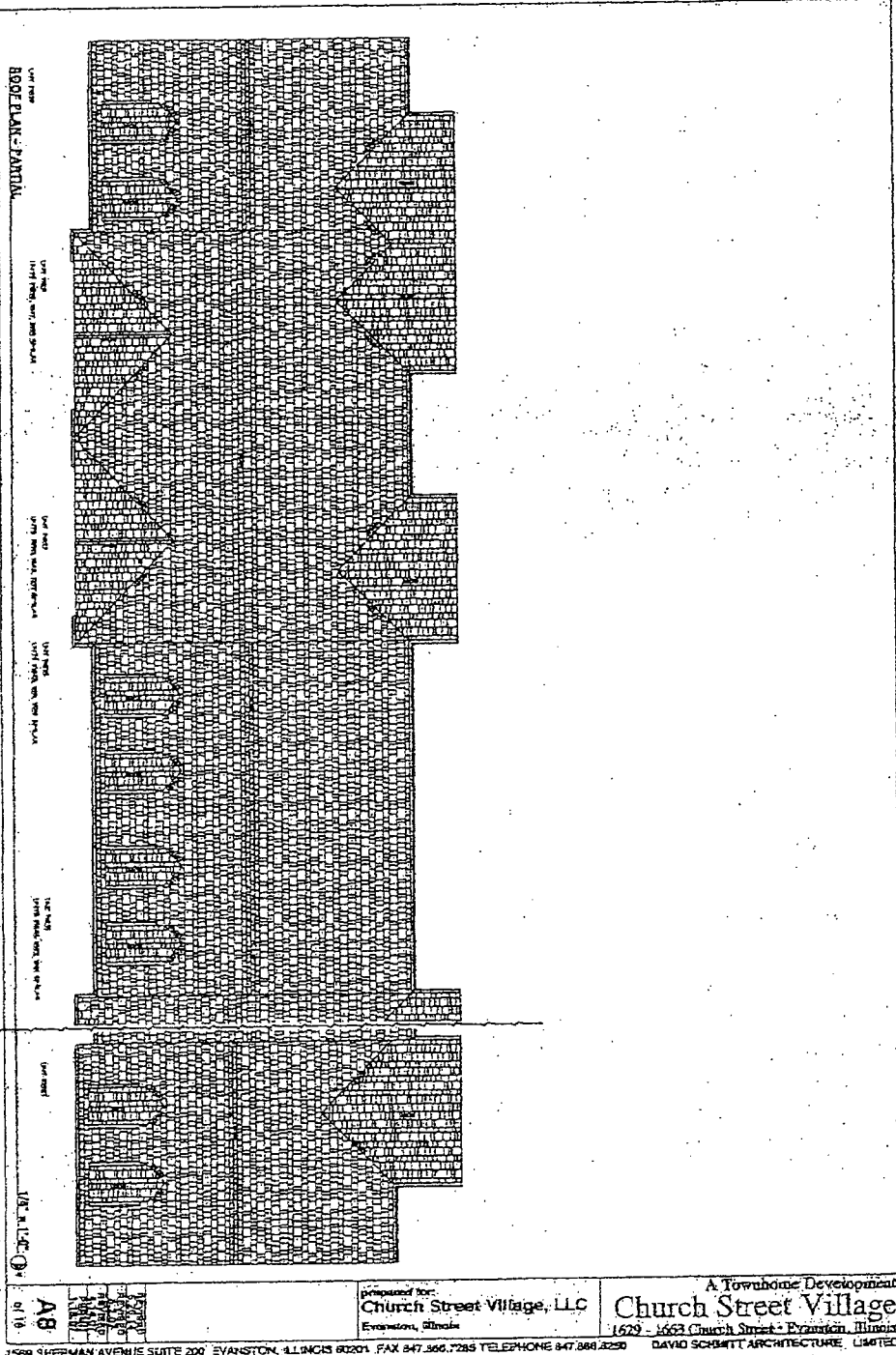


THIRD FLOOR PLAN - PARTIAL

156 SHERMAN AVENUE SUITE 200, EVANSTON, ILLINOIS 60201 FAX 847.898.7285 TELEPHONE 847.898.2570
 Church Street Village, LLC
 Church Street Village
 A Townhome Development
 Prepared for
 Davidson, Becker
 625 Church Street, Evanston, Illinois
 DAVIDSON BECKER ARCHITECTURE, LIMITED

Sheet No. A9





ROOF PLAN - PARTIAL

UNIT 101
1/2" = 1'-0"

UNIT 102
1/2" = 1'-0"

UNIT 103
1/2" = 1'-0"

UNIT 104
1/2" = 1'-0"

UNIT 105
1/2" = 1'-0"

UNIT 106
1/2" = 1'-0"

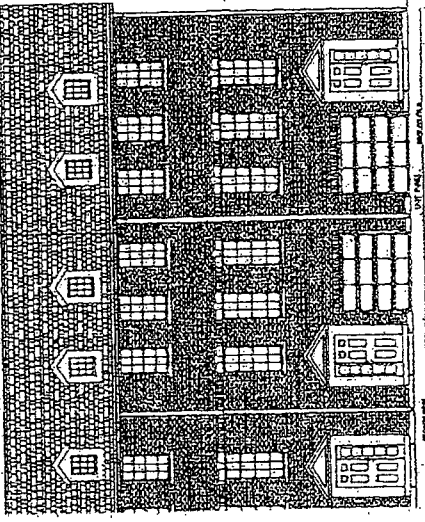
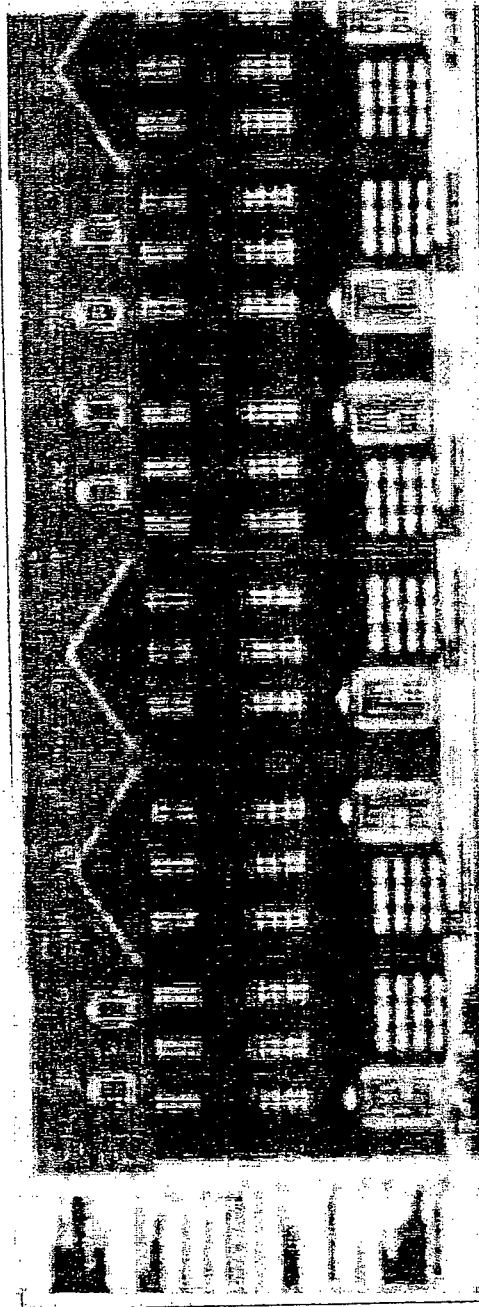
AB
01/18

Prepared for:
Church Street Village, LLC
Evanston, Illinois

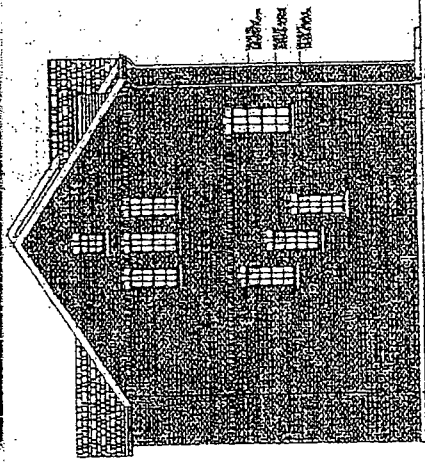
A Townhome Development
Church Street Village
1629 - 1663 Church Street - Evanston, Illinois
DAVID SCHWITT ARCHITECTURE, LIMITED

1569 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.360.7285 TELEPHONE 847.866.8250

1509 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.584.7285 TELEPHONE 847.583.2550
 DAVY SCARFF ARCHITECTURE LIMITED
 1629 - 1663 Church Street - Evanston, Illinois
 Church Street Village, LLC
 Church Street Village
 A Townhome Development
 Prepared for
 Evanston, Illinois
 A9
 of 18

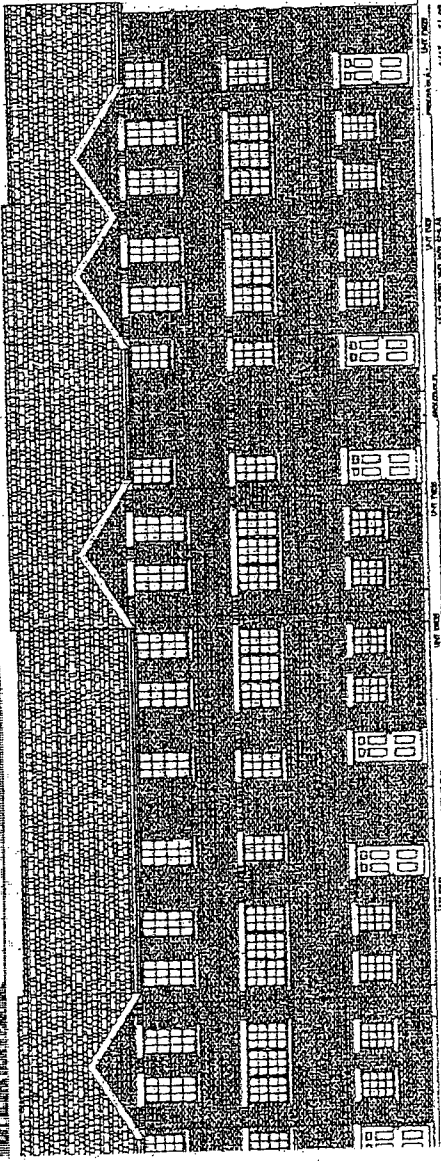
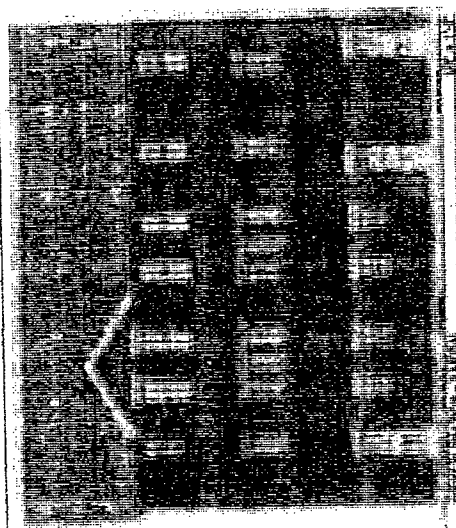
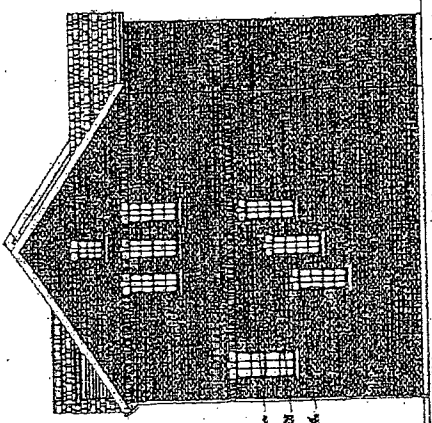


EAST ELEVATION - PARTIAL
 1/8" = 1'-0"



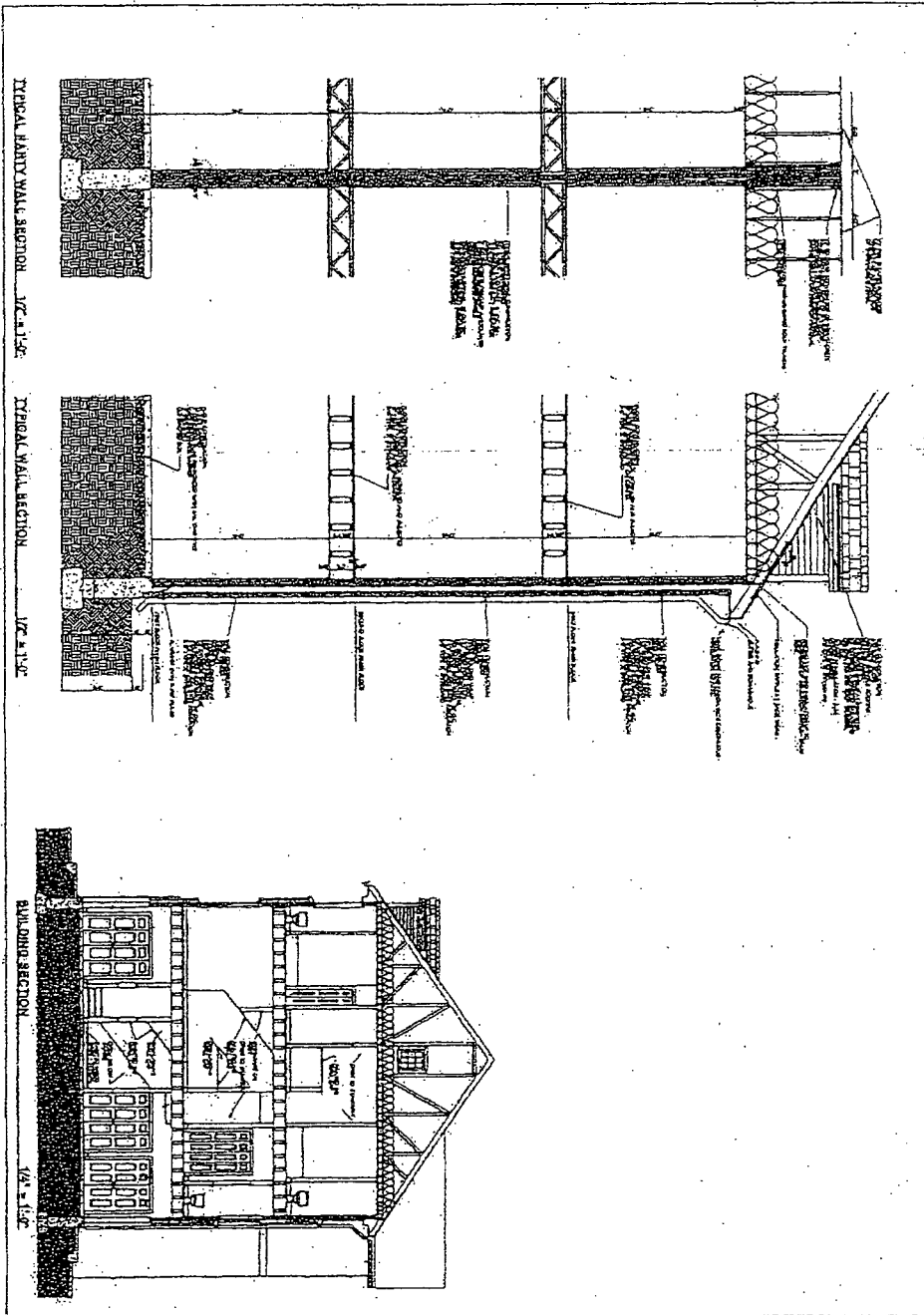
SOUTH ELEVATION
 1/8" = 1'-0"

1699 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 947.802.7256 TELEPHONE 947.866.8250
 Church Street Village, LLC
 Church Street Village
 A Townhome Development
 Prepared for: Church Street Village, LLC
 Evanston, Illinois
 1699 - 1693 Church Street, Evanston, Illinois
 DAVID SCHWITT ARCHITECTURE, LIMITED



WEST ELEVATION - PARTIAL
 21' 0" x 31' 0"

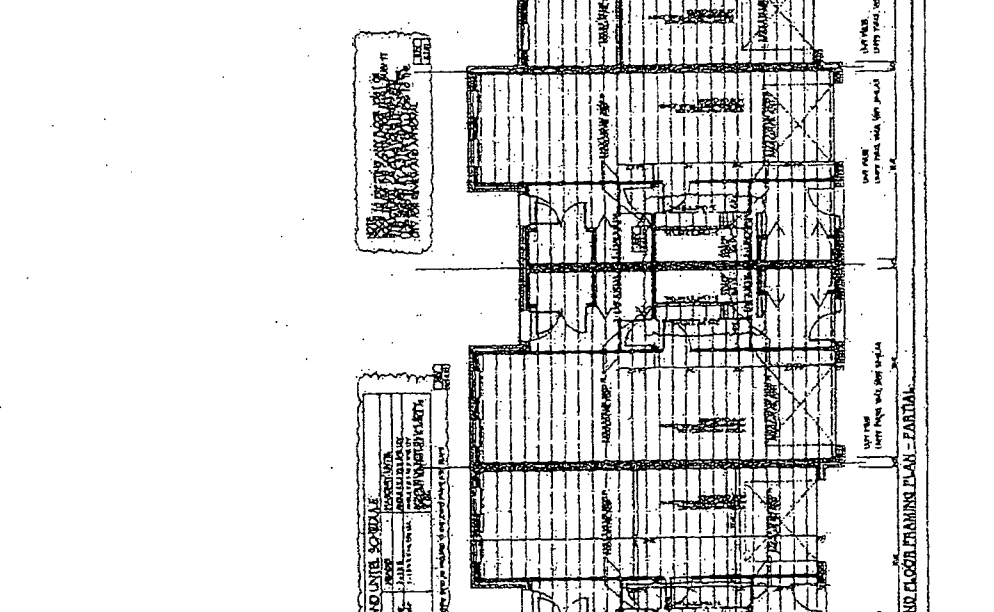
A10
 SHEET NO.



