JOINT MEETING OF THE EVANSTON PLAN COMMISSION AND ZONING BOARD OF APPEALS

Wednesday, March 14, 2012
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, COUNCIL CHAMBERS

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. PLANNED DEVELOPMENT 12PLND-0012, 12ZMJV-0013, 12ZMJV-0014
635 CHICAGO AVENUE (WALGREENS)
Craig Stevens Development applies for a planned development project to construct a Walgreens at 635 Chicago Avenue. Section 6-10-1-9-D-1 of the Zoning Code states any area of the zoning lot to be improved with new construction that is in excess of 30,000 square feet must apply for a planned development. 635 Chicago is located in the C1a Commercial Mixed-Use Zoning District, which requires a special use permit for a drive-through facility to operate. The applicant requests a rear yard setback that abuts a residential district separated by a public alley of 0’ where 10’ is required (Zoning Code Section 6-10-3-8-D). The Plan Commission and ZBA will make a recommendation to City Council, the final determining body.

3. ADJOURNMENT

The next regular Plan Commission meeting is scheduled for WEDNESDAY, APRIL 11, 2012 at 7pm in COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.

The next regular Zoning Board of Appeals meeting is scheduled for WEDNESDAY, MARCH 20, 2012 at 7:30pm in COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.

Order of agenda items are subject to change. Information about the Plan Commission is available online at: http://www.cityofevanston.org/plancommission. Questions can be directed to the General Planner, Craig Sklenar, at 847-448-8683 or by e-mail at csklenar@cityofevanston.org. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community and Economic Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TTY).
Memorandum

To: Chair and Members of the Plan Commission

From: Dennis Marino, Manager, Planning and Zoning Division
Craig Sklenar, General Planner
Melissa Klotz, Zoning Planner

Subject: Craig Stevens Development Planned Development, 635 Chicago Avenue, 12PLND-0012, 12ZMJV-0013, 12ZMJV-0014

Date: March 9, 2012

Staff Recommendation
City staff recommends approval of the proposed Planned Development and requested Special Use for a drive-through facility for Walgreens at 635 Chicago Avenue. City staff also recommends approval for major zoning relief for a rear yard setback that abuts a residential district separated by a public alley of 0' where 10' is required. The redevelopment and site improvements of the Southpoint Plaza on Chicago Avenue and Keeney Street will complete the south corridor section of Chicago Avenue which has been undergoing a transformation for nearly a decade. This development completes the economic development revitalization and streetscape enhancement of the Chicago Avenue Corridor from South Boulevard to Main Street. The timing of this planned development is synergistic to the development adjacent; the AMLI project which when completed will house 214 units of rental housing, ground floor retail and a new streetscape on Chicago Avenue. The applicant has complied with all zoning requirements, and meets all of the standards of a Planned Development, a Special Use and a major variance for this district.

Background
Southpoint Plaza has been owned and operated by the Craig Stevens Development Corporation since the 1980s. The property was granted a special use for a drive-through for the drug store in 1993. Walgreens has been a leasee for 25 years and the renewal of the lease also includes a modernization of the store. This includes the new construction of a 13,968 square feet store and the addition of 36 parking spaces. The existing strip retail development will remain on site and enjoys 0% vacancy as of today.

Project Description
The existing Walgreens development utilizes a drive-through along the south side of the building towards the rear. The existing Walgreens building is situated towards the front of the property, and blocks ingress/egress between the drive-through area/Walgreens...
parking and the parking lot for the commercial development to the north (that is on the same lot). The ingress/egress that serves the existing drive-through is located approximately 60’ from the drive-through space. This means there is enough stacking for a total of 4 vehicles (counting the one at the window). The current City requirement for drive-through stacking is a minimum of 4 spaces, which means the existing drive-through does meet the requirement, but it does not exceed it. If the existing drive-through backs up with more than 4 vehicles, those cars will be waiting on Keeney Street.

The proposed development utilizes a new configuration for the drive-through, with a drive-through lane that parallels the southern property line of the development. This area provides stacking for 5 vehicles within the drive-through lane, with an overflow area for another 9 vehicles within the parking lot (rather than on Keeney Street as the current site is designed). This new configuration will help the traffic flow on the property, as well as increase safety at the ingress/egress.

The proposed development is also requesting a 0’ rear yard setback. The typical rear yard setback that is adjacent to a non-residential district is 0’, however this property is adjacent to a residential district (separated by an alley), and therefore a 10’ rear yard setback is required. The existing Walgreens building is located approximately 45’ from the rear property line, however the commercial building that is directly north of Walgreens (located on the same lot and approximately 5’ north of the current Walgreens building) has a 0’ rear yard setback. The proposed development pushes the Walgreens building to the rear of the property, in line with the 0’ rear yard setback of the northerly commercial building, and moves the parking lot to the front of the property. This design improves the functionality of the parking lot, ingress/egress, and drive-through stacking lane. This design also decreases the adverse impact on the residential area that is located across the alley (to the east) by eliminating the parking area in the rear.

Zoning Ordinance
The C1a Commercial Mixed-Use District governs the subject property at 635 Chicago Avenue. The properties along Chicago Avenue are zoned C1a, however the properties abutting the alley are zoned R5 General Residential on Hinman Avenue. 6-10-1-9 Section D-1 requires any development whose lot area is over 30,000 square feet in size must apply for a Planned Development. The Applicant’s property is 71,417 square feet in size, requiring a Planned Development for approval by the City Council.

Ordinances Identified for Requested Relief:
6-10-3-3: C1a Commercial Mixed Use District
   SPECIAL USES: The following uses may be allowed in the C1a district, subject to the provisions set forth in section 6-3-5, “Special Uses”, of this title:
   Drive-through facility (accessory only)
   (among others)
6-10-3-8-D: C1a Commercial Mixed Use District
YARD REQUIREMENTS, REAR YARD – Rear yard when abutting residential district or when separated from a residential district by a public alley: building – 10 feet; parking – 10 feet.

Traffic Impact
There is minimal traffic impact within the neighborhood as the development does not add significant amounts of traffic to the block when compared to existing versus proposed conditions.

2000 Comprehensive General Plan
The Comprehensive Plan has specific goals and objects to promote the growth and redevelopment of business, commercial and industrial areas of Evanston. The redevelopment and site improvements of the property at 635 Chicago Avenue achieve these goals by retaining a business that is an asset to neighbors. Community members questions at a public meeting held in February concerned more about where they might be able to pick up their prescriptions during the time of construction rather than opposing the project all together. With the addition of the AMLI project adjacent to the applicant’s property, the neighborhood will see an entire block revitalized by the end of 2013. Construction of the streetscape will be coordinate with AMLI’s efforts as well.