A11
 of 18
 prepared for:
Church Street Village, LLC
 Evanston, Illinois
 A Townhome Development
Church Street Village
 1629 - 1653 Church Street - Evanston, Illinois
 DAVID SCHMITT ARCHITECTURE LIMITED

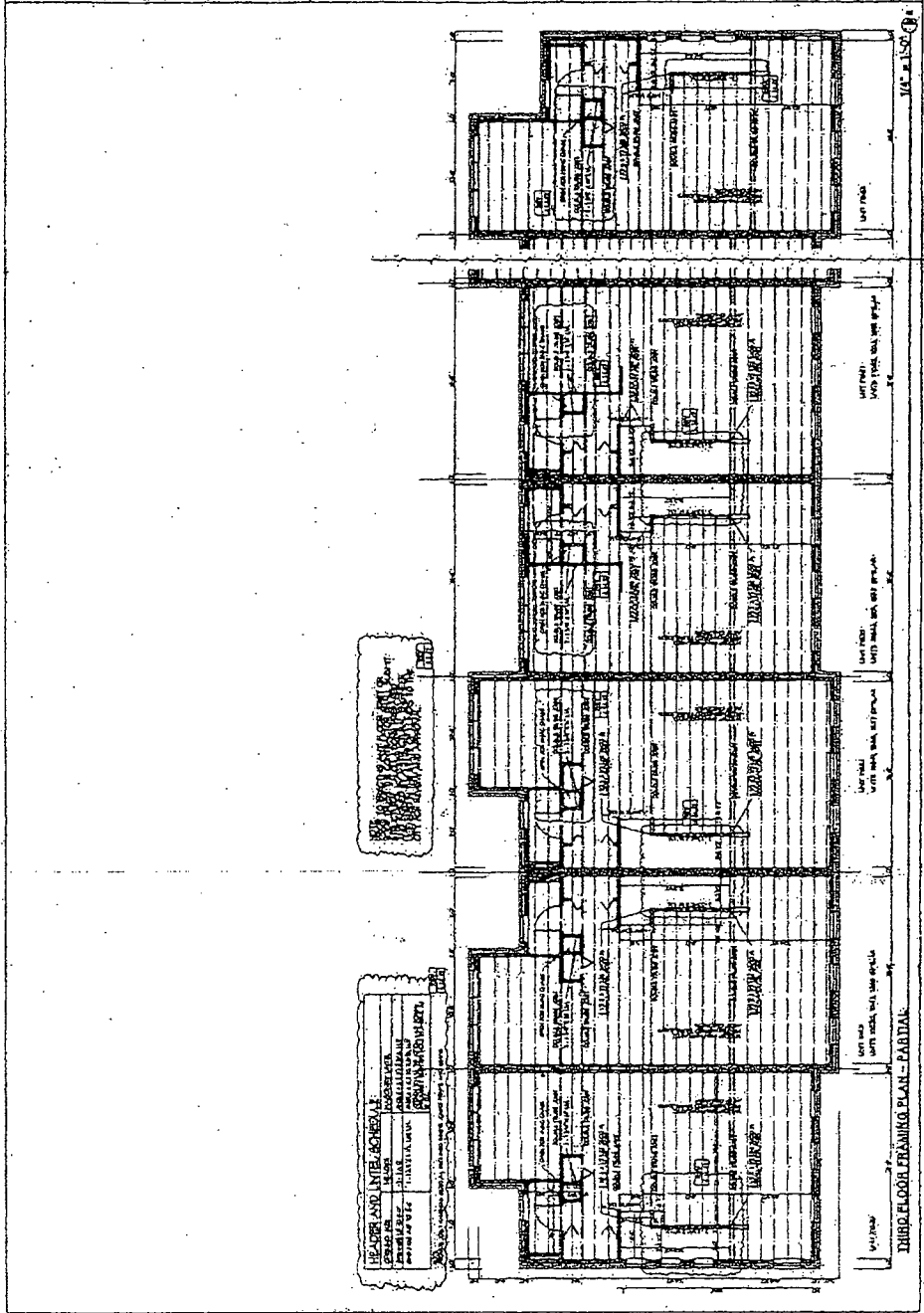
1668 HERMAN AVENUE, SUITE 200, EVANSTON, ILLINOIS 60201, FAX 847.868.7288, TELEPHONE 847.868.2250

DATE: 12/20/04
SCALE: AS SHOWN
DRAWN BY: JMS
CHECKED BY: JMS
DATE: 12/20/04



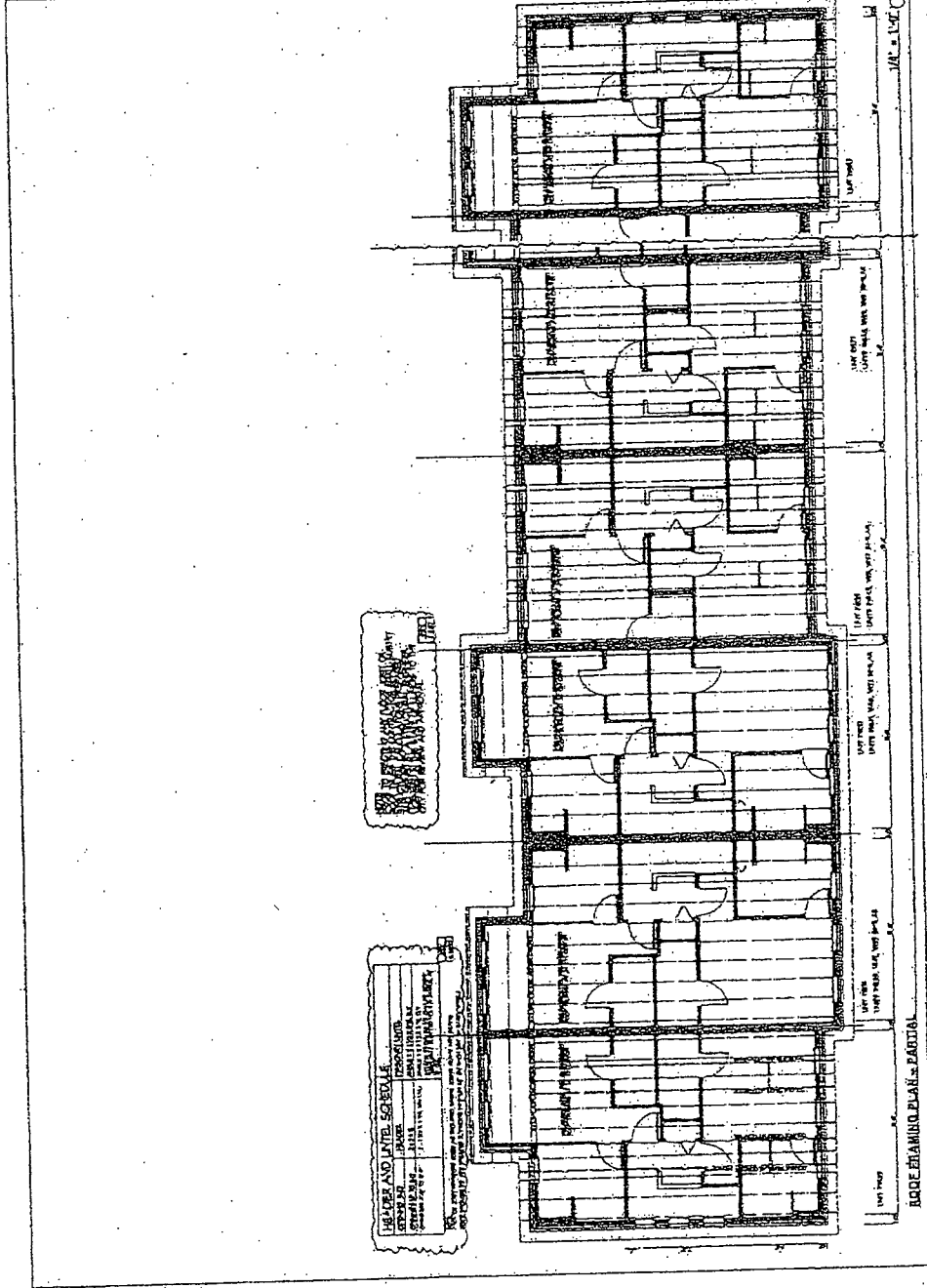
SECOND FLOOR FRAMING PLAN - PARTIAL

152 SHEPARD AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847 866 7285 TELEPHONE 847 866 3230
 Church Street Village, LLC
 Church Street Village
 A Township Development
 Prepared for: Evanston, Illinois
 A13
 6/1/04
 DWG NO. 04-010
 DATE 6/1/04



152 SHEPARD AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847 866 7285 TELEPHONE 847 866 3230
 Church Street Village, LLC
 Church Street Village
 A Township Development
 Prepared for: Evanston, Illinois
 A13
 6/1/04
 DWG NO. 04-010
 DATE 6/1/04

158 SHEPARD AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847 869 7295 TELEPHONE 847 869 2559
 DAVI SCHMITZ ARCHITECTURE LIMITED
 1629 166th Street, Evanston, Illinois
 Church Street Village, LLC
 Church Street Village, LLC
 Evanston, Illinois
 Proposed for
 A14
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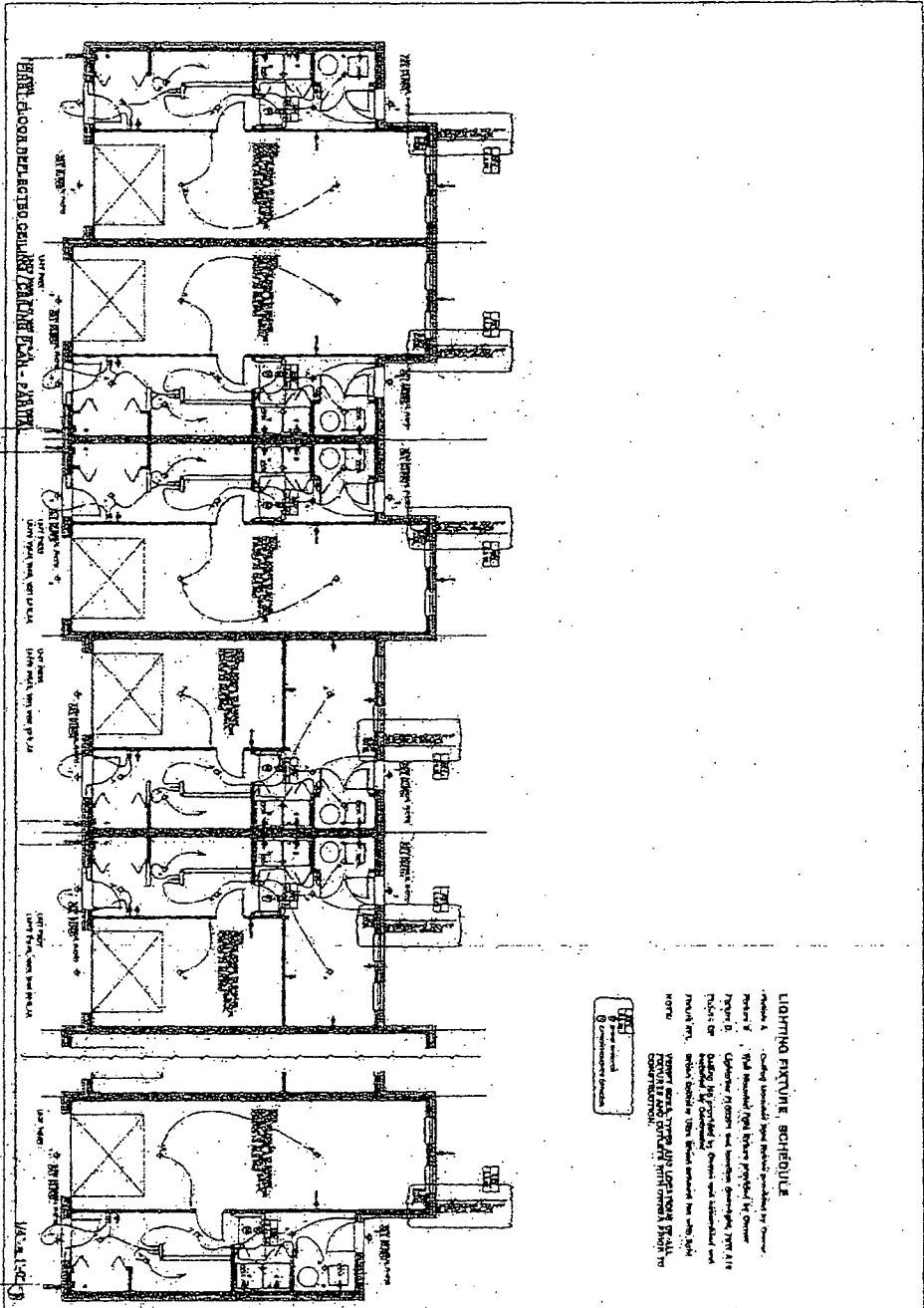


REVISIONS

NO.	DATE	DESCRIPTION
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ROBE ETAMINO PLANS ARCHITECTS
 1000 N. LAKE ST. SUITE 200
 EVANSTON, IL 60201
 TEL: 847.869.7295
 FAX: 847.869.7296
 WWW.ROBEETAMINO.COM

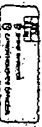
ROBE ETAMINO PLANS ARCHITECTS



FIRST FLOOR PLAN - PARTIAL

LIGHTING FIXTURE SCHEDULE

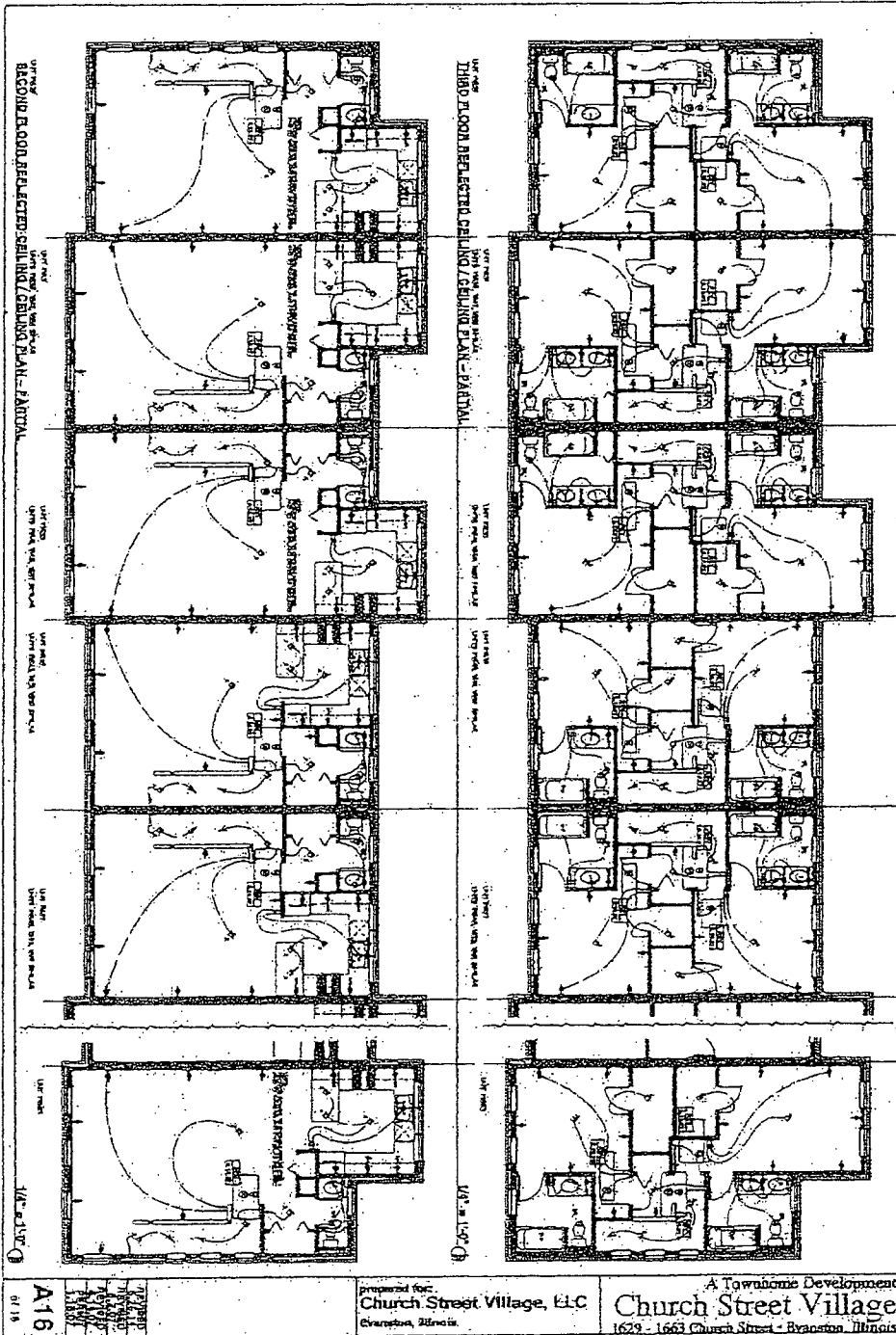
1. Living Room - 1x4 recessed track lighting provided by owner.
 2. Kitchen - 1x4 recessed track lighting provided by owner.
 3. Bedroom - 1x4 recessed track lighting provided by owner.
 4. Bathroom - 1x4 recessed track lighting provided by owner.
 5. Hallway - 1x4 recessed track lighting provided by owner.
 6. Staircase - 1x4 recessed track lighting provided by owner.
 7. Entry - 1x4 recessed track lighting provided by owner.
 8. Living Room - 1x4 recessed track lighting provided by owner.
 9. Kitchen - 1x4 recessed track lighting provided by owner.
 10. Bedroom - 1x4 recessed track lighting provided by owner.
 11. Bathroom - 1x4 recessed track lighting provided by owner.
 12. Hallway - 1x4 recessed track lighting provided by owner.
 13. Staircase - 1x4 recessed track lighting provided by owner.
 14. Entry - 1x4 recessed track lighting provided by owner.



A15

1589 SHERMAN AVENUE SUITE 200, EVANSTON, ILLINOIS 60201 FAX 847.388.7285 TELEPHONE 847.368.8250

A Townhome Development
Church Street Village
 1679 - 1683 Church Street - Evanston, Illinois
DAVID SCHMITT ARCHITECTURE LIMITED



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of 18

Prepared for:
Church Street Village, ELC
 Evanston, Illinois

A Townhome Development
Church Street Village
 1629 - 1663 Church Street - Evanston, Illinois

1589 SHERMAN AVENUE SUITE 200, EVANSTON, ILLINOIS 60201 FAX 847.868.7286 TELEPHONE 847.868.8250 DAVID SCHWITT ARCHITECTURE LIMITED