An evaluation of the proposal as it relates to Comprehensive Plan goals is as follows:

LEGEND
M = Meets Guideline D = Does Not Meet Guideline NA = Does not Apply

<table>
<thead>
<tr>
<th>LAND USE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard</strong></td>
<td><strong>Result</strong></td>
</tr>
<tr>
<td>Neighborhood assets should be enhanced while recognizing that each neighborhood contributes to the overall social and economic quality of Evanston</td>
<td>M</td>
</tr>
<tr>
<td>Evanston’s housing stock should continue to offer buyers and renters a desirable range of choice in terms of style and price</td>
<td>M</td>
</tr>
<tr>
<td>Evanston should maintain a diverse range of business and commercial areas, all of which will be viable locations for business activity</td>
<td>M</td>
</tr>
<tr>
<td>Downtown Evanston should be an attractive, convenient, and economically vital center of diverse activity.</td>
<td>NA</td>
</tr>
<tr>
<td>The growth and evolution of Evanston’s institutions should be supported so long as the growth does not have an adverse impact upon the residentially-zoned adjacent neighborhoods</td>
<td>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PUBLIC FACILITIES</th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Standard</strong></td>
<td><strong>Result</strong></td>
</tr>
<tr>
<td>The City of Evanston’s public buildings should be fully accessible, modernized buildings that serve civic needs and interests of residents.</td>
<td>NA</td>
</tr>
<tr>
<td>City parks and recreation areas should be of the highest quality in order to meet residents various recreation and leisure interests</td>
<td>NA</td>
</tr>
<tr>
<td>Utility systems in Evanston should provide reliable, quality service and</td>
<td>M</td>
</tr>
</tbody>
</table>
support future development throughout Evanston

### CIRCULATION

<table>
<thead>
<tr>
<th>Standard</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evanston’s streets should safely, conveniently, and efficiently link neighborhoods to the rest of the community and to the metropolitan area</td>
<td>M</td>
</tr>
<tr>
<td>Evanston’s parking system should serve the needs of residents, commuters, employees, shoppers, and visitors to Evanston’s neighborhoods and business districts</td>
<td>M</td>
</tr>
<tr>
<td>Transportation providers should offer safe, convenient, affordable, and easily accessible transit alternatives to the automobile</td>
<td>M</td>
</tr>
<tr>
<td>The safety and convenience of pedestrians and bicyclists should be a priority</td>
<td>M</td>
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</table>

### COMMUNITY ENVIRONMENT

<table>
<thead>
<tr>
<th>Standard</th>
<th>Result</th>
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</thead>
<tbody>
<tr>
<td>Buildings and landscaping should be attractive, interesting and compatible design</td>
<td>M</td>
</tr>
<tr>
<td>The historic heritage of Evanston should continue to be identified and preserved for the benefit of current and future residents</td>
<td>M</td>
</tr>
<tr>
<td>The creation of art and arts activities should be recognized and promoted as a vital component of the local economy</td>
<td>NA</td>
</tr>
<tr>
<td>Locally and regionally, natural resources should be preserved and public health should be promoted through a clean environment</td>
<td>M</td>
</tr>
</tbody>
</table>

### Guidelines for Building Design and Exterior Appearance

- New Construction/Additions to Existing Buildings
  - Mass
  - Scale and Context
  - Exterior Building Materials
  - Roofs
  - Architectural Features
  - Security and Exterior Lighting
  - Loading Docks and Refuse Collection Areas
  - Utilities, Mechanical Equipment, and Stormwater
  - n/a Wireless Communication Antennas
- Parking Structures
- n/a Ground Floor Uses
- n/a Retail Services
- n/a Sidewalk Cafes
- n/a Offices
- n/a Signage

- Adaptive Reuse of Buildings—Proposed site will be razed of individual buildings to allow for development of all proposed uses. It is not known if any adaptive reuse of existing buildings is possible or desirable.
✓ Green/LEED buildings

Guidelines for Site Planning
✓ Landscaping
✓ Requirements for Parking Lots
✓ Circulation
n/a Public Art
Special Use Standards:
For the ZBA to recommend that City Council grant a special use, the ZBA must find that the proposed special use:
   a) is one of the listed special uses for the zoning district in which the property lies;
   b) complies with the purposes and policies of the Comprehensive General Plan and the Zoning Ordinance;
   c) does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
   d) does not interfere with or diminish the value of property in the neighborhood;
   e) is adequately served by public facilities and services;
   f) does not cause undue traffic congestion;
   g) preserves significant historical and architectural resources;
   h) preserves significant natural and environmental resources; and
   i) complies with all other applicable regulations.

For the ZBA to recommend that City Council grant a variance, the ZBA must find that the proposed variance:
   a) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties;
   b) is in keeping with the intent of the zoning ordinance;
   c) has a hardship or practical difficulty that is peculiar to the property;
   d) property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience;
   e) is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived;
   f) does not have a hardship or practical difficulty that was created by any person having an interest in the property; and
   g) is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty.
Attendees:


Staff Present:  S. Griffin, B. Newman, C. Sklenar

Presiding Member:  W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:31 p.m.

Projects Reviewed:

1) 1700 Central Street  Preliminary
Request for approval for permit for foundation to construct 4-story, mixed use development

APPLICATION PRESENTED BY:  Robert Horne  Developer, Dodge Capital
Kate Hauserman  Architect, OKW Architects

GENERAL DISCUSSION:
Mr. Horne presented plans for the approved Planned Development. The following was discussed:
• Presented plans showing streetscape plan
• No changes to the architectural site plan, materials, design or footprint

Action:
The Committee voted unanimously 8-0 to give preliminary SPAARC approval for the foundation.

2) 635 Chicago Avenue  Pre-Application Conference
Request for approval for Planned Development of a Walgreen’s

APPLICATION PRESENTED BY:  Monte Strusiner  Developer, Craig/Steven Devel.
Michelle McCartney  Property Manager
John Bradshaw  Architect, Camburas & Theodore
Nick Patera  Landscape Architect, Teska Assoc.
Steven Berecz  Engineer, Gewalt Hamilton

GENERAL DISCUSSION:
Mr. Strusiner explained that the landscape architects have been coordinating with the City for the parking and streetscape plans. The following was discussed:
• Propose to have the new store completed in 2013
• Presented plans for the 13,000 sq. ft. new Walgreen’s with a drive-through
• Presented an architectural plan:
  o Existing retail, which will remain
Entire existing Walgreen’s to be demolished
A new Walgreen’s to be built abutting the existing retail
Access points to stay approximately where they are
Main entry will be toward north end of building

Presented elevations:
- Propose one way out of drive-through onto Keeney
- Propose to replace asphalt and entirely pave parking lot
- Propose to increase number of parking spaces from 76 to 84

Presented landscape plans:
- Pedestrian access: a 5’ wide sidewalk and center pedestrian access on the north side of Walgreen’s and wider sidewalk on the Keeney side
- Propose to create a plaza-like appearance
- Plan will be compliant with streetscape plan
- Bike racks in center of lot near north end
- Concrete with a raised seat wall planter at corner of complex to help protect plants
- Anticipate a great deal of foot traffic from AMLI north
- Plantings on Chicago will pick up on Chicago streetscape with a brick edge along the parkway edge
- Preserving 2 existing trees on Chicago to be alternated with new trees
- Metal tree grates
- Parkway planting of perennial low lilacs will help to screen cars
- Street lighting plans: architect to confer with City
- On Keeney, there are existing trees and propose Freeman Maple trees to screen the drive-through
- Considering paving near the bus stop for durability

Mr. Nagar advised that he would like the light spacing consistent throughout the block; Mr. Patera assured Mr. Nagar that the trees and lighting would be compatible with AMLI’s

Mr. Dahal advised that the driveways should not be too close to AMLI’s; Mr. Patera assured Mr. Dahal that the AMLI driveway is much further up, in the middle of the development

The Committee discussed an alternative to large trucks going down the alley to the loading dock; Mr. Bradshaw assured the Committee that Walgreen’s is amenable to doing deliveries how ever the community/City ordains; trucks turn off after 5 minutes of idling

Materials: brick (4 sides) and glass
Propose extensive renovations to existing retail including modifying the sign band to be compatible with the Walgreen’s sign
Water service will be divided into 2 services between the retail and Walgreen’s
Trash to be picked up in rear

Action:
No vote is taken on pre-application conferences.

3) 1100 Clark Street/1717 Ridge Avenue Preliminary & Final
Proposal for a 175 rental unit residential apartment building

This item was tabled as the applicant was not present.

Other Business:
The Committee voted by majority with two abstaining 8-0 to approve the February 15, 2012 meeting notes.

There being no other business, the meeting adjourned at 3:05 p.m.

The next SPAARC meeting will take place on Wednesday, February 29, 2012 unless otherwise notified.

Respectfully submitted,
Bobbie Newman
Executive Summary of Proposal

Craig/Steven Development Corporation of Northbrook, Illinois intends to make improvements to the property at the northeast corner of Chicago Ave and Keeney St, otherwise known as “Southpoint Plaza”.

Plans include the construction of a new single story, brick and glass Walgreens Drugstore (with a drive thru for prescription pick-up on the south side) in the approximate location that is currently occupied by the older Walgreens Drug store (intended to be razed). This new Walgreens shall have new parking with approximately 40 stalls (in excess of the minimum required) as well as a new landscaped perimeter and landscaped islands. Craig/Steven Development Corporation shall also include as part of this development, street-scaping of the public right of way per Evanston’s ordinance.

There are also plans to improve upon the façade of the existing retail center (north of the current Walgreens) by rebuilding the sign band above the storefront. These façade improvements shall share elements of the new Walgreens in order to have a more cohesive look as well as create a link to the buildings to the north (not a part of this development) in order to better weave itself into the architectural fabric of this corridor.

Improvements for this center shall also include new pavement for the existing parking lot (we will maintain the existing 47 stalls). This re-paving should enhance appearances as well as the accessibility to the building.

We intend for the two drives along Chicago Avenue to be full access into the site. This is intended to improve circulation and, in general, help clean things up for the entire Center. New site engineering shall also provide storm detention as required and consolidation of many of the different utilities that feed the Center.
<table>
<thead>
<tr>
<th></th>
<th>Title</th>
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<tbody>
<tr>
<td>1</td>
<td>Zoning Analysis</td>
</tr>
<tr>
<td>2</td>
<td>Pre-application Conference Materials</td>
</tr>
<tr>
<td>3</td>
<td>Public Benefit Statement</td>
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<tr>
<td>4</td>
<td>Development Plan</td>
</tr>
<tr>
<td>5</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>6</td>
<td>Plat of Survey</td>
</tr>
<tr>
<td>7</td>
<td>Preliminary Plat of Subdivision</td>
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<tr>
<td>8</td>
<td>Planned Development Application Form</td>
</tr>
<tr>
<td>9</td>
<td>Certificate of Disclosure of Ownership Interest Form</td>
</tr>
<tr>
<td>10</td>
<td>Open Space Maintenance Provision Statement</td>
</tr>
<tr>
<td>11</td>
<td>Restrictive Covenants</td>
</tr>
<tr>
<td>12</td>
<td>Schedule of Development</td>
</tr>
<tr>
<td>13</td>
<td>Economic Feasibility Statement</td>
</tr>
<tr>
<td>14</td>
<td>Traffic Circulation Impact Study</td>
</tr>
<tr>
<td>15</td>
<td>Plan Compliance</td>
</tr>
<tr>
<td>16</td>
<td>Neighborhood Compatibility</td>
</tr>
<tr>
<td>17</td>
<td>Special Use Application Form</td>
</tr>
<tr>
<td>18</td>
<td>Request for Development Allowances</td>
</tr>
<tr>
<td>19</td>
<td>Proof of Ownership</td>
</tr>
<tr>
<td>20</td>
<td>General Conditions for Planned Developments in Business Districts</td>
</tr>
</tbody>
</table>
1. ZONING ANALYSIS
## Zoning Analysis Summary

**Case Number:** 11ZONA-0211  
**Case Status/Determination:** Non-Compliant

### Proposal:
Demolish existing, construct new Walgreens w/ drive-thru.

### Site Information:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District</th>
<th>Overlay District</th>
<th>Preservation District</th>
</tr>
</thead>
<tbody>
<tr>
<td>635 Chicago Ave</td>
<td>C1a</td>
<td>None</td>
<td>Not Within</td>
</tr>
</tbody>
</table>

**Applicant:** Southpoint Plaza  
**Phone Number:** 8474045180

### Section Comments

**6-3-6**
BECAUSE THE EXISTING ZONING LOT EXCEEDS 30,000 SQUARE FEET (71,417 SQ. FT.), THE PROPOSED WALGREENS WILL REQUIRE A PLANNED DEVELOPMENT.

**6-10-3-3**
THE PROPOSED (ATTACHED TO PRINCIPAL BUILDING) DRIVE-THRU FACILITY REQUIRES A SPECIAL USE.

**6-10-3-8 D**
BECAUSE THE REAR YARD IS SEPARATED BY AN ALLEY THAT ABUTTS A RESIDENTIAL DISTRICT, A TEN FOOT (10') BUILDING SETBACK IS REQUIRED FROM THE REAR LOT LINE.