EXHIBITS / ATTACHMENTS

9) Architectural Plans – Building #3

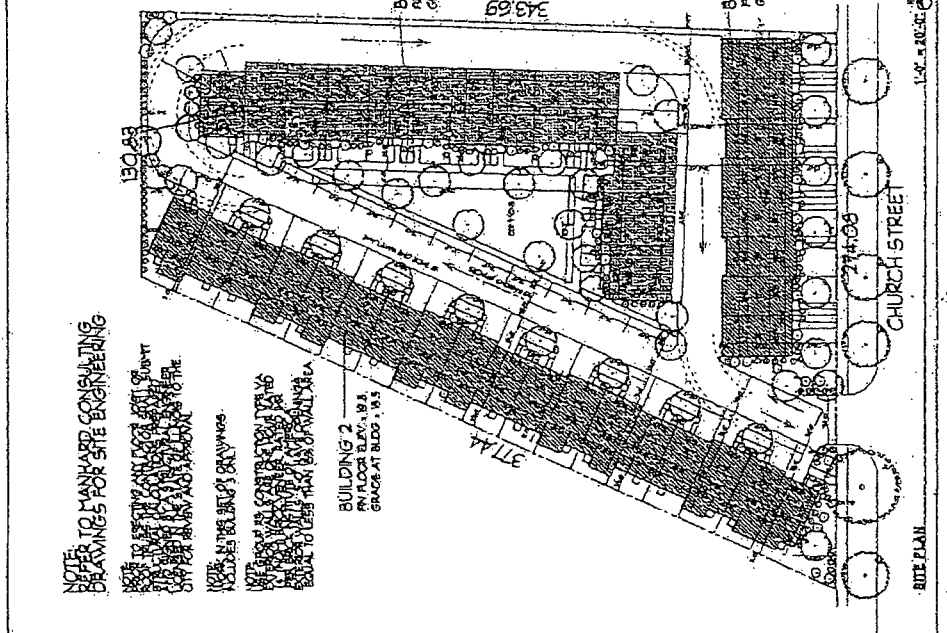
www.kinziegroup.com

212 West Kinzie Street, 3rd Floor, Chicago, Illinois 60654 · T: 312.464.8800 · F: 312.464.8801

INDEX TO DRAWINGS

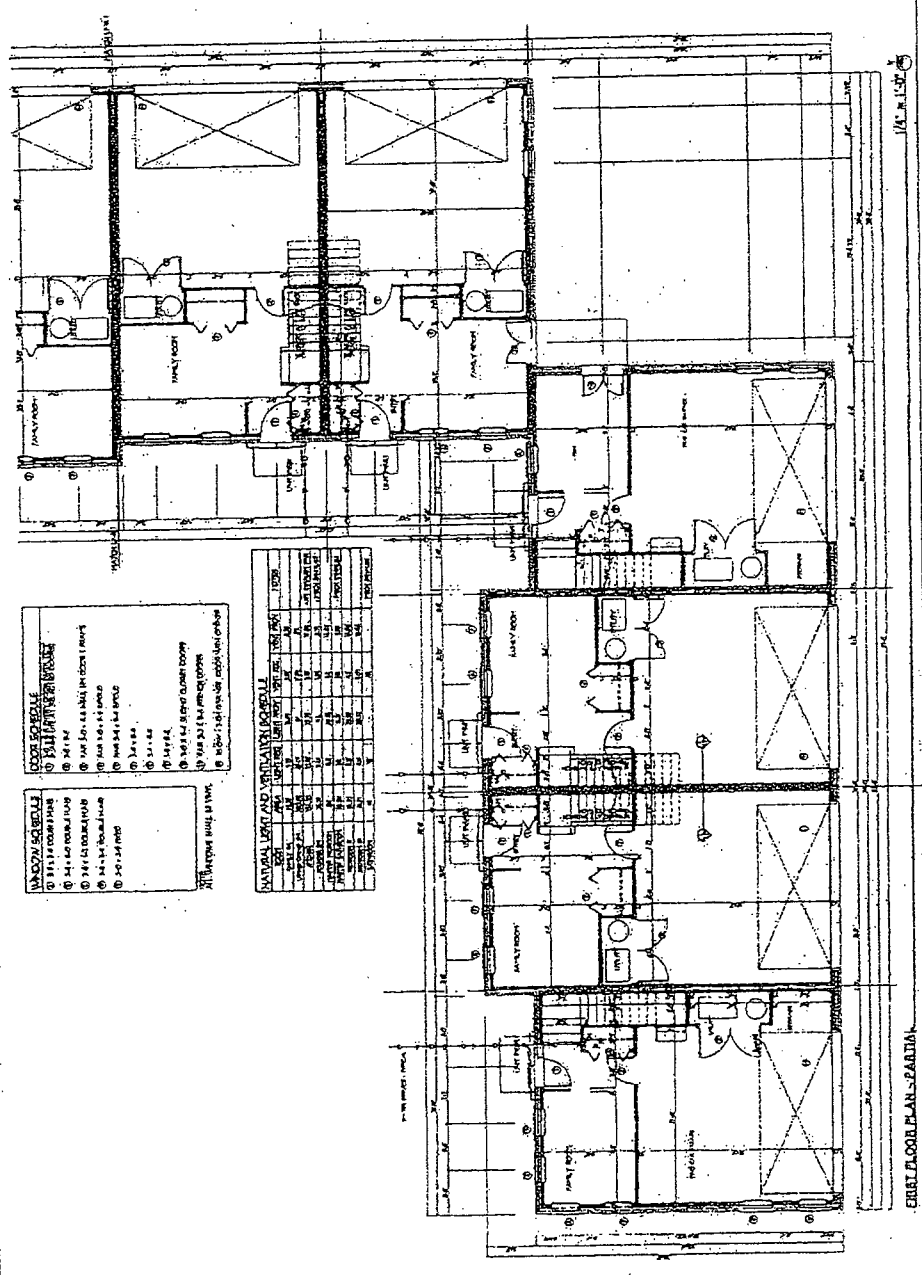
A1 SITE PLAN
 A2 GENERAL NOTES AND SPECIFICATIONS
 A3 FIRST FLOOR PLAN - PARTIAL
 A4 WORK SCHEDULE
 A5 NATURAL LIGHT AND VENTILATION SCHEDULES
 A6 FIRST FLOOR PLAN - PARTIAL
 A7 SECOND FLOOR PLAN - PARTIAL
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 A9 DETAIL - INTERIOR WINDOW UNIT
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 A14 ATTIC PLAN - PARTIAL
 A15 ROOF PLAN - PARTIAL
 A16 ROOF PLAN - PARTIAL
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 A35 SECOND FLOOR ELECTRICAL PLAN - PARTIAL
 A36 SECOND FLOOR MECHANICAL PLAN - PARTIAL
 A37 SECOND FLOOR MECHANICAL PLAN - PARTIAL
 A38 SECOND FLOOR MECHANICAL PLAN - PARTIAL
 A39 SECOND FLOOR MECHANICAL PLAN - PARTIAL
 A40 SECOND FLOOR MECHANICAL PLAN - PARTIAL

APPROVED BY:
 [Signature]
 DATE: 10/27/09



SITE PLAN

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WALL SCHEDULE

1. 1/2" GYPSUM BOARD ON 2" X 4" STUDS
 2. 1/2" GYPSUM BOARD ON 2" X 4" STUDS
 3. 1/2" GYPSUM BOARD ON 2" X 4" STUDS
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WALL SCHEDULE

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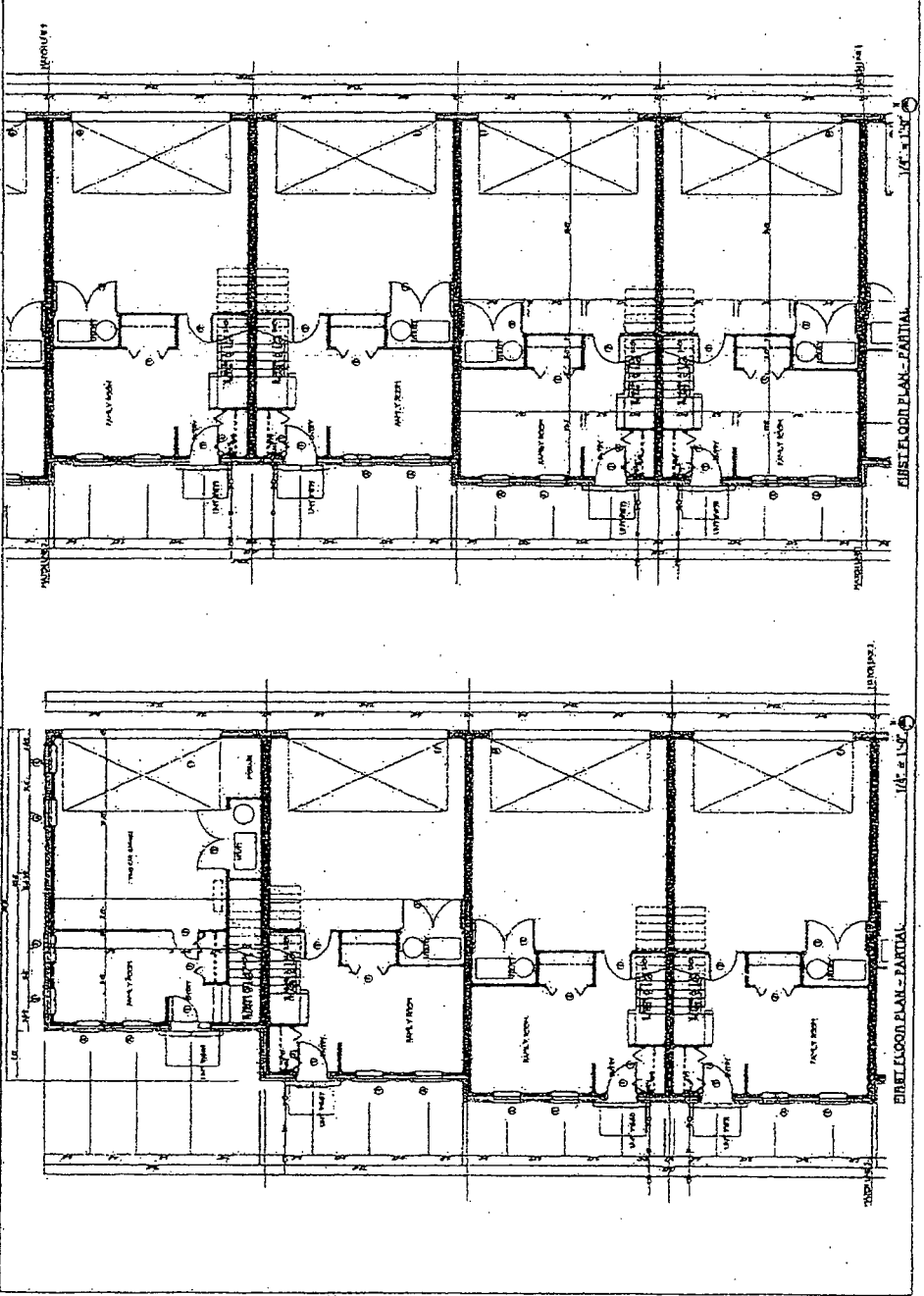
FIRST FLOOR PLAN - PARTIAL

188 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.866.7285 TELEPHONE 847.866.8250 DAVID SPERDIT ARCHITECTURE LIMITED

Prepared for:
Church Street Village, LLC
 Evanston, Illinois

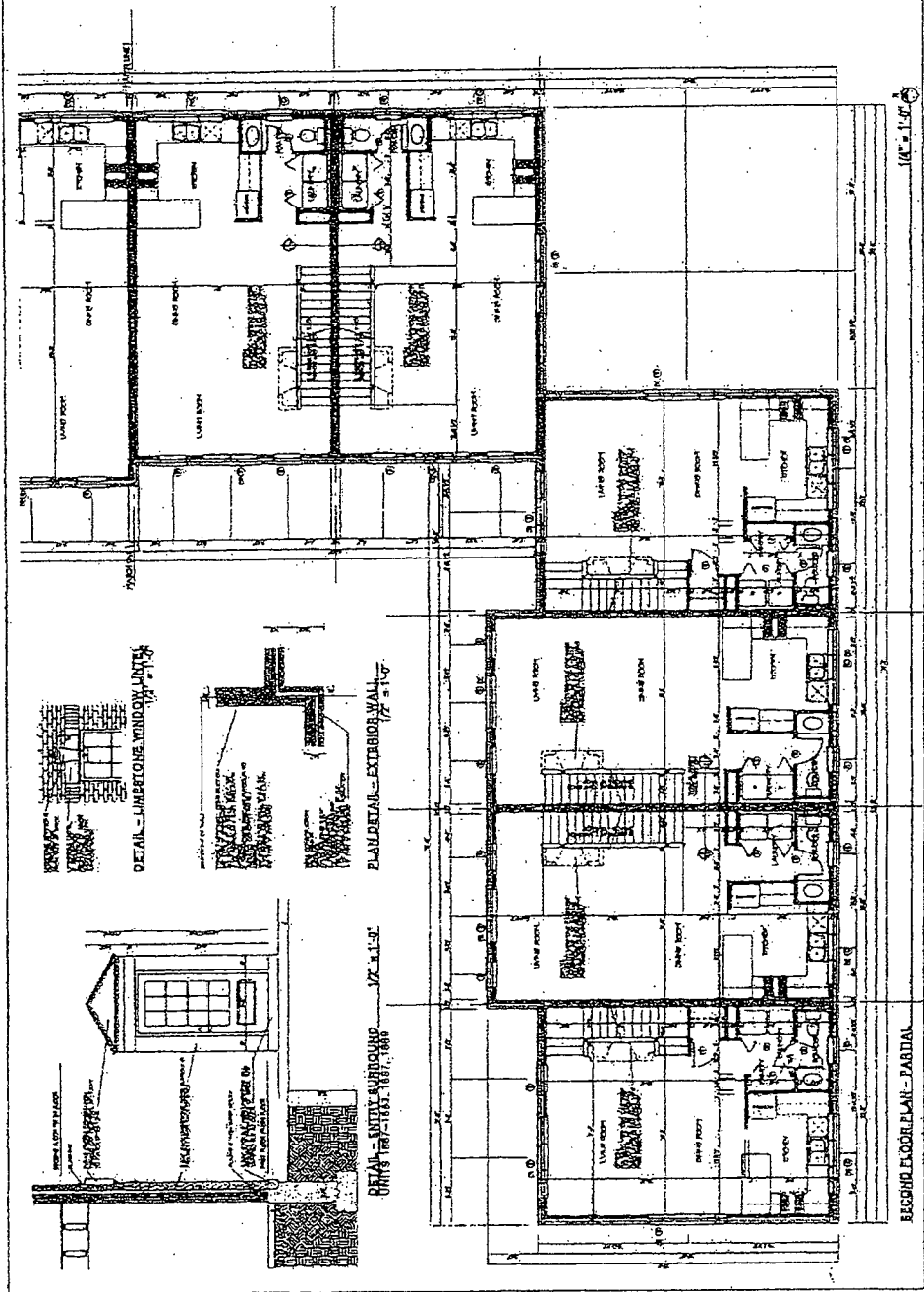
A Township Development
Church Street Village
 1661 - 1671 Church Street - Evanston, Illinois

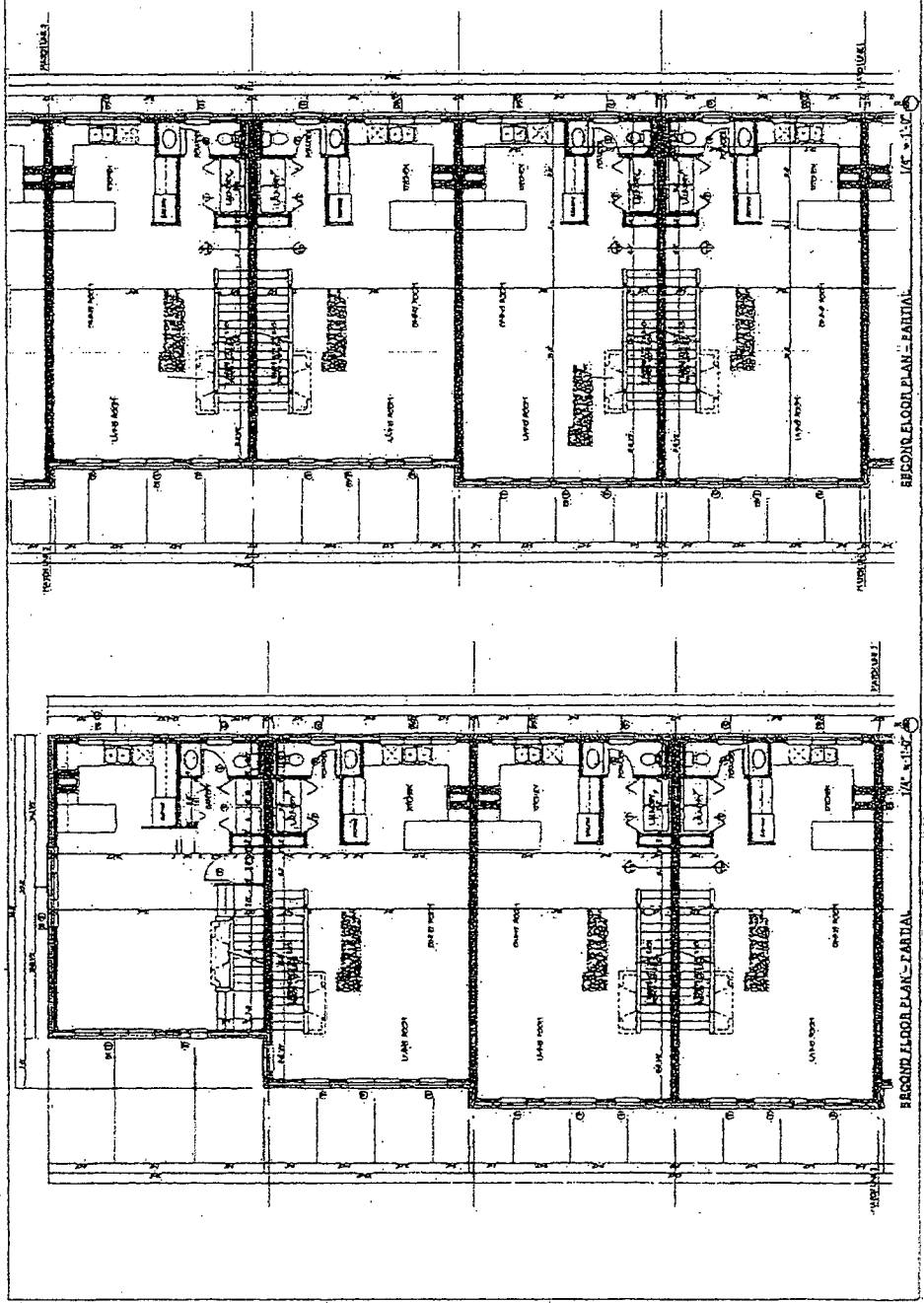
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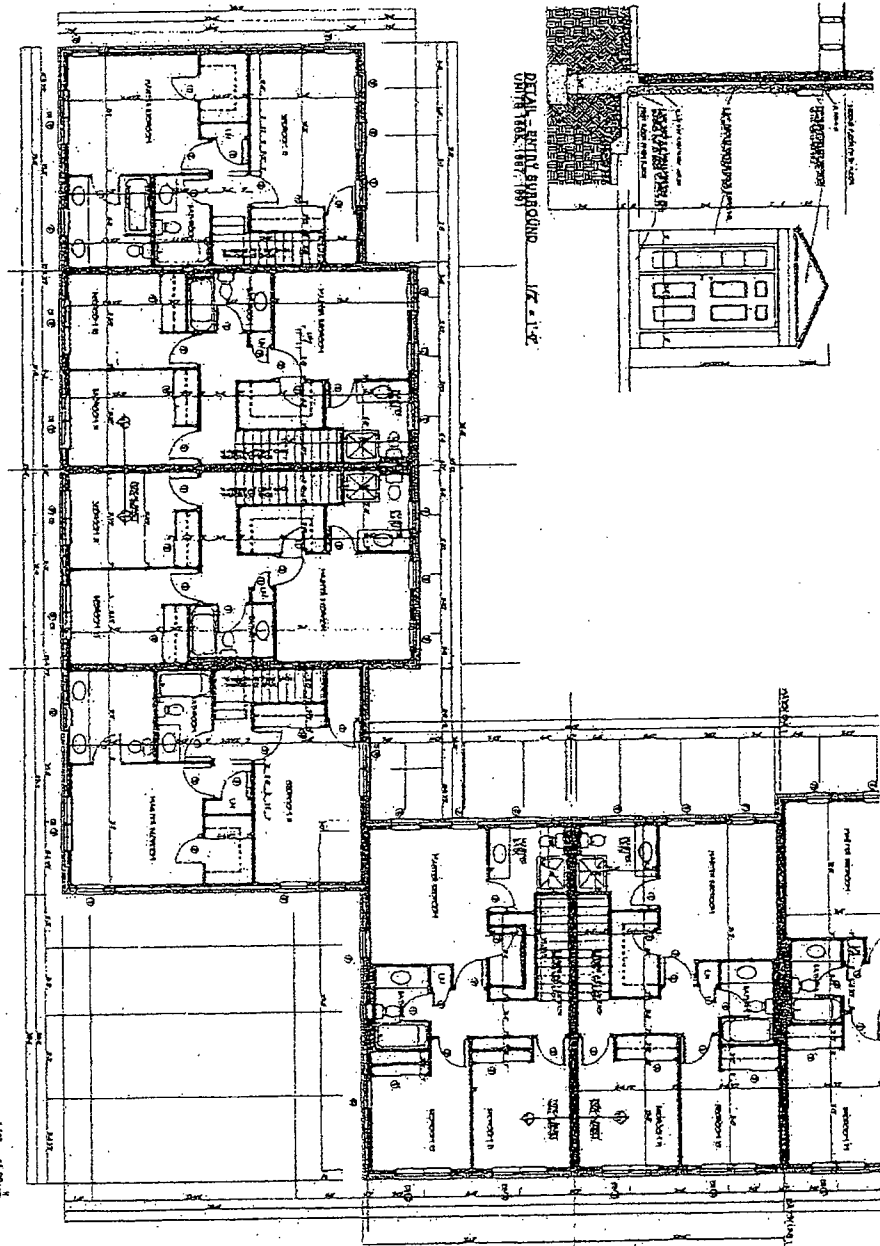
Project for
Church Street Village, LLC
 Evansville, Illinois
 1693 - 1691 Church Street - Evansville, Illinois
 A Township Development
Church Street Village
 RAND SCHMIDT ARCHITECTURE, LIMITED
 1699 SHERMAN AVENUE SUITE 200, EVANSVILLE, ILLINOIS 62201, FAX 847 364 2295 TELEPHONE 847 368 8230