**PROPOSED BUILDING SETBACK = 0**

**6-16-4-1 A**
<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>11ZONA-0211</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Proposal:**
Demolish existing, construct new Walgreens w/ drive thru.

**Site Information:**

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>635 CHICAGO AVE</td>
<td>C1a</td>
<td>None</td>
<td>Not Within</td>
</tr>
</tbody>
</table>

**Applicant:**
Southpoint Plaza

**Phone Number:**
847-456-180

**Comments:**
NOTE: LOADING BERTHS THAT ABUT A RESIDENTIAL DISTRICT OR AN INTERVENING ALLEY, SEPARATING A RESIDENTIAL DISTRICT FROM A BUSINESS, COMMERCIAL, OR INDUSTRIAL DISTRICT SHALL BE COMPLETELY SCREENED.
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending Review
November 23, 2011

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 11ZOA-0211
Purpose: Zoning Analysis with Bid Permit App
Address: 635 CHICAGO AVE
Applicant: Southpoint Plaza
Phone: 847/404/8180

District: C1a
Overlay: None
Preservation: Not Within
Review: Martin Travis

THIS APPLICATION PROPOSES (select all that apply):

- New Principal Structure
- New Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure
- Retained Site Area

Proposal Description:
Demolish existing, construct new Walgreens w/ drive-thru.

ANALYSIS BASED ON:

- Plans Date: 11/26/2011
- Prepared By: Caudill & Theobald
- Survey Date: 11/22/2004
- Improvements: mixed-use development

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to 111, 115, 119, 123, or 127 Overlay. See Section 8.1-1(A)(1) for 111; Section 8.1-1(A)(2) for 115; Section 8.1-1(A)(7) for 119; Section 8.1-1(B)(9) for 123, and Section 8.1-1(B)(2) for 127.

1. In the request for construction or substantially new structure or a substantially addition or subtraction ordered by increasing floor area of principal structure by 25% or more? If yes, skip to 2 & 4 below.

2. Does the existing lot area exceed 35,000 sqft?

3. Does the proposed retail store that 34 new residential, commerical, business, retail or offices units in any combination?

4. Does the proposed retail store that new construction of more than 25,000 sqft of new gross floor area at or above ground including zero, otherwise vacationed base area (gross floor area) exceed 15,000 sqft?

FRONT YARDS

Section 6.4-1(A)(1) - For R, C or T district proposals, does 80% or more of the lot frontage have a setback of more than 25 feet?

Section 6.4-1(A)(2) - Does the site plan include all of the required front yard setback of the zoning district?

Section 6.4-1(A)(3) - Is the subject property located between one improved lot and a required lot or is the subject property a corner lot?

Does Not Apply

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Sec. 6-10-3-2</td>
<td>Retail Goods Estab</td>
<td>Retail Goods Estab</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>USE: DRIVE-THRU REQUIRES SPECIAL USE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width (LF)</td>
<td>150</td>
<td>451.2</td>
<td>same</td>
<td>No Change</td>
</tr>
<tr>
<td>USE: Commercial Shopping Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Area (SF)</td>
<td>No Requirement</td>
<td>71417</td>
<td>71417</td>
<td>No Change</td>
</tr>
<tr>
<td>USE: Nonresidential</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Gross Floor Area (SF)</td>
<td>4,000 or 265068 sqft</td>
<td>To be determined</td>
<td>26526</td>
<td>Compliant</td>
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<tr>
<td>USE: NA</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2010</td>
<td>Linear Feet</td>
<td>2010</td>
<td>Square Feet</td>
<td>2010</td>
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Page 1
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<thead>
<tr>
<th>Standard</th>
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<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td><strong>Height (FT)</strong></td>
<td>37‘ (No exception for parking floors.)</td>
<td>28‘h</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Front Yard(1) (FT)</strong></td>
<td>Building: 0 Open Parking</td>
<td>≥30</td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction:</td>
<td>Landscaped setback subject to site plan review. Enclosed parking &amp; appurtenant areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Chicago Ave.</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street Side Yard (FT)</strong></td>
<td>Building: 0 Open Parking: 8‘ Enclosed parking &amp; appurtenant areas must be 20‘ from any street lot line.</td>
<td>≥25</td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction:</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: 15th St.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interior Side Yard(1) (FT)</strong></td>
<td>Abutting non-R Dist: 60‘ to height of 20‘, 6‘ setback required above 20‘ Prg</td>
<td>≥60</td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction:</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard (FT)</strong></td>
<td>Abutting R Dist &amp; when separated from R Dist by alley: [bid] 10‘ Prg 10‘</td>
<td>0</td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Direction:</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ACCESSORY USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Use(s)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Permitted Districts:</strong></td>
<td>None</td>
<td>Drive-through Facility</td>
<td>Non-Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments: SPECIAL USE REQUIRED</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Permitted Required Yards:</strong></td>
<td>Building Envelope</td>
<td>Building Envelope</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interior Side Yard(1A) (FT):</strong></td>
<td>Abutting non-R Dist: 60‘ to height of 20‘, 6‘ setback required above 20‘ Prg</td>
<td></td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interior Side Yard(1B) (FT):</strong></td>
<td>Abutting non-R Dist: 60‘ to height of 20‘, 6‘ setback required above 20‘ Prg</td>
<td></td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard (FT):</strong></td>
<td>Abutting R Dist except when separated from R Dist by alley: 0‘ Abutting R Dist</td>
<td></td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ACCESSORY USE AND STRUCTURE 2

<table>
<thead>
<tr>
<th>Use(s)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Permitted Districts:</strong></td>
<td>Open Off-street Parking</td>
<td>Open Off-street Parking</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Permitted Yards:</strong></td>
<td>Building Envelope</td>
<td>Building Envelope</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Front Yard(2A) (FT):</strong></td>
<td>None, except open parking requires landscaped setbacks and site plan review. Enclosed parking &amp;</td>
<td></td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Chicago Ave.</td>
<td>Comments:</td>
<td></td>
<td></td>
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</tbody>
</table>

LF: Linear Feet  SF: Square Feet  FT: Feet
## PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(s):</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rated Goods Establishment</td>
<td>1 per 350 sq gross floor area</td>
<td>100</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

### TOTAL REQUIRED:
26.5K (DIV BY 350=75 sq m) 75 60 Compliant

### TOTAL SPACE REQUIRED (DISCUSSION PROPOSED)
- Drive-thru/Proposed four-in-one stacking spaces-compliant

### HANDICAP PARKING SPACES:
- Comments: Street
- Street

### SURFACING:
- Comments: Asphalt
- Asphalt

### ANGLE(1): 90 Degree
- Comments:
  - Existing: 8.5
  - Proposed: 8.5
  - Determination: Compliant

### ANGLE(2): 45 Degree
- Comments:
  - Existing: 8.5
  - Proposed: 13
  - Determination: Compliant

### GEORGE BACKUS FROM ALLEY ACCESS:
- Comments: No Change
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short Build-Size (FT)</td>
<td></td>
<td>10 x 35</td>
<td>Compliant</td>
</tr>
<tr>
<td>Vertical Clearance (FT)</td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Location:</td>
<td></td>
<td>legal location</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
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</table>

**Analysis Comments**

Plan Development Required... Special Use for Drive-Thru... Variance for Building Setback @ Rear Lot Line... Loading Bays Must Be Sited.

**Results of Analysis**

This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is: Required

See attached comments and notes.

[Signature] 1/29/2011

Page 4
2. PRE-APPLICATION CONFERENCE MATERIALS
SUMMARY OF PROPOSAL
NEC OF CHICAGO AVE & KEENEY ST EVANSTON IL

Craig/Steven Development Corporation of Northbrook, Illinois intends to make improvements to the property at the northeast corner of Chicago Ave and Keeney St, otherwise known as “Southpoint Plaza”.

Plans include the construction of a new single story, brick and glass Walgreens Drugstore (with a drive thru for prescription pick-up on the south side) in the approximate location that is currently occupied by the older Walgreens Drug store (intended to be razed). This new Walgreens shall have new parking with approximately 40 stalls (in excess of the minimum required) as well as a new landscaped perimeter and landscaped islands. Craig/Steven Development Corporation shall also include as part of this development, street-scaping of the public right of way per Evanston’s ordinance. We shall also provide a required loading berth (concrete) at the south east corner of the building. All four sides of the building shall be brick and cast stone to create a believable architecture on even the alley side.

The Developer has worked with the Architect and Walgreens to move all tote and bail storage to the inside of the building. This move is in response to Evanston’s concern about trash storage outside the building this close to the adjacent neighbors. This eliminates a major concern of both the Developer and Evanston.

There are also plans to improve upon the facade of the existing retail center (north of the current Walgreens) by rebuilding the sign band above the storefront. These facade improvements shall share elements of the new Walgreens in order to have a more cohesive look as well as create a link to the buildings to the north (not a part of this development) in order to better weave itself into the architectural fabric of this corridor.

Improvements for this center shall also include new pavement for the existing parking lot (we will maintain the existing 47 stalls). This re-paving should enhance appearances as well as the accessibility to the building.

We intend for the two drives along Chicago Avenue to be full access into the site. The drive to the north shall be in the same spot that it is in now and the drive to the south shall only be slightly relocated from its current location. This is intended to improve circulation and, in general, help clean things up for the entire Center. New site engineering shall also provide storm detention as required and consolidation of many of the different utilities that feed the Center.

Adjacent Land Uses include: to the north of our lot is zoned C1A (similar zoning as our lot) recently occupied by an Auto Dealer. To the south of our lot single family housing attached (still zoned C1A). To our east is Multi-family residential attached, zoned RS. To our west are the railroad tracks for CTA (Purple line) and Metra. There are no critical historical structure on our lot or nearby, based on the register of historic districts included in the Municipal Code.
3. PUBLIC BENEFIT STATEMENT
3. Public Benefit Statement

The proposed development plan will further public benefits by enhancing the property with the continuation of the City of Evanston Cityscape. The Cityscape is incorporated within the proposed development plan. The Cityscape will align the property along Chicago Avenue and Keeney Street. The Cityscape will exhibit a picturesque view to the public. Also, included in the proposed development plan is an area for bicycle racks. This will benefit the public by meeting the needs of the public by providing a designated area to securely place their bicycles while visiting the property. Additionally, included in the proposed development plan is the replacement of the parking lot surface, this will improve the general foundation of the property. Moreover, the new Walgreens building exhibits new features that will benefit the public that the existing Walgreens currently does not offer. The new Walgreens store will promote healthy foods and health wellness products and services including providing an enhanced, state-of-the-art pharmacy designed to encourage greater interaction between pharmacists and patients. The pharmacy also features an “Ask Your Pharmacist” desk that will assist pharmacy customers with a wide range of health and wellness products, services and resources and offering a wide variety of fresh food items including produce and high-quality, on-the-go meal options such as wraps, sandwiches and salads made fresh.
4. DEVELOPMENT PLAN
5. LANDSCAPE PLAN
# WALGREENS - CHICAGO AVENUE & KEENY STREET - EVANSTON, ILLINOIS - PLANT SCHEDULE

## Trees

<table>
<thead>
<tr>
<th>CODE</th>
<th>QTY</th>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>SPACING</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Af</td>
<td>10</td>
<td>☐</td>
<td>Acer freemanii 'Armstrong'</td>
<td>Armstrong Freeman Maple</td>
<td>4&quot;</td>
<td>Per Plan</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>Pk</td>
<td>3</td>
<td>☐</td>
<td>Phytolacca americana</td>
<td>American P Lots</td>
<td>4&quot;</td>
<td>Per Plan</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>U1</td>
<td>4</td>
<td>☐</td>
<td>Ulmus Frontier®</td>
<td>Frontier Elm</td>
<td>3&quot;</td>
<td>Per Plan</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>Uh</td>
<td>4</td>
<td>☐</td>
<td>Ulmus 'Hoochisud'</td>
<td>Hoosac Elm</td>
<td>3&quot;</td>
<td>Per Plan</td>
<td>B&amp;B</td>
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## Shrubs

<table>
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<tr>
<th>CODE</th>
<th>QTY</th>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>SPACING</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aa</td>
<td>3</td>
<td>☐</td>
<td>Amelanchier alnifolia 'Regent'</td>
<td>Regent Serviceberry</td>
<td>48&quot;</td>
<td>Per Plan</td>
<td>B&amp;B</td>
</tr>
<tr>
<td>Jh</td>
<td>179</td>
<td>☐</td>
<td>Juniperus sabina 'Broadmoor'</td>
<td>Broadmoor Juniper</td>
<td>24&quot;</td>
<td>Per Plan</td>
<td>Container</td>
</tr>
<tr>
<td>Sm</td>
<td>70</td>
<td>☐</td>
<td>Syringa meyeri 'Palibin'</td>
<td>Dwarf Korean Lilac</td>
<td>36&quot;</td>
<td>Per Plan</td>
<td>B&amp;B</td>
</tr>
</tbody>
</table>