6/24/07
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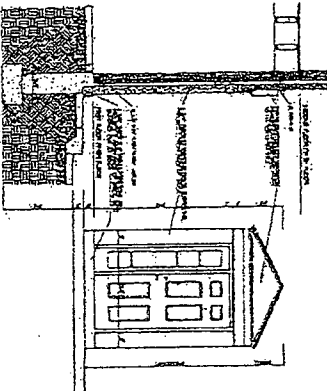




THIRD FLOOR PLAN - FABRIK



DETAIL - REINFORCED CONCRETE
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1599 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 347.896.7285 TELEPHONE 347.896.8250

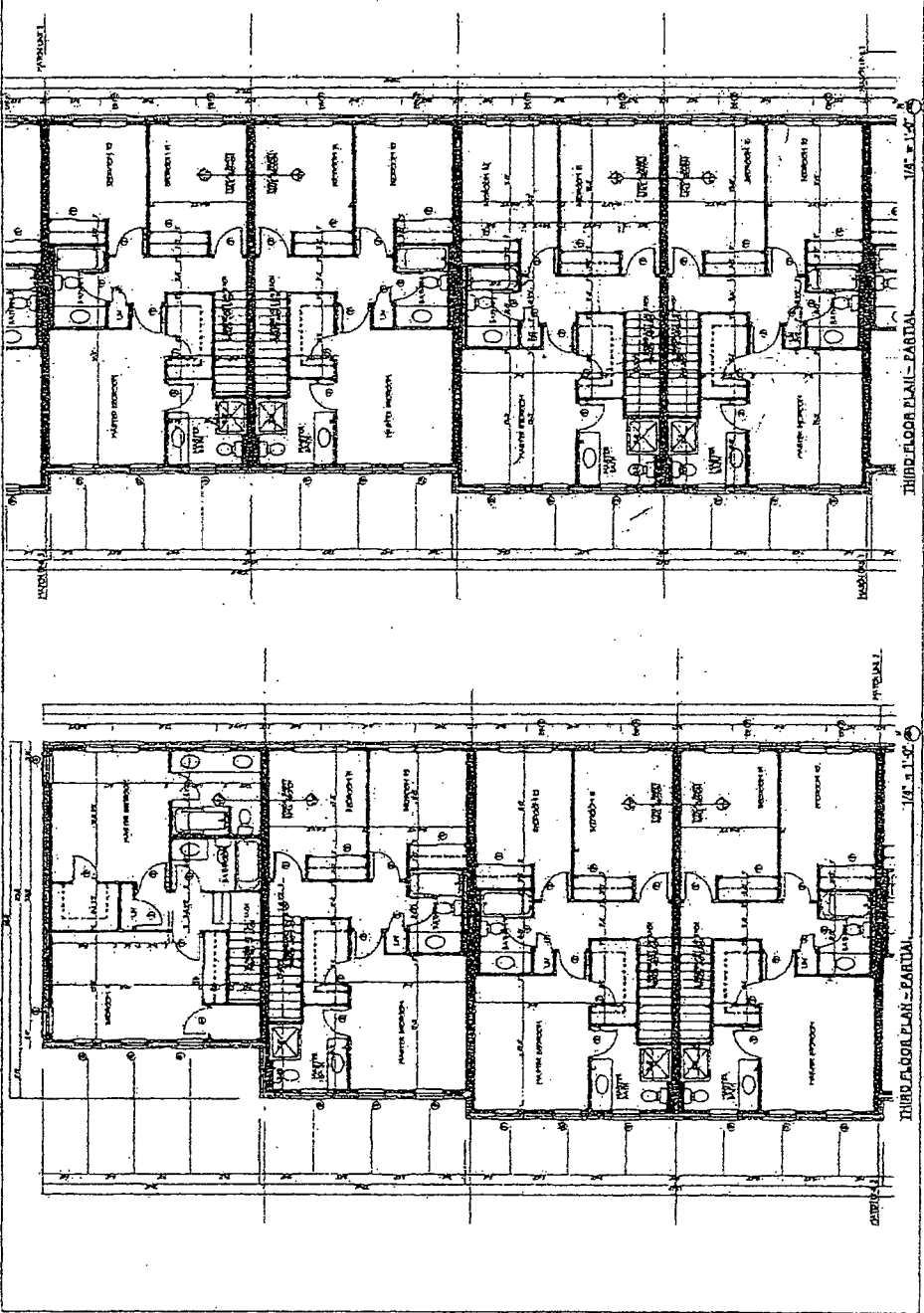
Prepared for:
Church Street Village, LLC
Evanston, Illinois

A Townhome Development
Church Street Village
1625 - 1691 Church Street - Evanston, Illinois

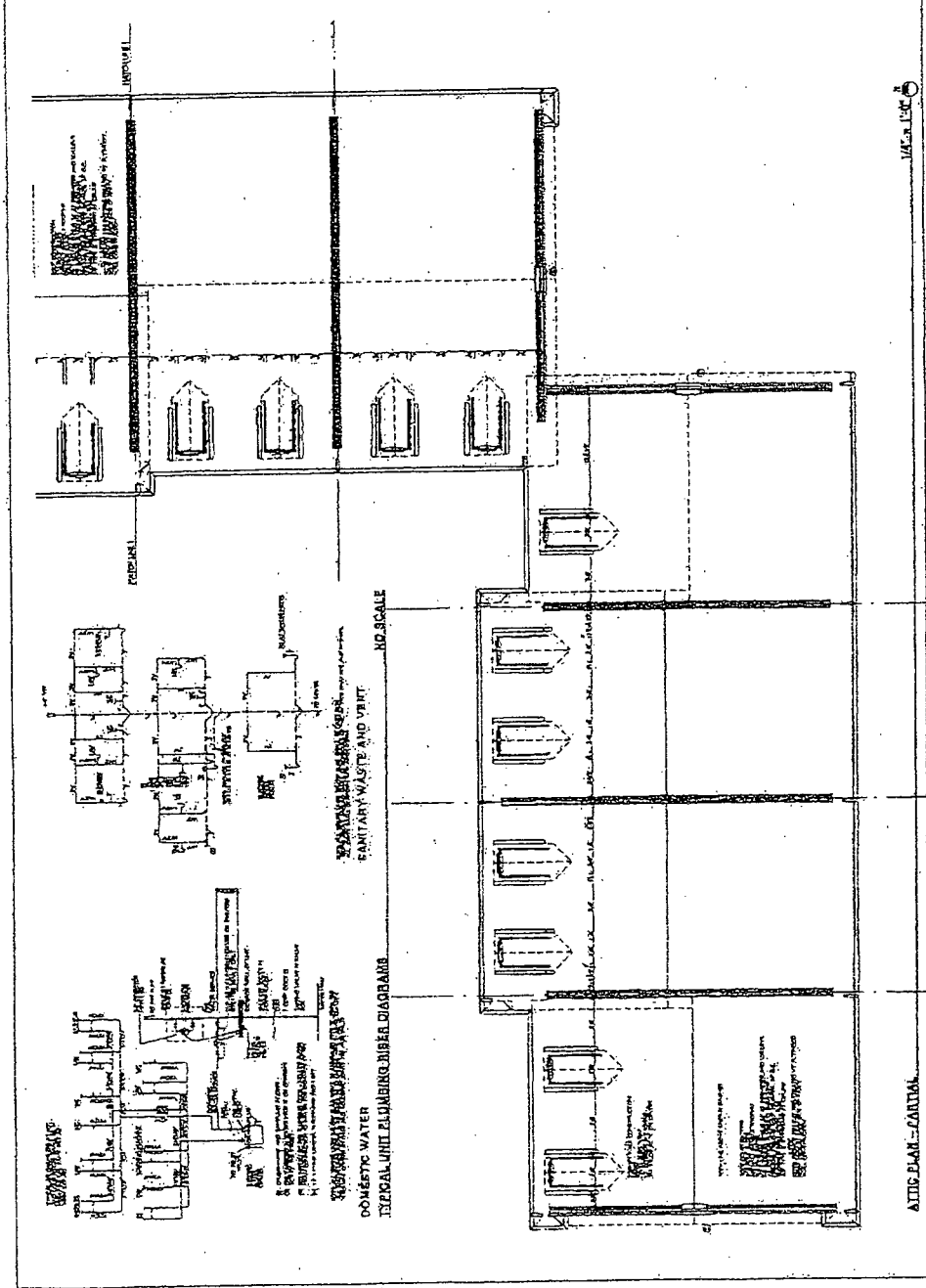
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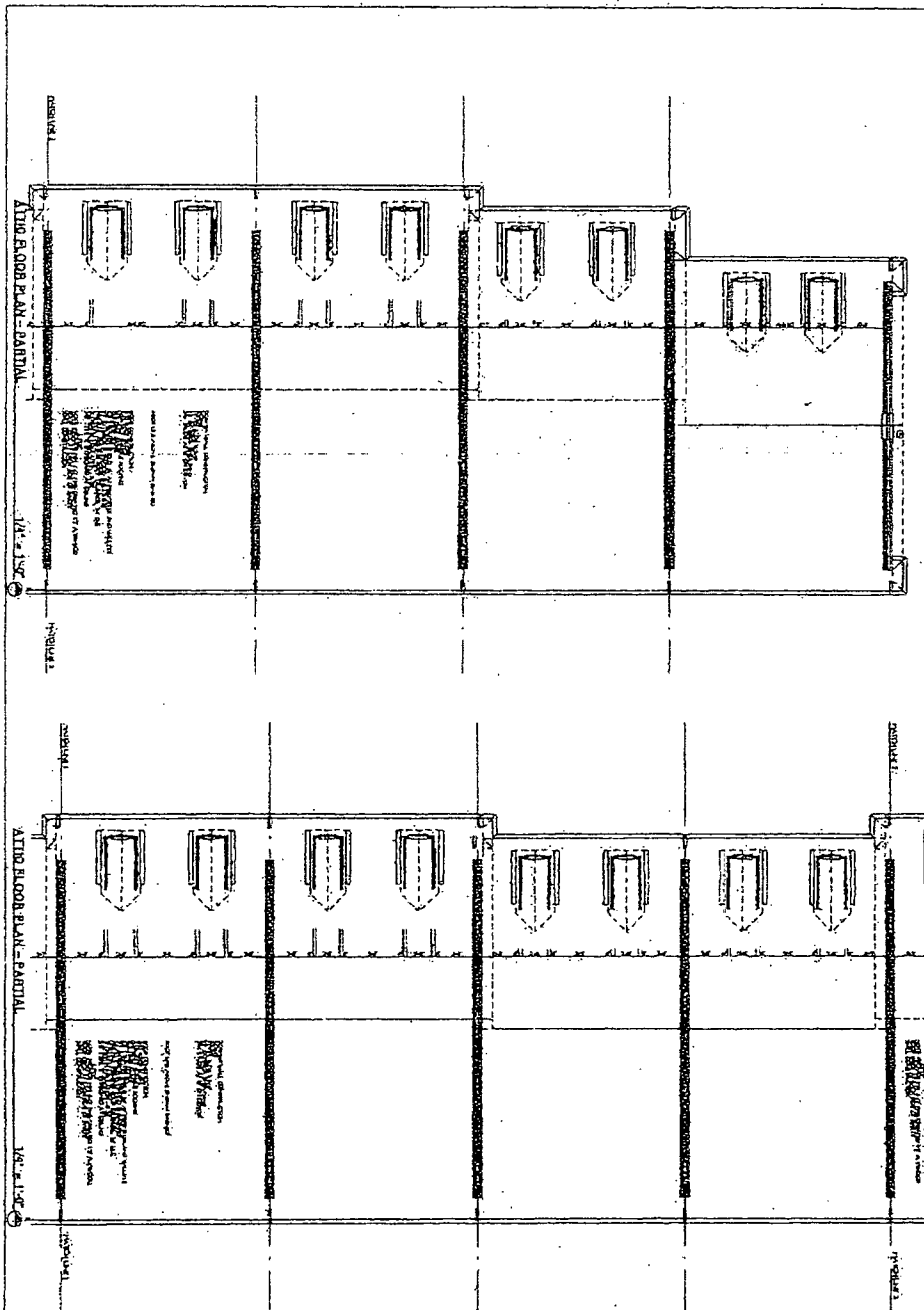
Proposed for: Church Street Village, LLC
 1601 Church Street, Evanston, Illinois
 158 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.886.2725 TELEPHONE 847.886.1850
 Church Street Village
 A Townhome Development
 Prepared by: OAMV SCHWARTZ ARCHITECTURE, LIMITED

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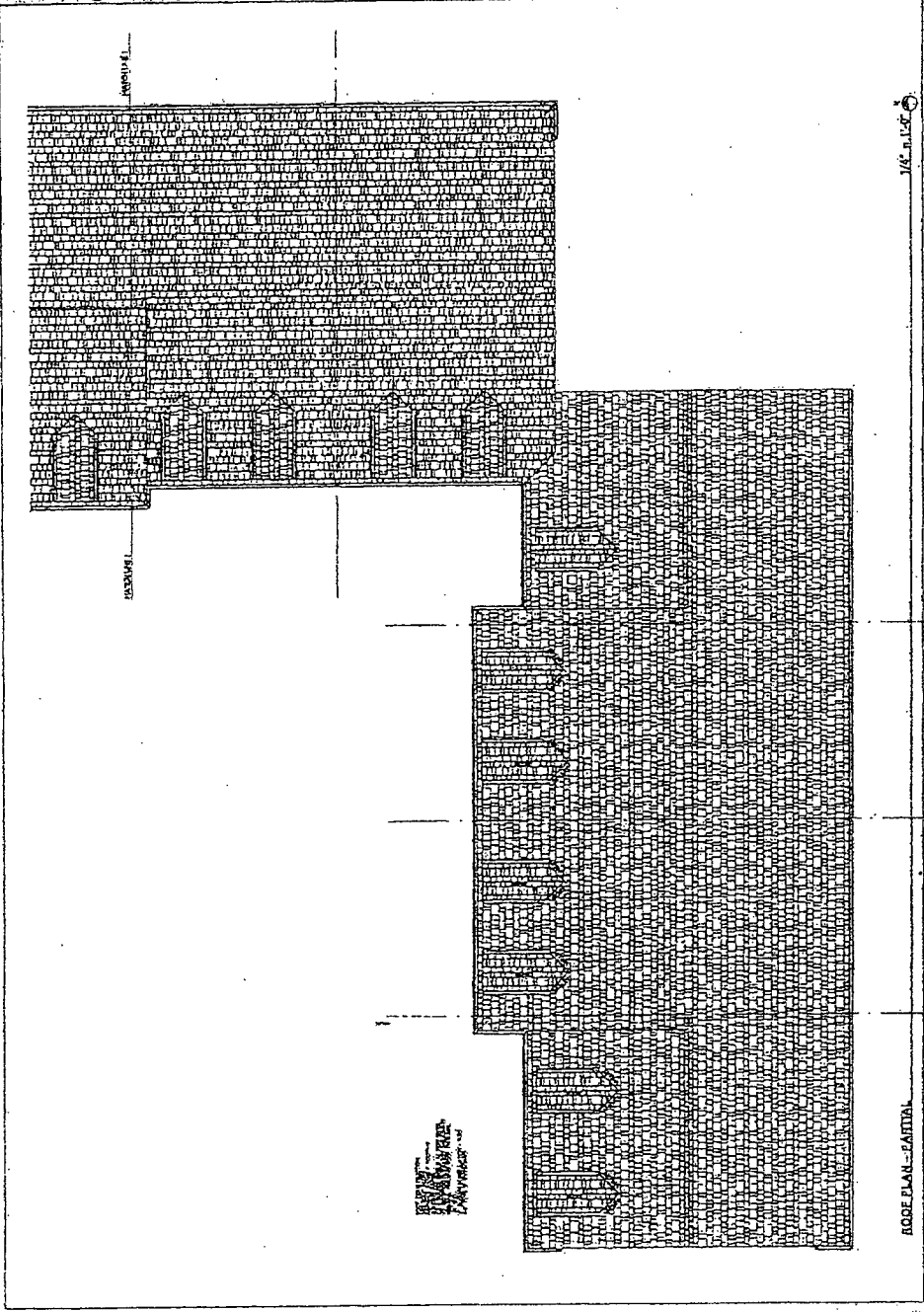
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Prepared for:
Church Street Village, LLC
Evanston, Illinois

A Townhome Development
Church Street Village
1665 - 1691 Church Street, Evanston, Illinois

688 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847 898 7295 TEL 847 898 8250
DAVID SCHWARTZ ARCHITECTURE LIMITED
Church Street Village, LLC
A Townhome Development
Evanston, Illinois
1697 - 1691 Church Street - Evanston, Illinois
Proposed for

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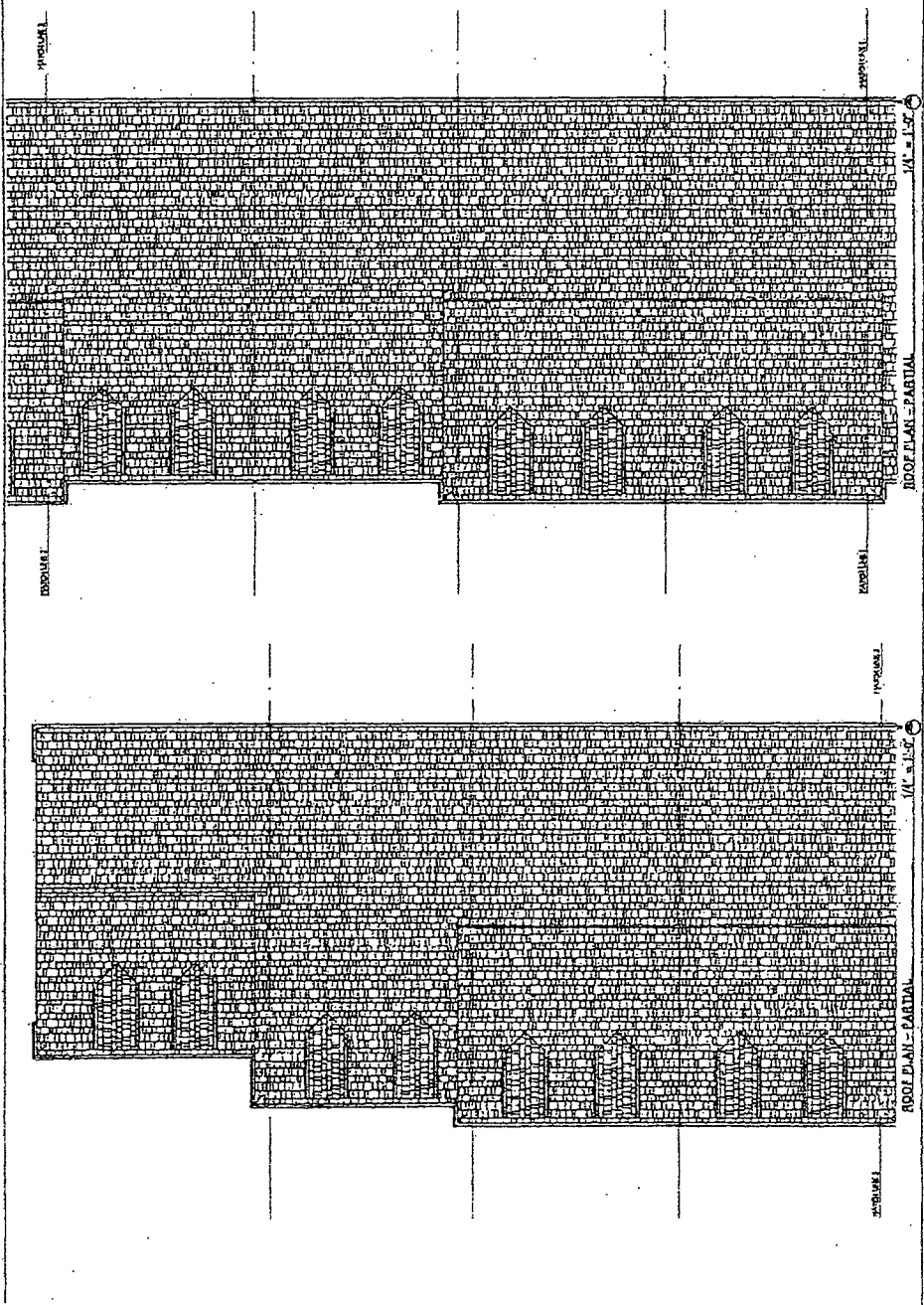