## Perennials, Groundcovers & Ornamental Grasses

<table>
<thead>
<tr>
<th>CODE</th>
<th>QTY</th>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>SPACING</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ac</td>
<td>81</td>
<td>☐</td>
<td>Aquilegia canadensis</td>
<td>Eastern Red Columbine</td>
<td>1 gal</td>
<td>18&quot; OC.</td>
<td>Container</td>
</tr>
<tr>
<td>Ca</td>
<td>264</td>
<td>☐</td>
<td>Calamagrostis brachytricha</td>
<td>Korean Feather Reed Grass</td>
<td>2 gal</td>
<td>24&quot; OC.</td>
<td>Container</td>
</tr>
<tr>
<td>Ch</td>
<td>106</td>
<td>☐</td>
<td>Calamintha nepeta ssp. nepeta</td>
<td>Korean Alyssum</td>
<td>1 gal</td>
<td>18&quot; OC.</td>
<td>Container</td>
</tr>
<tr>
<td>Hh</td>
<td>348</td>
<td>☐</td>
<td>Helianthus annuus 'Thermalk'</td>
<td>Thermalk Sunflower</td>
<td>2-3 ft</td>
<td>48&quot; OC.</td>
<td>Container</td>
</tr>
<tr>
<td>Sh</td>
<td>108</td>
<td>☐</td>
<td>Spandalis heterophylla</td>
<td>Prairie Dropseed</td>
<td>1 gal</td>
<td>18&quot; OC.</td>
<td>Container</td>
</tr>
</tbody>
</table>

## General Notes

1. PRIOR APPROVAL OF OUR CONTRACTOR IS MANDATORY. CONTRACTOR WILL NOTIFY US OF ALL ADDITIONS TO OR MODIFICATIONS OF SPECIFICATIONS, AS NECESSARY TO COMPLY WITH THE DESIGNS AND SPECIFICATIONS ON THESE SHEETS.
2. AMENDMENTS OR MODIFICATIONS TO SPECIFICATIONS, AS NECESSARY TO COMPLY WITH THE DESIGNS AND SPECIFICATIONS ON THESE SHEETS.
3. ALL SPECIFIED ITEMS ARE DEEMED TO BE IMPERFECT. ANY SPECIFICATION SHALL BE CONSIDERED A SPECIFICATION, WITHOUT PRIOR NOTICE TO ANY CONTRACTOR.
4. ALL ITEMS SPECIFIED ARE DEEMED TO BE IMPERFECT. ANY SPECIFICATION SHALL BE CONSIDERED A SPECIFICATION, WITHOUT PRIOR NOTICE TO ANY CONTRACTOR.
5. ALL ITEMS SPECIFIED ARE DEEMED TO BE IMPERFECT. ANY SPECIFICATION SHALL BE CONSIDERED A SPECIFICATION, WITHOUT PRIOR NOTICE TO ANY CONTRACTOR.
6. THIS SHEET IS INTENTIONALLY LEFT BLANK.
6. PLAT OF SURVEY
7. PRELIMINARY PLAT OF SUBDIVISION
7. Preliminary Plat of Subdivision

A Preliminary Plat of Subdivision is not required.
8. PLANNED DEVELOPMENT APPLICATION FORM
1. PROPERTY
Address or Location: 635 Chicago Avenue, Evanston, IL 60202
(An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. DEVELOPMENT
Development Title: 635 Chicago Avenue, Evanston, IL 60202
(The name or title you use to refer to this proposal. This may be the same as the address.)

Brief Description: Demolition Replacement of 1360 Square Foot Walgreens

(Example: "6-story transit-oriented mixed-use development of rental housing (75 units) and ground-floor retail/office (15,000 sf), with 45 underground and 40 surface level off-street parking spaces, incorporating existing facade of landmark building.")

3. APPLICANT (One person only, please. This should be the primary contact for processing this application.)
Name: Rick Strusiner
Organization: Craig/Steven Development Corporation
Address: 401 Huron Road, Suite 1A
City, State, Zip: Northbrook, IL 60062
Phone: Work 847-875-1018 Home: — Cell/Other 847-875-1018
Fax: Work 847-561-5635 Home: —
E-mail: RickStrusiner@ol.com

What is the relationship of the applicant to the property owner?
☐ same ○ builder/contractor ○ contract purchaser ○ potential lessee
☐ architect ○ attorney ○ lease ○ real estate agent
☐ officer of board of directors ○ other: agent for others

4. PROPERTY OWNERSHIP AND CONSENT (All property owners must be identified on this application and must sign indicating their consent. For multiple owners use section B.)
Name(s) or Organization: Rick Strusiner, Craig/Steven Development Corporation
Address: 401 Huron Road, Suite 1A
City, State, Zip: Northbrook, IL 60062
Phone: Work 847-875-1018 Home: — Cell/Other 847-875-1018
Fax: Work 847-561-5635 Home: —
E-mail: RickStrusiner@ol.com

"By signing below, I give my consent for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application and that it is possible that the regulations affecting future development of my property may change as a result of this process. I understand as well that I may change the Applicant at any time by contacting the Zoning Office in writing."

Rick Strusiner: Signature Date: 2/8/12
5. PRE-SUBMISSION REQUIREMENTS

Prior to submitting an application for Planned Development, you must:

A. Complete a Zoning Analysis of the Development Plan
   The Zoning Office staff must review the development plan and publish a written
determination of the plan's level of compliance with the zoning district regulations.
   Apply at the Zoning Office.

B. Present the planned development at a pre-application conference
   Contact the Zoning Office to schedule a conference with the Site Plan and Appearance Review
   Committee, the alderman of the ward, and the chairman of the Plan Commission.

6. REQUIRED SUBMISSION DOCUMENTS AND MATERIALS

☐ (This) Completed Application Form
☐ Application Fee, including postage for required mailing
☐ Two (2) Copies of Application Binder

Your application must be in the form of a binder with removable pages for copying.
You must submit two application binders for initial review. The Application Binder must include:

☐ Certificate of Disclosure of Ownership Interest
☐ Plan drawing illustrating development boundary and individual parcels and PINs
☐ Plat of Survey of Entire Development Site
☐ Preliminary Plat of Subdivision
☐ Pre-application Conference Materials
☐ Zoning Analysis Results Sheet
☐ Development Plan
☐ Landscape Plan
☐ Statement addressing how the planned development's approval will further public benefits
☐ Statement describing the relationship with the Comprehensive General Plan and other City land use plans.
☐ Statement describing the developments compliance any other pertinent city planning and development policies.
☐ Statement addressing the site controls and standards for planned developments.
☐ Statement of proposed developments compatibility with the surrounding neighborhood.
☐ Statement of proposed developments compatibility with the design guidelines for planned developments.
☐ Statement describing provisions for care and maintenance of open space and recreational facilities and
proposed articles of incorporation and bylaws.
☐ Restrictive Covenants
☐ Schedule of Development
☐ Market Feasibility Statement
☐ Traffic Circulation Impact Study
☐ Statement addressing development allowances for planned developments.