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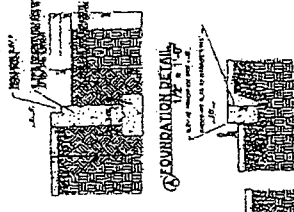
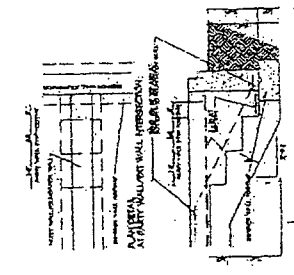
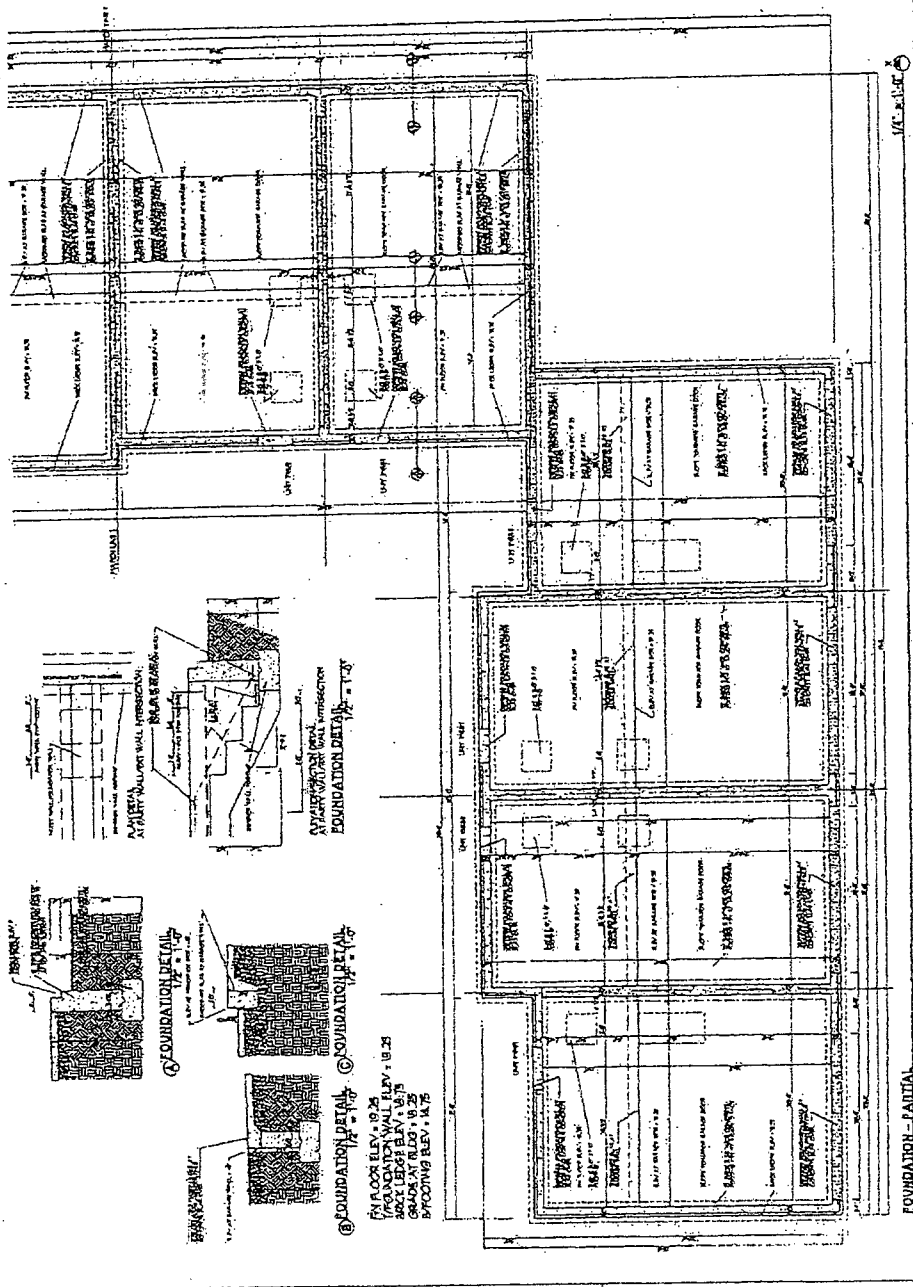
RODGE PLAN - PARTIAL

DAVID SCHWARTZ ARCHITECTURE LIMITED
1697 - 1691 Church Street
Evanston, Illinois 60201
TEL 847 898 8250
FAX 847 898 7295

189 SHEPARD AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.866.7295 TELEPHONE 847.866.2250
1995 Church Street - Evanston, Illinois
Church Street Village, LLC
Church Street Village
A Townhome Development
Designed by
Evanston, Illinois
1995
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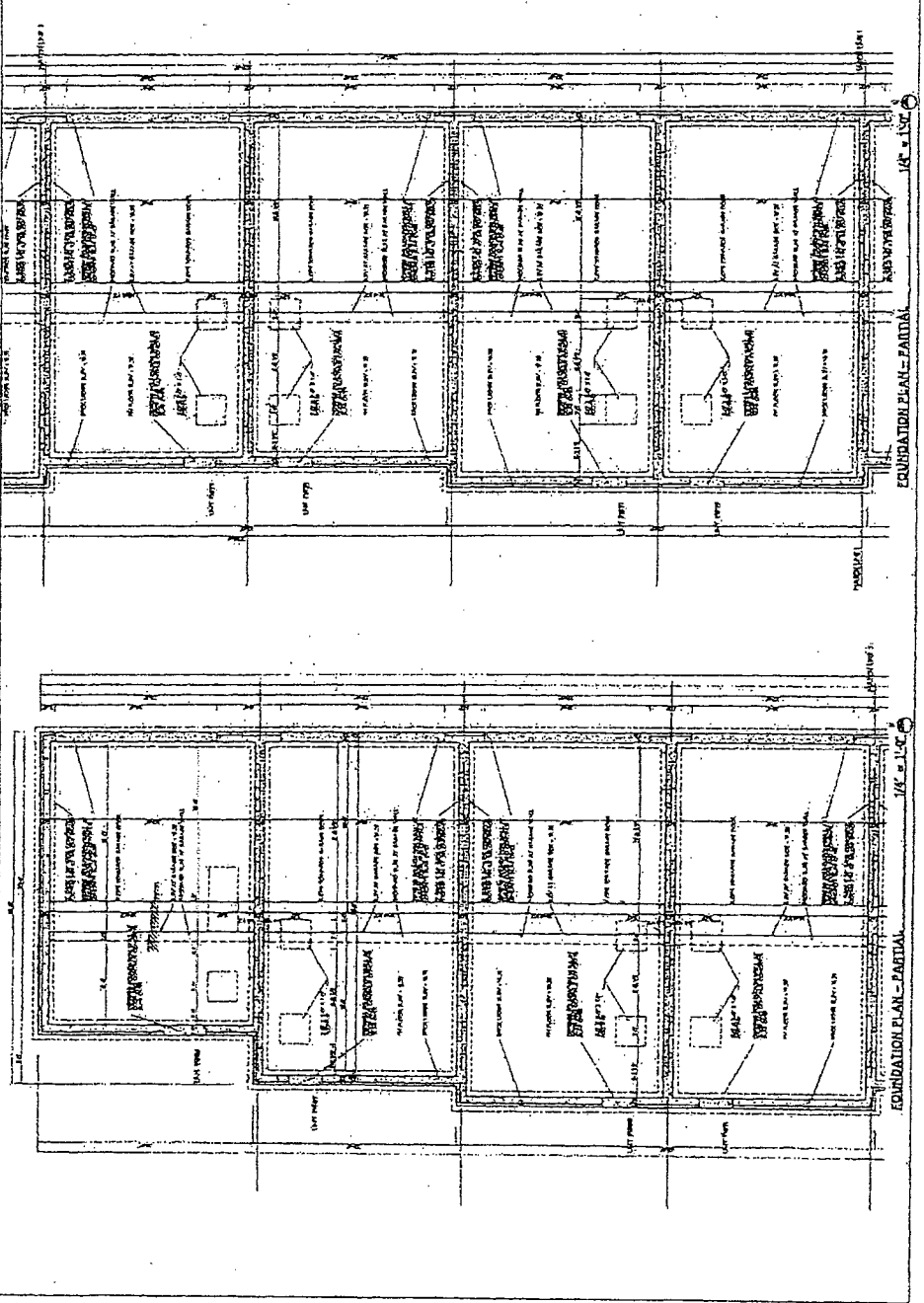


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 @ FOUNDATION DETAIL 1/4" = 1'-0"
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 GRADE AT BLDG. 10.23
 EXISTING ELEV. 10.75

FOUNDATION - PARTIAL

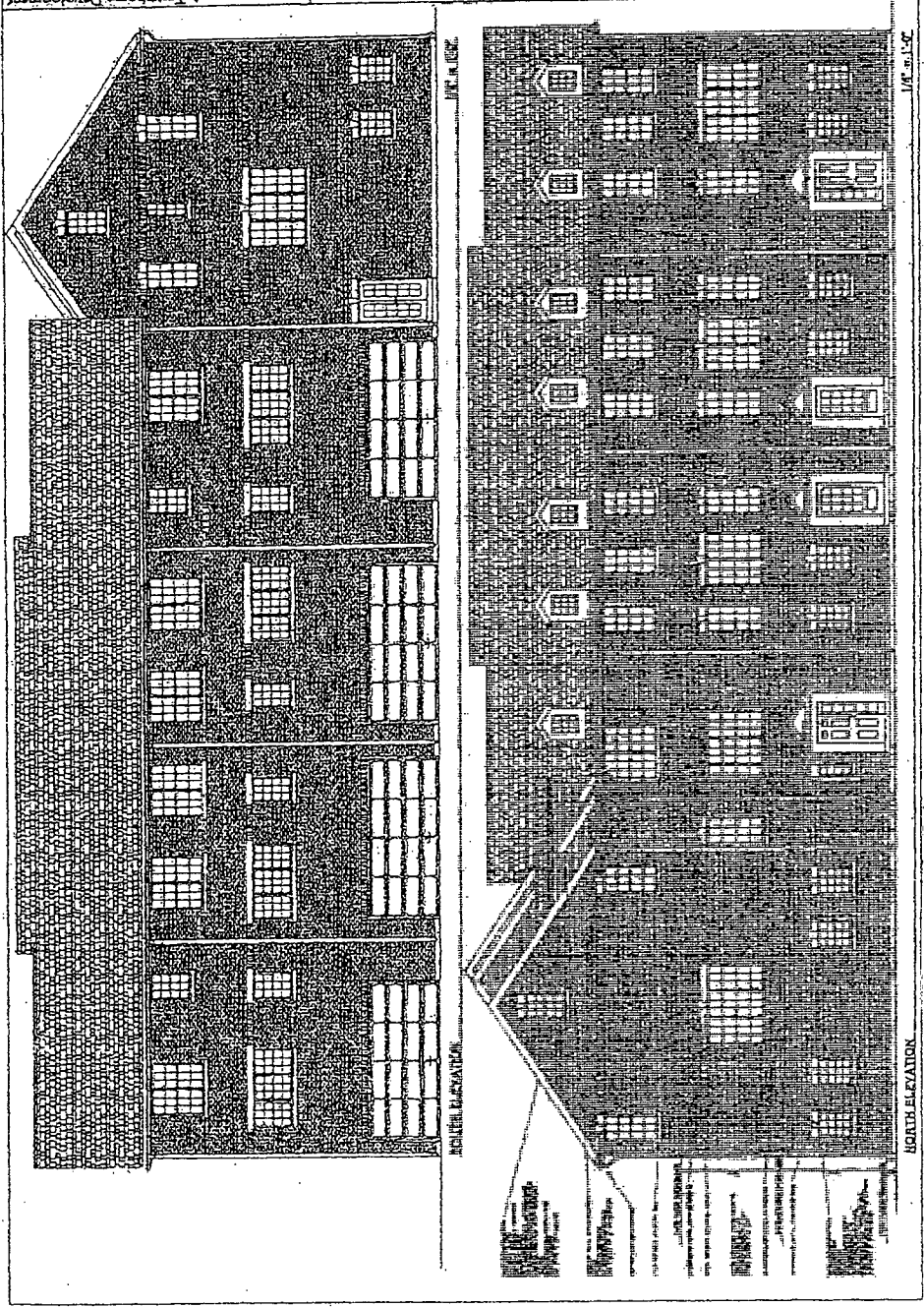
Proposed by: Church Street Village, LLC
 1665 - 1691 Church Street, Evanston, Illinois
 Prepared for: Church Street Village, LLC
 1665 - 1691 Church Street, Evanston, Illinois
 DAVID SCHUBERT ARCHITECTURE, LIMITED
 558 W. BRYAN AVENUE, SUITE 200, EVANSTON, ILLINOIS 60201 FAX: 847.988.7355 TELEPHONE: 847.988.9250

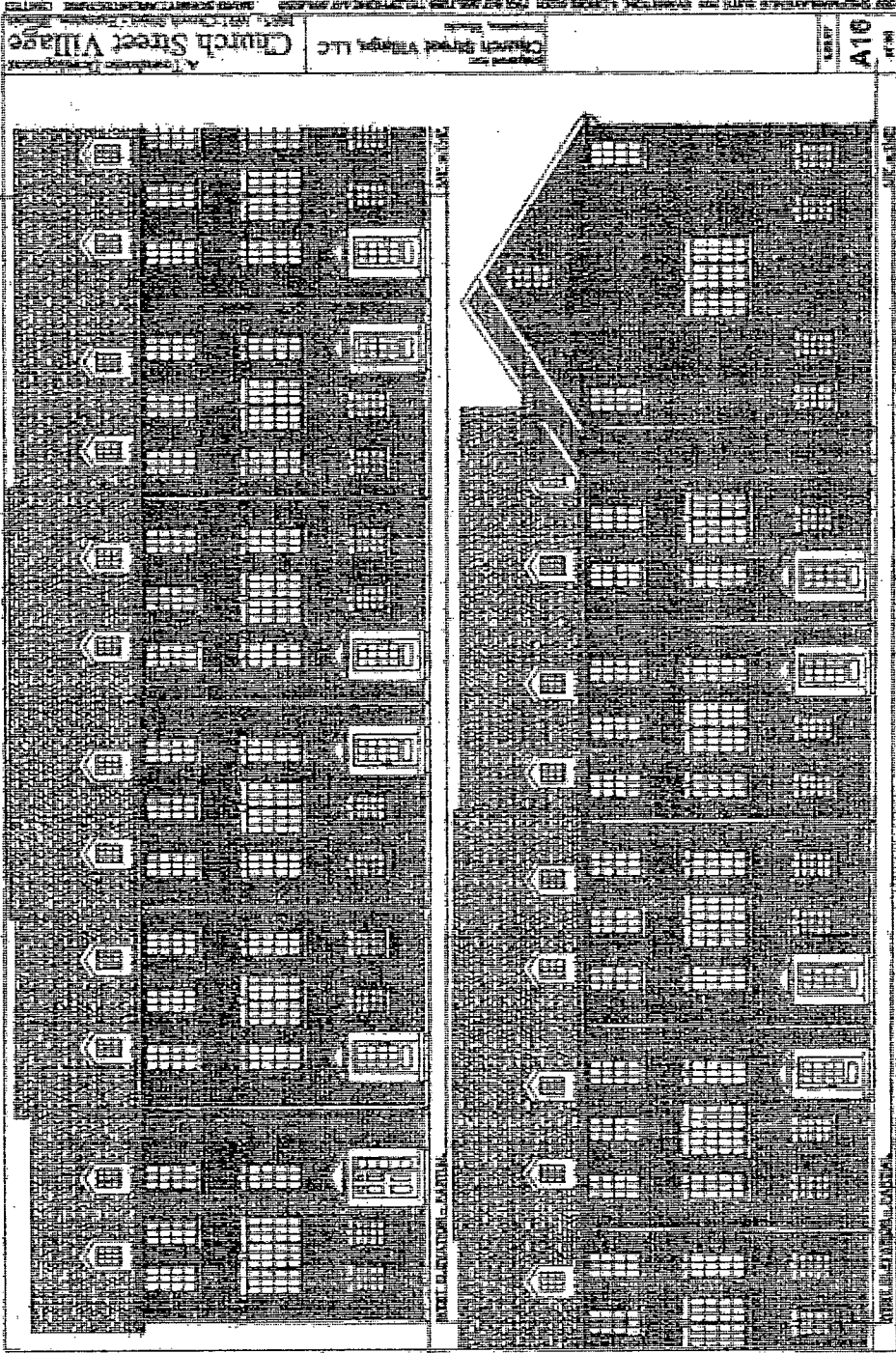
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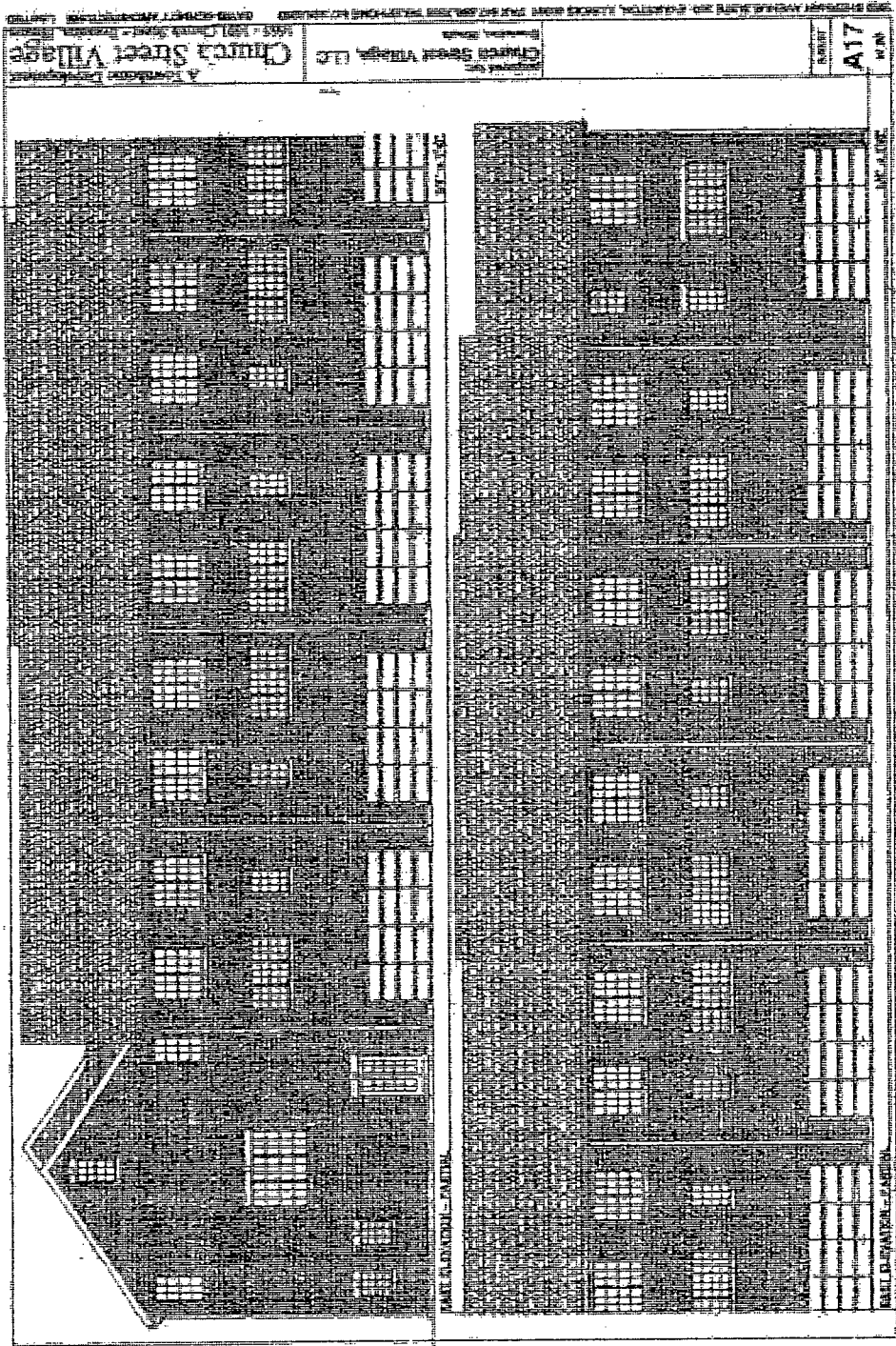


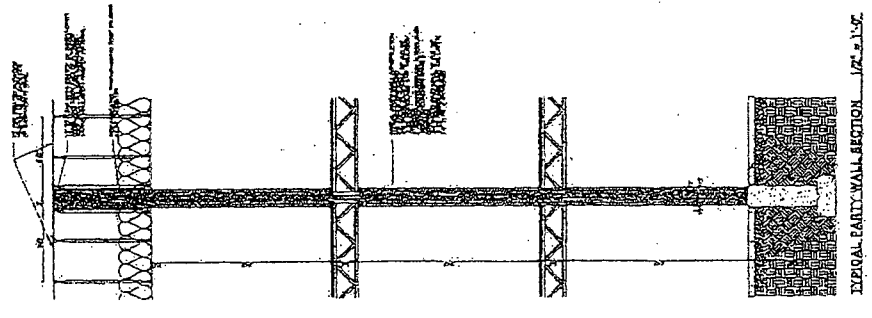
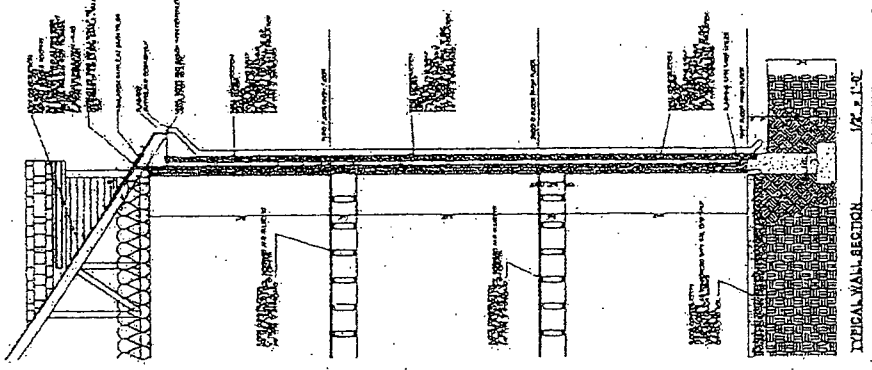
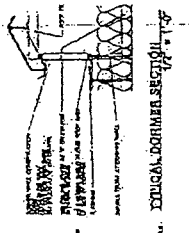
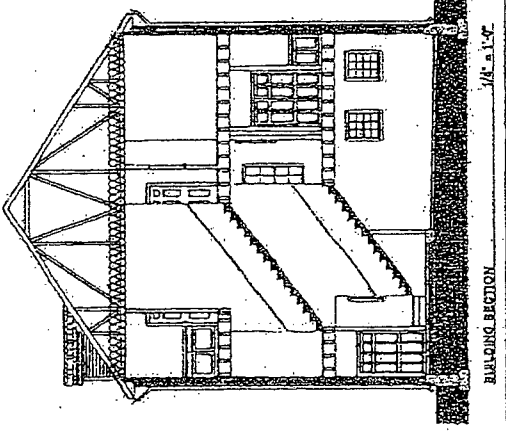
1589 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.868.7256 TELEPHONE 847.868.254
 1655 - 1639 Church Street, Evanston, Illinois
 DAVID SCOPITT ARCHITECTURE LIMITED
 Prepared For: Church Street Village, LLC
 A Townhome Development
 Church Street Village
 Evanston, Illinois

A15
 01/10

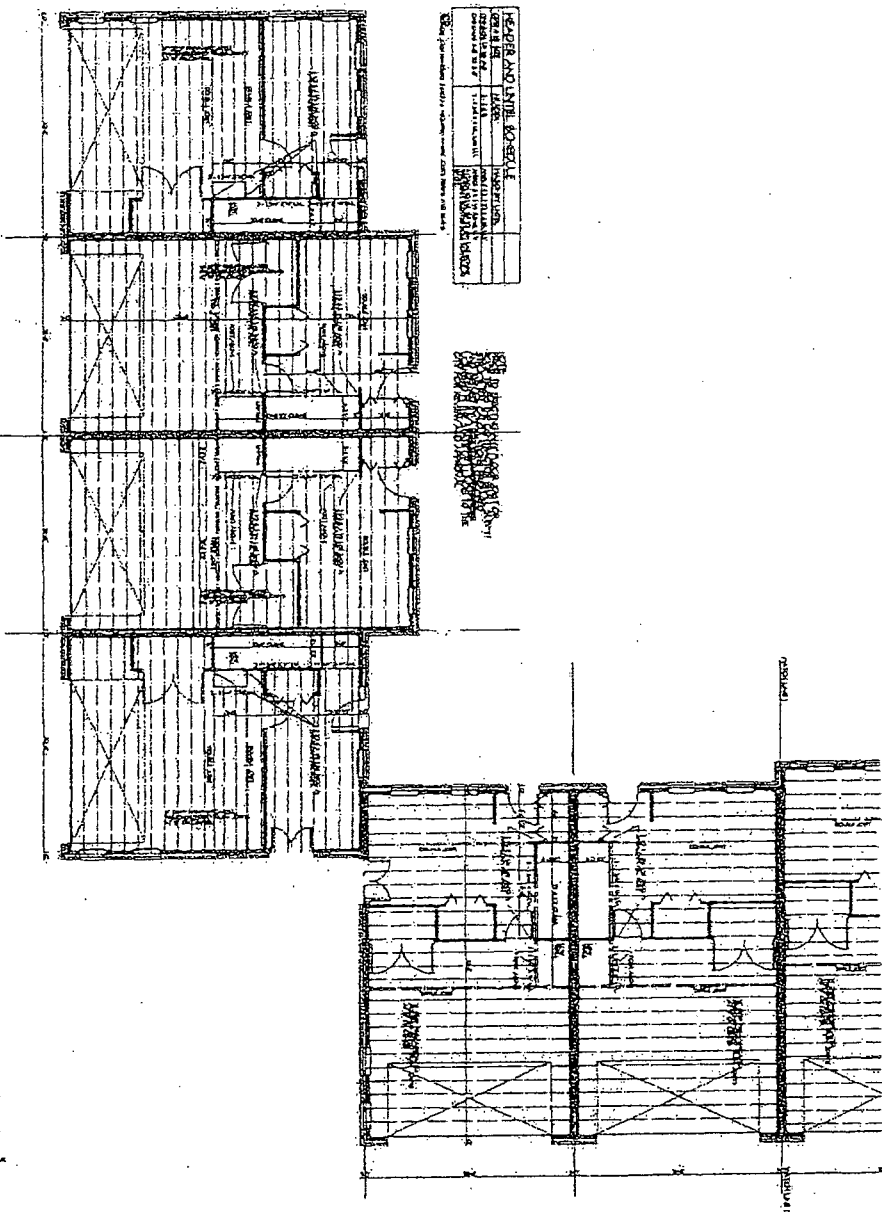








SECOND FLOOR FINISHING PLAN - PARTIAL



HEADER AND TITLE		REVISIONS	
DATE	BY	NO.	DESCRIPTION
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11/11/05	DS	2	REVISIONS TO PERMITS
11/11/05	DS	3	REVISIONS TO PERMITS
11/11/05	DS	4	REVISIONS TO PERMITS
11/11/05	DS	5	REVISIONS TO PERMITS
11/11/05	DS	6	REVISIONS TO PERMITS
11/11/05	DS	7	REVISIONS TO PERMITS
11/11/05	DS	8	REVISIONS TO PERMITS
11/11/05	DS	9	REVISIONS TO PERMITS
11/11/05	DS	10	REVISIONS TO PERMITS

ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED

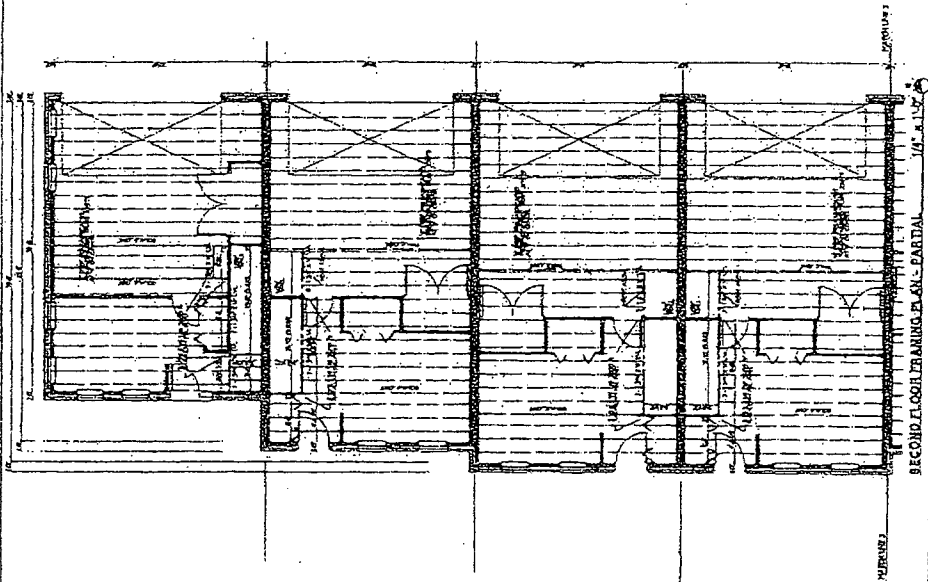
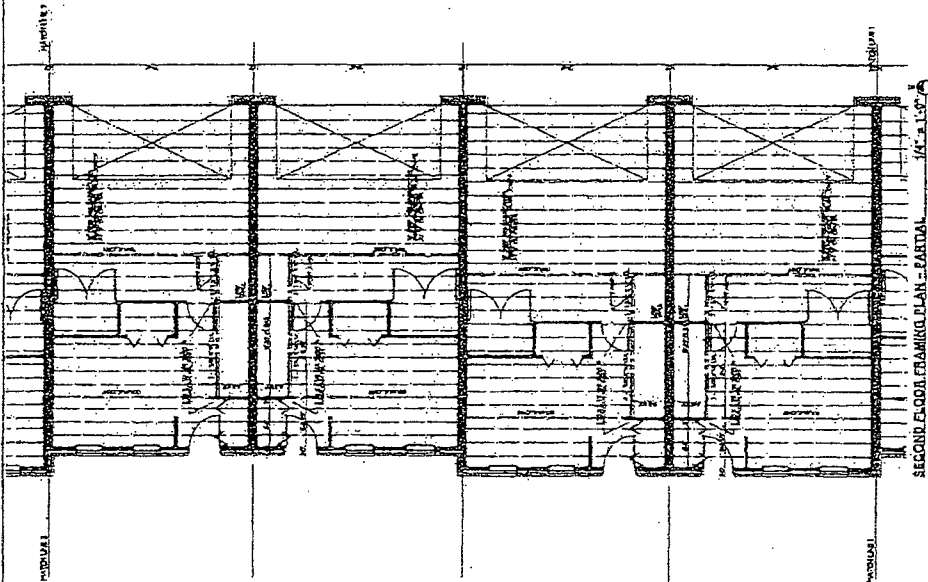
A19
 of 50

prepared for:
Church Street Village, LLC
 Evanston, Illinois

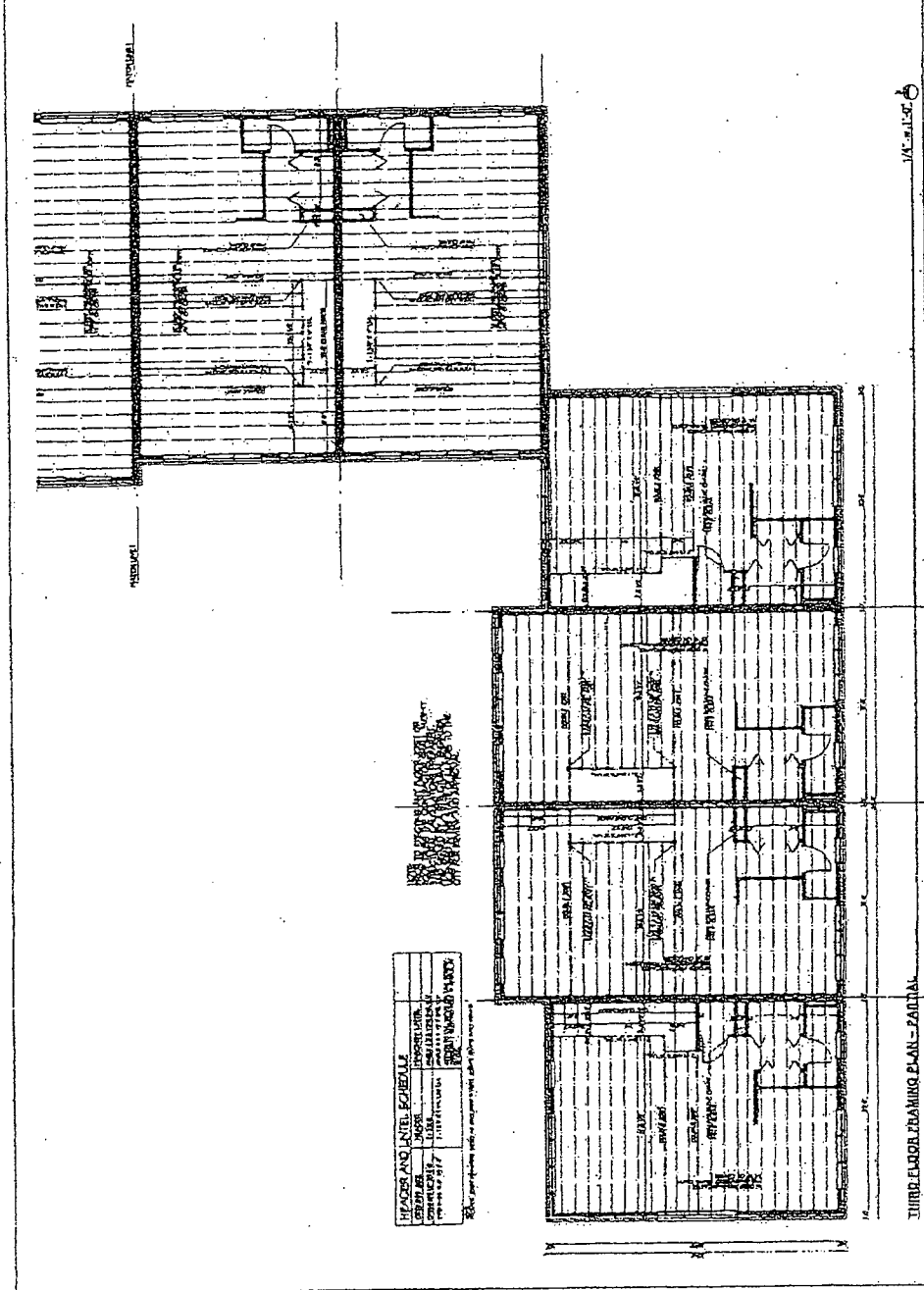
A Townhome Development
Church Street Village
 1665 - 1691 Church Street - Evanston, Illinois

1589 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX (847) 896-7285 TELEPHONE (847) 488-1250
 Church Street Village, LLC
 Project for:
 Church Street Village, LLC
 Evanston, Illinois
 Church Street Village
 A Township Development
 1655 - 1691 Church Street - Evanston, Illinois
 DAVID SCHULTZ ARCHITECTURE LIMITED

1/28/07
A20
 01.30



1589 SHERMAN AVENUE, SUITE 200, EVANSTON, ILLINOIS 60201 FAX 847 366 7285 TELEPHONE 847 568 8250
 DAVE SCHWITT ARCHITECTURE LIMITED
 1655 First Church Street, Evanston, Illinois
 Prepared for: Church Street Village, LLC
 Church Street Village
 A Fortknox Development
 Evanston, Illinois
 8/18/07
 A21
 01/08