Notes:
- Plats of survey must be drawn to scale and must accurately and completely reflect the current conditions of the
  property.
- Building plans must be drawn to scale and must include interior floor plans and exterior elevations.
- Application Fees may be paid by cash, check, or credit card.
J. OTHER PROFESSIONAL REPRESENTATIVE INFORMATION

Attorney
Name: Ken Brown Organization: Brown & Brown
Address: 513 Central Avenue City, State, Zip: Highland Park, IL 60035
Phone: 847-433-8940 Fax: 847-433-6735 Email: kkbrown@brownbrownlaw.com

Architect
Name: John Bradshaw Organization: Camburs & Theodore Ltd.
Address: 2454 Dempster City, State, Zip: Des Plaines, IL 60016
Phone: 847-298-1525 Fax: 847-310-8130 Email: johnbectarch.com

Surveyor
Name: Steven Berez, P.E. Organization: Gevall Hamilton Associates
Address: 850 Forest Edge Drive City, State, Zip: Vernon Hills, IL 60061
Phone: 847-478-9700 Fax: 847-478-9707 Email: sberez@geva-associates.com

Civil Engineer
Name: Steven Berez, P.E. Organization: Gevall Hamilton Associates
Address: 850 Forest Edge Drive City, State, Zip: Vernon Hills, IL 60061
Phone: 847-478-9700 Fax: 847-478-9707 Email: sberez@geva-associates.com

Traffic Engineer
Name: NA Organization:
Address:
Phone: Fax: Email:

Other Consultant - Landscape Design
Address: 627 Cute Street City, State, Zip: Evanston, IL 60201
Phone: 847-389-2039 Fax: 847-800-3879 Email: nipadula@teskaassociates.com
8. MULTIPLE PROPERTY OWNERS

Use this page if the petition is on behalf of many property owners.

"I understand that the regulations governing the use of my property may change as a result of this petition. By signing below, I give my permission for the named petitioner on page 1 of this form to act as my agent in matters concerning this petition. I understand that: 1) the named petitioner will be the City of Evanston's primary contact during the processing of this petition, 2) I may not be contacted directly by City of Evanston staff with information regarding the petition while it is being processed, 3) I may require the status of this petition and other information by contacting the Zoning Office, and 4) the property owners listed below may change the named petitioner at any time by delivering to the Zoning Office a written statement signed by all property owners and identifying a substitute petitioner."

<table>
<thead>
<tr>
<th>NAME and CONTACT INFORMATION (telephone or e-mail)</th>
<th>ADDRESS(es) or PIN(s) of PROPERTY OWNED</th>
<th>SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

Copy this form if necessary for a complete listing.
Application Procedure

(A) Pre-Application Conference: Prior to application submittal, an applicant shall meet with the Zoning Administrator, the Plan Commission chair and the Alderman of the ward in which the proposed planned development is located, and the Site Plan and Appearance Review Committee (SPAARC). Where applicable, a representative of the Preservation Commission shall be present. The purpose of the conference is to present the concept of the proposed plan and discuss procedures and standards for approval. No representation made by the Zoning Administrator, SPAARC member or the representative of the Preservation Commission or Plan Commission during such conference or at any other time shall be binding upon the City with respect to the application subsequently submitted. The pre-application conference with SPAARC shall be scheduled within 15 calendar days after receiving the applicant's request.

(B) Information Needed for Pre-Application Conference: The applicant shall include the following information at the time of request for the meeting:

1. Narrative summary of proposal.
2. Conceptual site plan.
3. Plat of survey (including the location of utilities).
4. Proposed elevations.
5. Photographs of the subject and surrounding properties.
6. Description of adjacent land uses and neighborhood characteristics.
7. Description of critical historical structures, details or characteristics (if applicable).

(C) Zoning Analysis Application: Prior to review of the project, the applicant must submit the project for "zoning analysis." The Zoning Division's response to this application is a Zoning Analysis Review Sheet addressing specific regulatory areas, and indicating compliance or deficiency.

(D) Results of Pre-Application Conference and Zoning Analysis: Following the pre-application conference, the Zoning Administrator and SPAARC shall be available to suggest modifications to the site plan as discussed during the pre-application conference. Within 7 calendar days, minutes of the pre-application conference shall be sent to the applicant and Plan Commission and shall be available upon request to interested parties by the Zoning Administrator.

Review Procedure - Decision

(A) Review Procedure: Upon the review of an application for a planned development the Zoning Administrator shall notify the developer of any deficiencies or modifications necessary to perfect the planned development application.

(B) Public Hearing: After determining that the application is complete, the Zoning Administrator shall schedule a public hearing to be held by the Plan Commission at which time a formal presentation of the planned development application will be presented. The public hearing shall be held not less than 15 calendar days and no more than 30 calendar days from the date of receipt of the complete application. In addition, a sign shall be posted on the property for a minimum of 10 working days prior to the public hearing indicating the place, time and date of the hearing.

(C) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within a 1,000-foot radius of the subject property as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such hearing. The City, through its Geographic Information System, can supply the names and addresses of the owners of property within the 1,000-foot radius. The applicant is responsible for the accuracy of the list provided to the City. The City mails notice of the hearing to the neighboring property owners and publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, no less than 15 days nor more than 30 days prior to hearing.

(D) Recommendation: The Plan Commission holds a public hearing and makes a recommendation, based on findings of fact, to the City Council within 60 days of the close of the public hearing. The Planning and Development Committee of the City Council considers the Plan Commission's recommendation and forwards it to the full Council with or without a recommendation. The City Council considers the Plan Commission's recommendation and may introduce an ordinance granting the planned development. The City Council may adopt an ordinance granting the planned development at the following or any subsequent City Council meeting. The developer shall record the ordinance granting the planned development and the development plan with the Cook County Recorder.
Submittal Requirements

1) Planned Development Application Form.

2) Certificate of Ownership Interest Form listing each individual lot contained within the proposed development, identified by parcel identification number and each owner having legal or equitable interest in each individual parcel. Connection to the ownership interest in the property must be documented in the form of a title insurance policy, deed, lease or contract to lease or purchase.

3) Exhibit illustrating the boundaries of each individual parcel contained within the property(ies) proposed for development with coincide parcel identification numbers.

4) Plat of Survey, drawn to scale, showing dimensions and areas of the parcel(s), lot(s), block(s), or portions thereof, according to the recorded plat of the subject property(ies).