SPACES AND LEVEL SCHEDULE

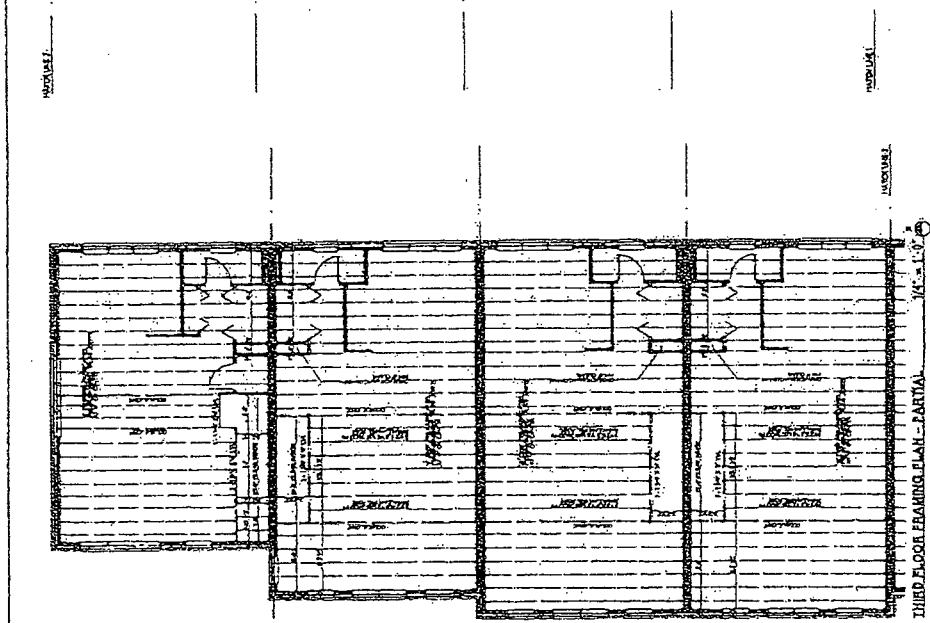
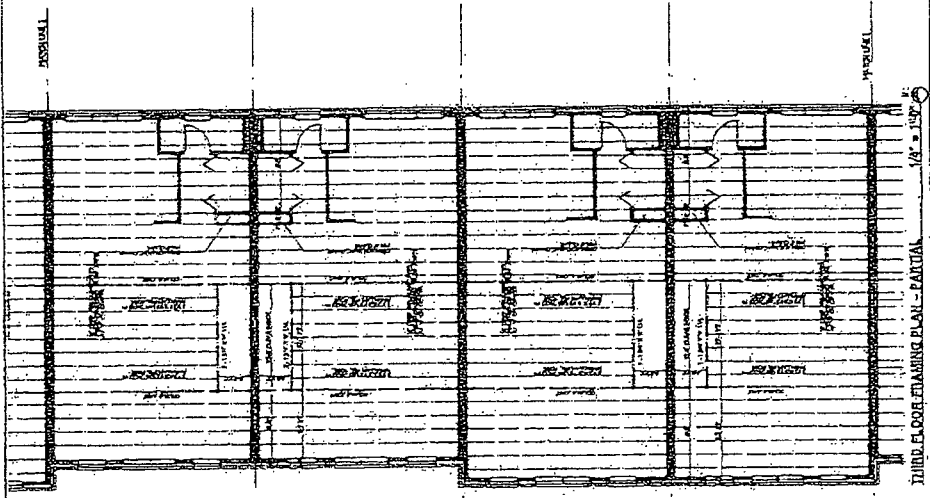
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THIRD FLOOR FRAMING PLAN - PARTIAL

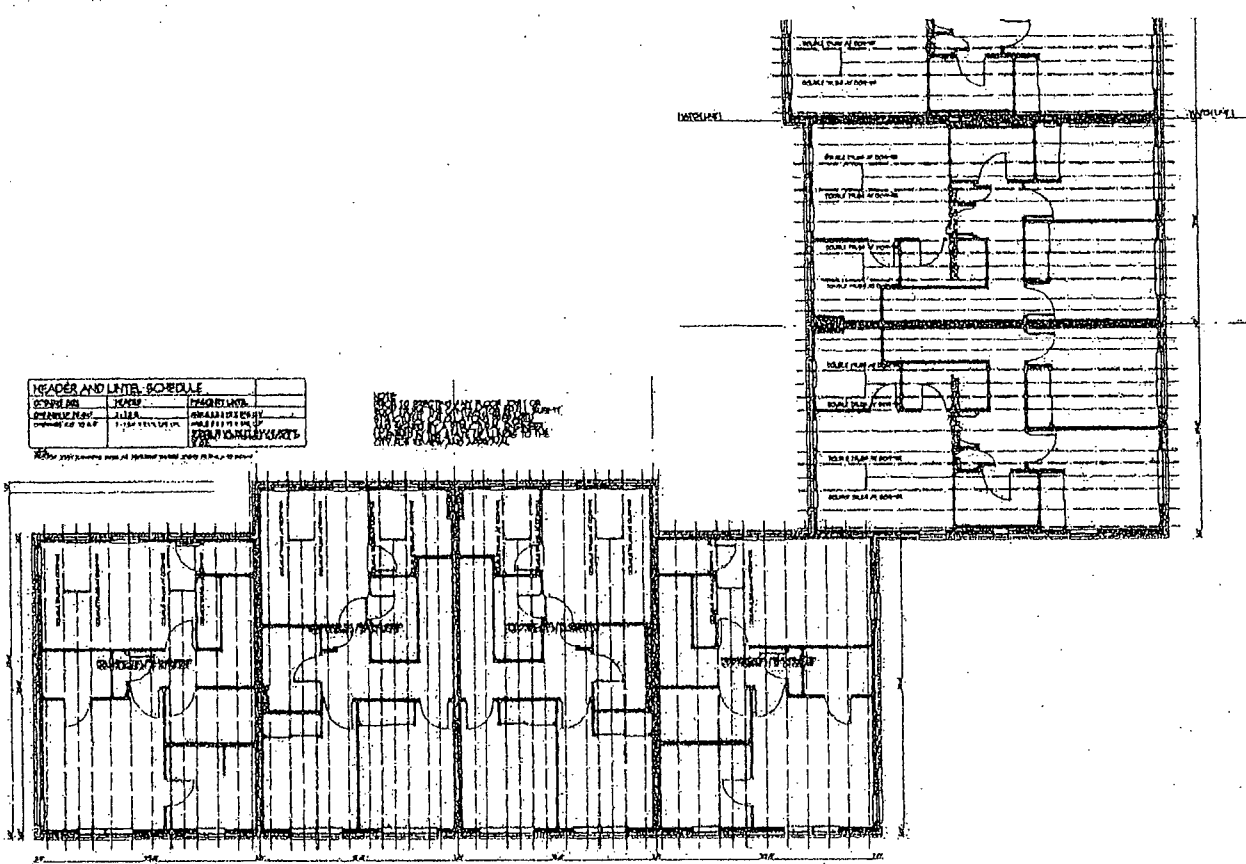
1599 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.466.7285 TELEPHONE 847.308.4220 DAVIS SCHAFFT ARCHITECTURE LIMITED

Prepared for: Church Street Village, LLC
Evanston, Illinois
Church Street Village
A Township Development
1681 - 1691 Church Street - Evanston, Illinois

Sheet
A22
of 86



THIRD FLOOR FRAMING PLAN - PARTIAL 1/4" = 1'-0"



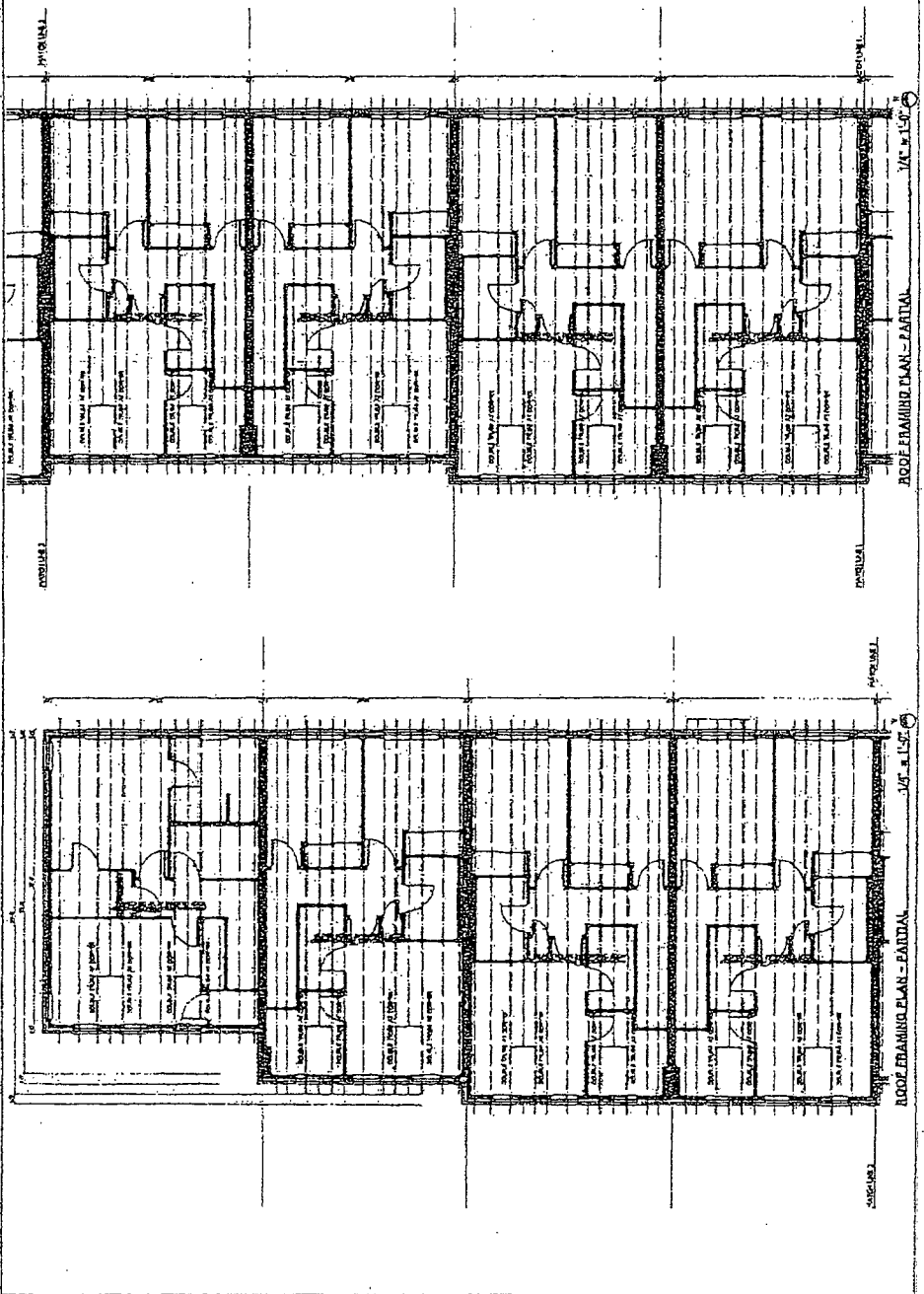
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ROOF FRAMING PLAN - PARTIAL

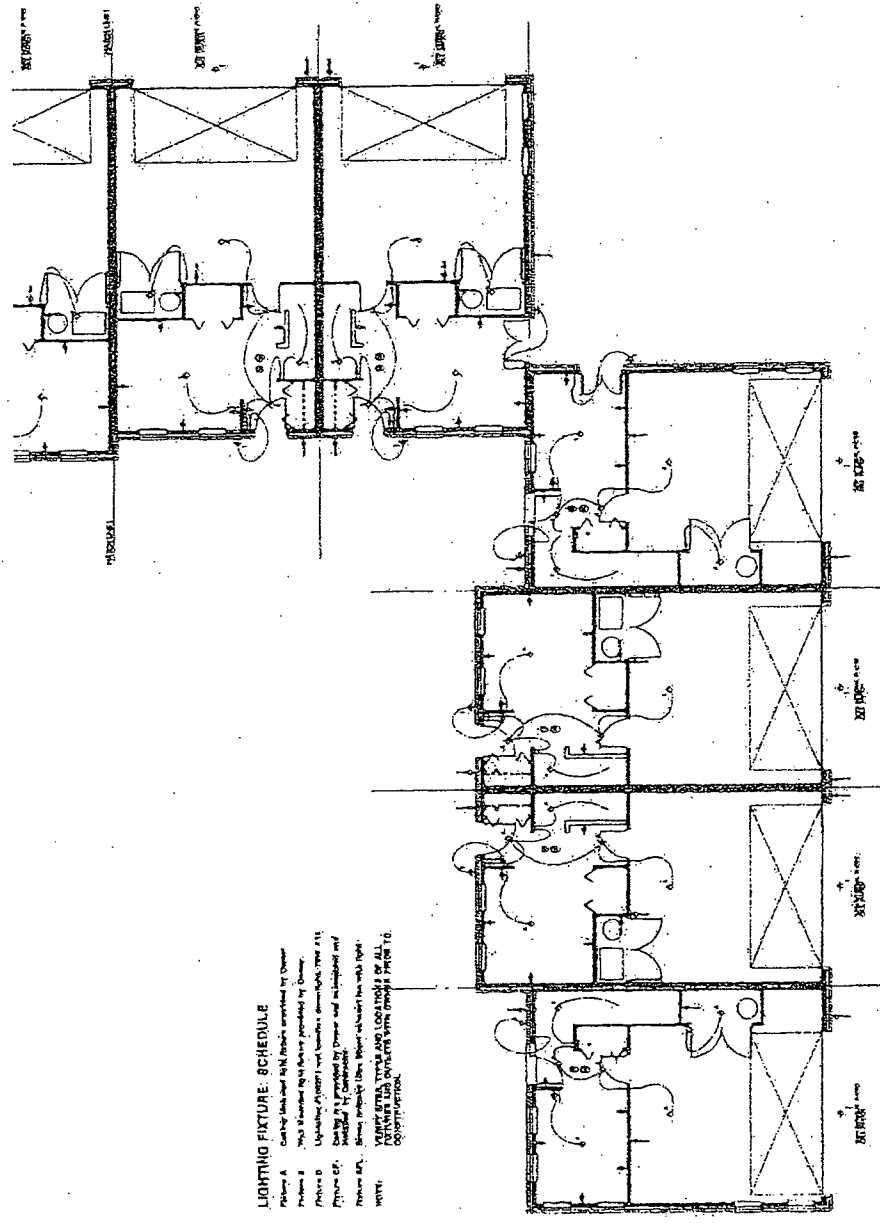
1/4" = 1'-0"

A Township Development
Church Street Village
 1655 S. 16th Church Street, Evanston, Illinois
 1568 SHERMAN AVENUE SUITE 300 EVANSTON, ILLINOIS 60201 FAX 847.898.7245 TELEPHONE 847.898.8280 DAVID SCHMITT ARCHITECTURE LIMITED
 Prepared for:
Church Street Village, LLC
 Evanston, Illinois
 6.28.07
A23
 of 30

158 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX: 847.894.7265 TELEPHONE: 847.854.2593 DAVID SCHWARTZ ARCHITECTURE, LIMITED
 Church Street Village, LLC
 Church Street Village
 1665 - 1691 Church Street - Evanston, Illinois
 Prepared for: A Township Development
 12.22.07
 A24
 01.30



PLAN 07
A25
 of 001



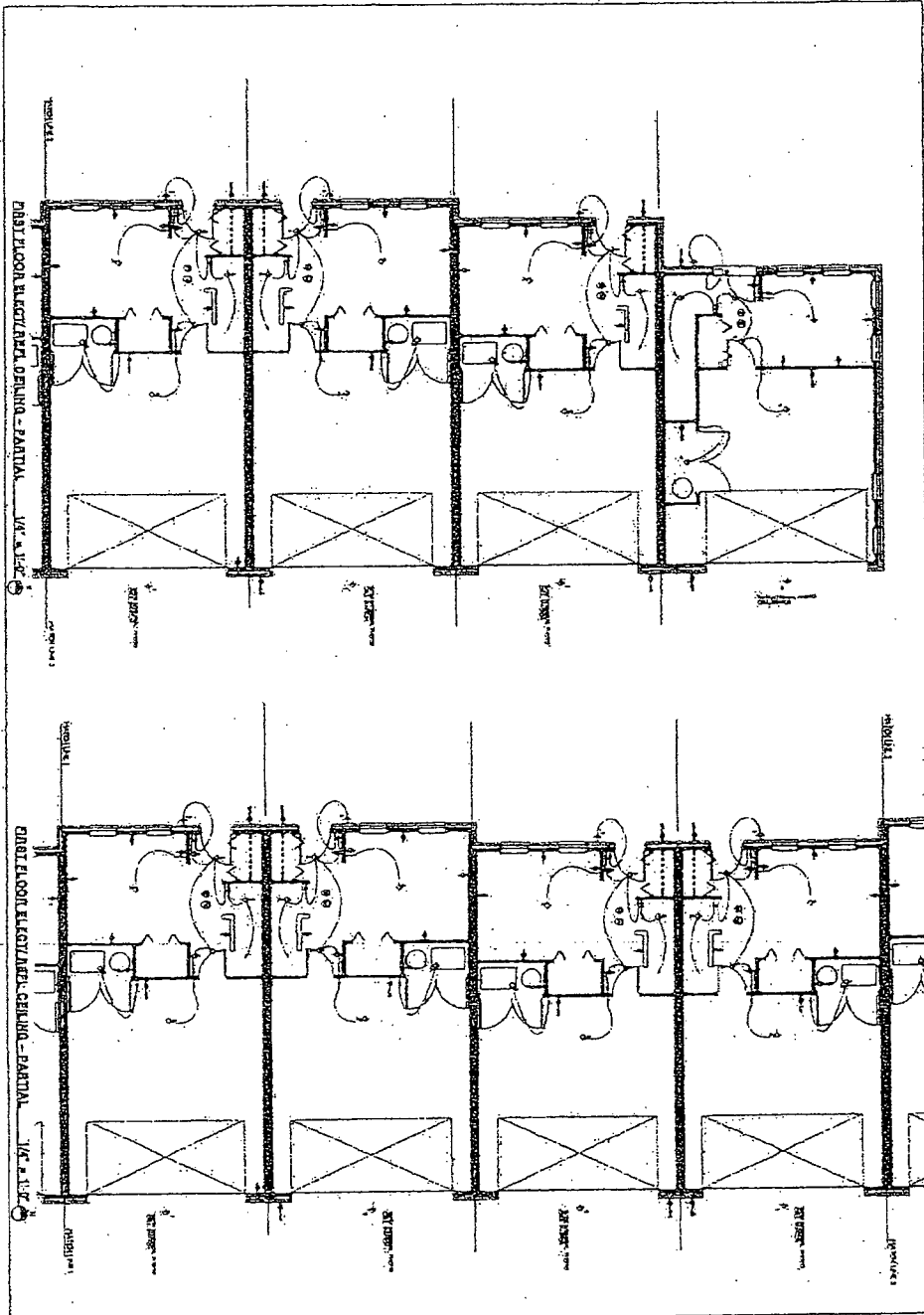
LIGHTING FIXTURE SCHEDULE

- Fixture A Ceiling Light and 1/4" Recessed provided by Owner
- Fixture B 2x4 Recessed Light Fixture provided by Owner
- Fixture C 2x4 Recessed Light Fixture provided by Owner
- Fixture D 2x4 Recessed Light Fixture provided by Owner
- Fixture E 2x4 Recessed Light Fixture provided by Owner
- Fixture F 2x4 Recessed Light Fixture provided by Owner
- Fixture G 2x4 Recessed Light Fixture provided by Owner
- Fixture H 2x4 Recessed Light Fixture provided by Owner
- Fixture I 2x4 Recessed Light Fixture provided by Owner
- Fixture J 2x4 Recessed Light Fixture provided by Owner
- Fixture K 2x4 Recessed Light Fixture provided by Owner
- Fixture L 2x4 Recessed Light Fixture provided by Owner
- Fixture M 2x4 Recessed Light Fixture provided by Owner
- Fixture N 2x4 Recessed Light Fixture provided by Owner
- Fixture O 2x4 Recessed Light Fixture provided by Owner
- Fixture P 2x4 Recessed Light Fixture provided by Owner
- Fixture Q 2x4 Recessed Light Fixture provided by Owner
- Fixture R 2x4 Recessed Light Fixture provided by Owner
- Fixture S 2x4 Recessed Light Fixture provided by Owner
- Fixture T 2x4 Recessed Light Fixture provided by Owner
- Fixture U 2x4 Recessed Light Fixture provided by Owner
- Fixture V 2x4 Recessed Light Fixture provided by Owner
- Fixture W 2x4 Recessed Light Fixture provided by Owner
- Fixture X 2x4 Recessed Light Fixture provided by Owner
- Fixture Y 2x4 Recessed Light Fixture provided by Owner
- Fixture Z 2x4 Recessed Light Fixture provided by Owner

NOTE: VERIFY FIXTURE TYPES AND LOCATIONS OF ALL LIGHTING FIXTURES WITH OWNER PRIOR TO CONSTRUCTION.

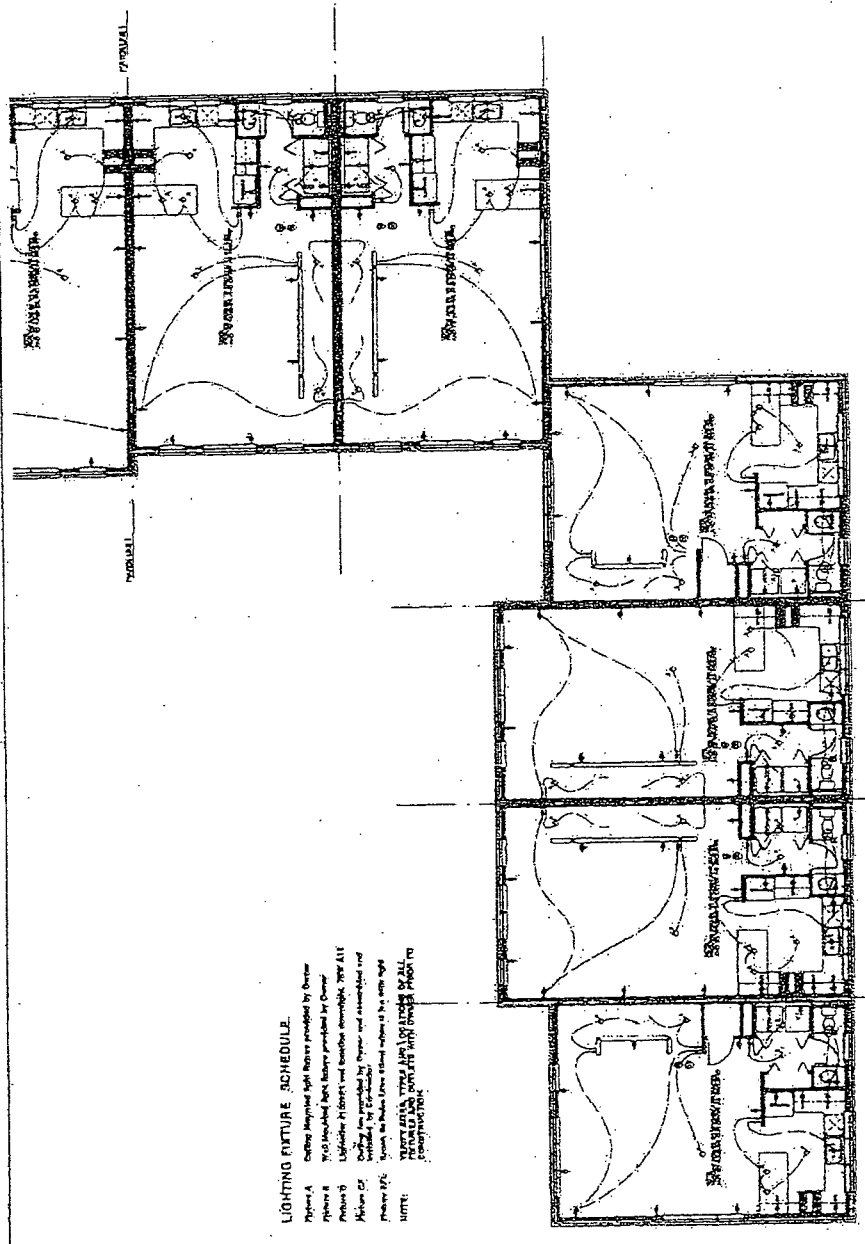
FIRST FLOOR REFLECTED CEILING - PARTIAL

1/8" = 1'-0"



A26 of 30	1/2" = 1'-0" 1/4" = 1'-0"	prepared for: Church Street Village, LLC Evanston, Illinois	A Townhome Development Church Street Village 1665 - 1691 Church Street - Evanston, Illinois DAVID SCHMITT ARCHITECTURE, L.L.C.
--------------	------------------------------	--	--

1699 SHERMAN AVENUE, SUITE 200, EVANSTON, ILLINOIS 60201 FAX: 847.368.7385 TELEPHONE 847.986.2250

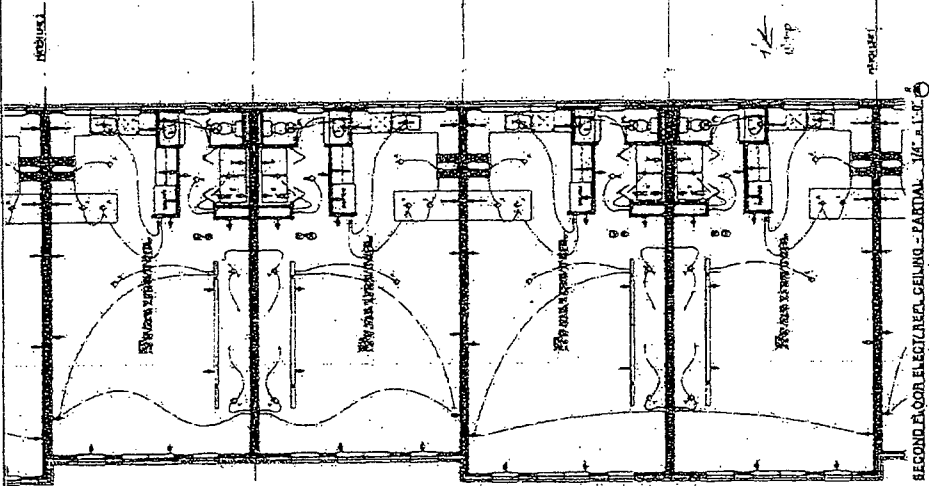


LIGHTING FIXTURE SCHEDULE.
 Ceiling Mounted Light Fixtures provided by Owner
 Recessed Light Fixtures provided by Owner
 Wall Mounted Light Fixtures provided by Owner
 Light Fixtures in Corridor and Stairwell provided by Owner
 All other lighting fixtures provided by Owner and manufacturer and
 specified by Contractor.
 Fixtures in Recessed Ceiling shown in the site plan
 NOTES: VERIFY EXISTING LIGHTING FIXTURES AND
 PROVIDER BEFORE PROCEEDING WITH DESIGN PRODUCTION.

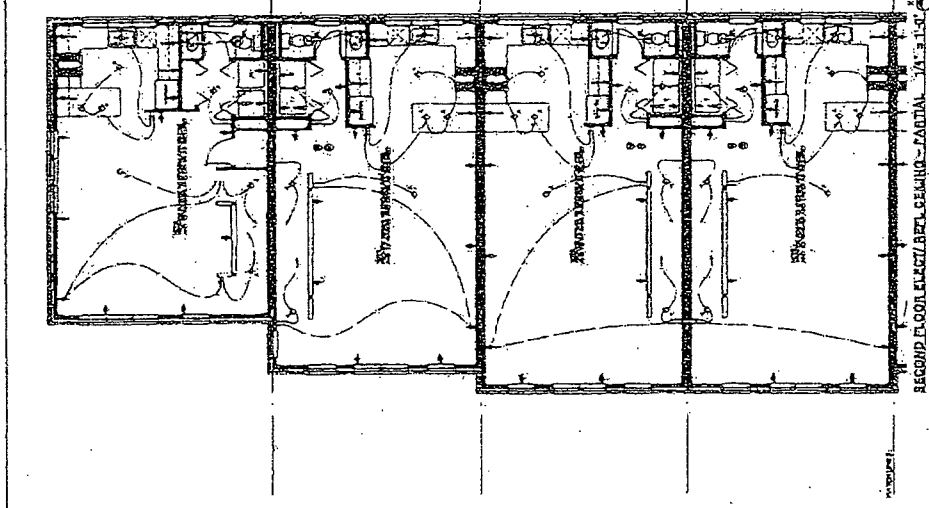
SECOND FLOOR LIGHTING FIXTURE SCHEDULE - PARTIAL
 1/8" = 1'-0"

Proposed for:
Church Street Village, LLC
 Evanston, Illinois
 Prepared by:
Church Street Village
 Church Street - Evanston, Illinois
 1675 1671
 A Township Development
 1589 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847.866.7285 TELEPHONE 847.866.2350
 DAVID SCHMITT ARCHITECTURE LIMITED

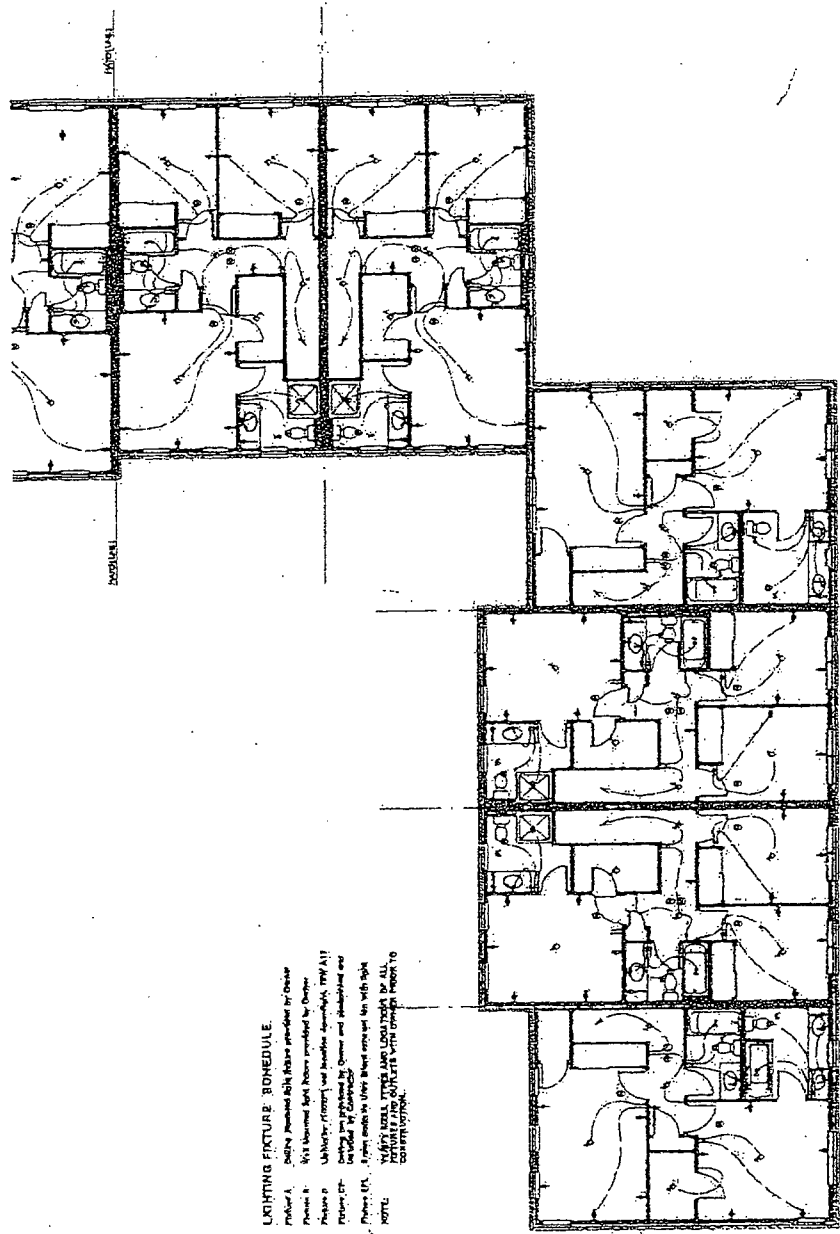
SHEET
A28
 OF 30



SECOND FLOOR ELECTRICAL/CEILING - PARTIAL - 1/4\"/>



SECOND FLOOR ELECTRICAL/CEILING - PARTIAL - 1/4\"/>



LIGHTING FIXTURE SCHEDULE

- Fixture A: 2'x4' recessed bulk fixture provided by Owner
- Fixture B: 4'x4' recessed bulk fixture provided by Owner
- Fixture C: 4'x4' recessed bulk fixture provided by Owner
- Fixture D: 4'x4' recessed bulk fixture provided by Owner
- Fixture E: 4'x4' recessed bulk fixture provided by Owner
- Fixture F: 4'x4' recessed bulk fixture provided by Owner
- Fixture G: 4'x4' recessed bulk fixture provided by Owner
- Fixture H: 4'x4' recessed bulk fixture provided by Owner
- Fixture I: 4'x4' recessed bulk fixture provided by Owner
- Fixture J: 4'x4' recessed bulk fixture provided by Owner
- Fixture K: 4'x4' recessed bulk fixture provided by Owner
- Fixture L: 4'x4' recessed bulk fixture provided by Owner
- Fixture M: 4'x4' recessed bulk fixture provided by Owner
- Fixture N: 4'x4' recessed bulk fixture provided by Owner
- Fixture O: 4'x4' recessed bulk fixture provided by Owner
- Fixture P: 4'x4' recessed bulk fixture provided by Owner
- Fixture Q: 4'x4' recessed bulk fixture provided by Owner
- Fixture R: 4'x4' recessed bulk fixture provided by Owner
- Fixture S: 4'x4' recessed bulk fixture provided by Owner
- Fixture T: 4'x4' recessed bulk fixture provided by Owner
- Fixture U: 4'x4' recessed bulk fixture provided by Owner
- Fixture V: 4'x4' recessed bulk fixture provided by Owner
- Fixture W: 4'x4' recessed bulk fixture provided by Owner
- Fixture X: 4'x4' recessed bulk fixture provided by Owner
- Fixture Y: 4'x4' recessed bulk fixture provided by Owner
- Fixture Z: 4'x4' recessed bulk fixture provided by Owner

NOTE: ALL LIGHTING FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE AND ALL APPLICABLE REGULATIONS.

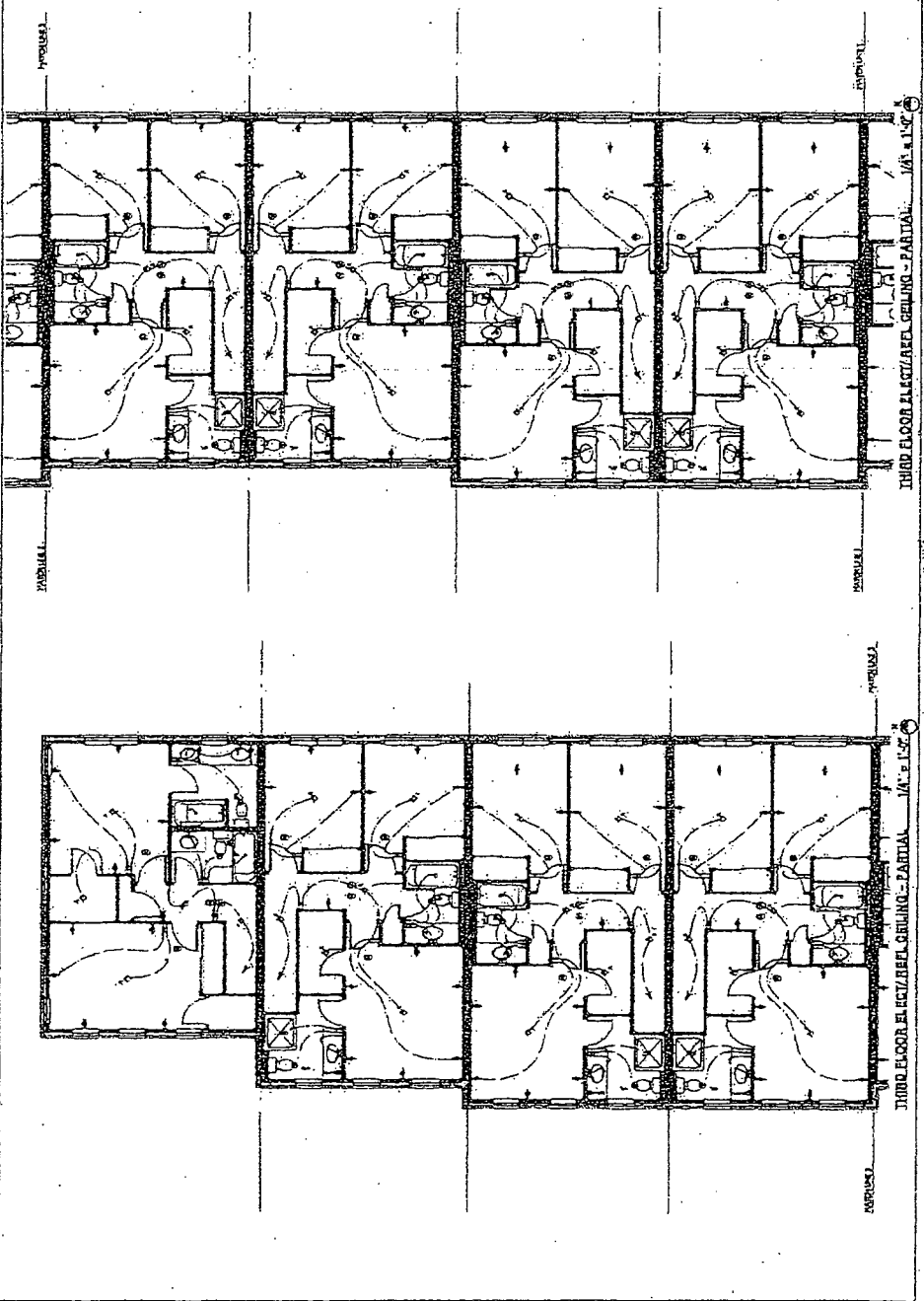
FIRST FLOOR ELECTRICAL CEILING - PARTIAL

1509 SHERMAN AVENUE SUITE 200 EVANSTON, ILLINOIS 60201 FAX 847 866 7265 TELEPHONE 847 866 3250

1691 Church Street - Evanston, Illinois
Church Street Village
A Townhome Development

Church Street Village, LLC
Proposed for:
Evolution, Illinois

8.28.07
A30
01.00



THIRD FLOOR ELECTRICAL CEILING - PARTIAL 1/4" = 1'-0"

THIRD FLOOR ELECTRICAL PANEL CEILING - PARTIAL 1/4" = 1'-0"



Bernard L. Citron

P 312.580.2209

F 312.762.1372

bcitron@thompsoncoburn.com

May 6, 2015

VIA FEDERAL EXPRESS

Mark Muenzer
Director of Community and Economic Development
City of Evanston
2100 Ridge Avenue
Evanston, Illinois 60201

Re: Church Street Village
Ordinance 92-0-14

Dear Mr. Muenzer:

In July of 2014 our client, Kinzie Real Estate Development, was granted an extension of the Planned Development for Church Street Village. In Section 3(e) of the ordinance, it set forth a time schedule for both construction of the existing building and for application for a permit for Building 1. The permit for Building 1 was to be applied for within one year of passage of the Ordinance, hence July of 2015. Prior to submitting for a permit for Building 1, new elevations are required to be submitted and approved by the DAPR committee.

It has become clear that we are unlikely to meet this time frame. The owners have not chosen the appropriate architect for the redesign of Building 1. Therefore we are requesting an amendment to Ordinance 92-0-14 by which the time to apply for a permit for Building 1 will be extended.

Please advise us as to how best to proceed.

Very truly yours,

Thompson Coburn LLP



Bernard L. Citron

BIC/mse

cc: Michelle Masoncup
Steve Spinell
Mary Bak

6164022.1

Thompson Coburn LLP | Attorneys at Law | 55 East Monroe Street | 37th Floor | Chicago, Illinois 60603
P 312.346.7500 | F 312.580.2201 | www.thompsoncoburn.com

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