5) Preliminary Plat of Subdivision, if necessary, showing the development consists of, and is coextensive with, a single lot legally described in a recorded plat of subdivision or proposed subdivision or consolidation.

6) Pre-application Conference Materials:
   a) Conceptual site plan, showing parking and bicycle facilities where appropriate;
   b) Plat of survey showing location of utilities;
   c) Elevations;
   d) Photographs of the subject and surrounding properties;
   e) Description of adjacent land uses and neighborhood characteristics; and
   f) Description of critical historical structures, details or characteristics.

7) Zoning Analysis Results Sheet, if available.

8) Development Plan showing:
   a) Location, dimensions and total area of site;
   b) Location, dimensions, floor area, construction type and use of each structure;
   c) Number, type and size of dwelling units, and the overall dwelling unit density;
   d) Number and location of parking spaces and loading docks, with means of ingress and egress;
   e) Traffic circulation pattern, location and description of public improvements, streets and access easements to be installed or created;
f) All existing and proposed dedications and easements;
g) Drainage plan;
h) Locations, dimensions and uses of adjacent properties, rights of way, easements and utilities serving the site;
i) Significant topographical or physical features, including trees;
j) Soil or subsurface conditions; and
k) Historical structures or features.

9) Landscape Plan, including:
a) Location, dimensions and total area of site;
b) Locations, dimensions and uses of adjacent properties, rights of way, easements and utilities serving the site;
c) Landscaping location and treatment, plant material types, size and quantity, open spaces, and exterior surfaces of all structures with sketches of proposed landscaping;
d) Topographic and physical site features including soils and existing trees and vegetation;
e) Location, type and size of trees to be removed, and preservation plan for existing trees to remain through construction; and
f) Location, type, height and material of all fences and walls.

10) Statement addressing how the planned development's approval will further public benefits including:
a) Preservation and enhancement of desirable site characteristics, open space, topographic and geologic features, and historic and natural resources;
b) Use of design, landscape, and architectural features to create a pleasing environment;
c) Provide a variety of housing types in accordance with the City's housing goals;
d) Eliminate blighted structures or incompatible uses through redevelopment or rehabilitation;
e) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base;
f) Efficiently use land resulting in more economic networks of utilities, streets, schools, public grounds, and other facilities; and
g) Incorporate recognized sustainable design practices and building materials to promote energy conservation and improve environmental quality.

11) Statement describing the relationship between the proposed development and the Comprehensive General Plan and other City land use plans.

12) Statement describing the development's compliance with the Zoning Ordinance and any other pertinent city planning and development policies.

13) Statement describing the site controls and standards for planned developments in the subject property's zoning district, regarding the following:
a) Minimum area
b) Tree preservation
c) Landscaped strip
d) Open space
e) Walkways
f) Parking and loading
g) Utilities
h) Stormwater treatment

14) Statement of proposed development's compatibility with the surrounding neighborhood.

15) Statement of proposed development's compatibility with the design guidelines for planned developments.

16) Statement describing provisions for care and maintenance of open space and recreational facilities and, if owned by an entity other than a government authority, proposed articles of incorporation and bylaws.

17) Restrictive Covenants to be recorded against proposed development.

18) Schedule of Development phases or stages stating beginning and completion time for each phase.

19) Market Feasibility Statement indicating the consumer market areas for all proposed uses in the development, the population potential of the area to be served by the proposed uses and other pertinent information concerning the demand for such uses of land.

20) Traffic Circulation Impact Study showing the effect of the development upon adjacent roadways, anticipated vehicular trips and traffic flow, and what road improvements and traffic control upgrading might be necessary.
21) Statement addressing the development allowances for planned developments in the subject property's zoning district regarding the following:
   a) Height increases
   b) Density increases
   c) The location and placement of buildings varying from that otherwise permitted in the district
   d) Floor area ratio increases

Standing

The applicant must own, lease, or have legal or equitable interest in the subject property. The Zoning Division requires the applicant to demonstrate his or her connection to the ownership interest in the property. Documentation can be in the form
9. CERTIFICATE OF DISCLOSURE OF OWNERSHIP INTEREST FORM
GUARANTY NATIONAL TITLE COMPANY
A COMMERCIAL AGENT FOR
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

File Number: 04-0903
Amount of Insurance: $2,150,000.00

Owners Policy Number: 1312-451561

Date of Policy: December 6, 2004

1. Name of Insured:
   SOUTHPOINT PLAZA II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

2. The estate or interest in the land which is covered by this policy is:
   FEE SIMPLE

3. Title to the estate or interest in the land is vested in:
   SOUTHPOINT PLAZA II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

4. The land referred to in this policy is described as follows:
   LOT 1 OF THE SOUTHPORT CONSOLIDATION OF LOTS 11 TO 18, BOTH INCLUSIVE, IN
   BLOCK 2 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON IN THE WEST HALF OF
   THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST
   OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PER PLAT
   RECORDED MARCH 07, 1984 AS DOCUMENT NO. 2696718.
   PIN: 11-19-047-028-0000
   COMMONLY KNOWN AS: 635 CHICAGO AVE., EVANSTON, IL

COUNTERSIGNED:

Authorized Officer or Agent
Valid Only if Schedule B and Cover Are Attached

PLEASE REFER INQUIRIES TO GUARANTY NATIONAL TITLE COMPANY (312) 609-2700

GUARANTY NATIONAL TITLE COMPANY
36 W. RANDOLPH - 8TH FL.
CHICAGO, IL 60601
Agent For: Fidelity National Title Insurance

ALTA Owner's
Schedule A 1/01/92

(04-0903 plat/04-0903/b0)
SCHEDULE B

File Number: 04-0803  Policy Number: 1312-451561

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage by reason of the following:

1. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2003 SECOND INSTALLMENT, 2004 AND SUBSEQUENT YEARS.
   THE FIRST INSTALLMENT OF THE 2003 TAXES IN THE AMOUNT OF $77,817.33 HAS BEEN PAID.
   TAXES FOR THE YEAR 2004 ARE NOT YET DUE, PAYABLE NOR DELINQUENT.

2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEES.

3. LEASE FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 01, 1983 AND KNOWN AS TRUST NUMBER 56155 TO BOND DRUG CO. OF ILLINOIS DATED 07/01/93 AND RECORDED 07/20/93 AS DOCUMENT 93579614. (LEASE TERM 07/01/1993 THROUGH 09/30/2043)

4. UNRECORDED STORE LEASE AND UNCONDITIONAL GUARANTY OF LEASE DATE 05/26/89 TO VIDEO ADVENTURE, INC., SAID LEASE EXTENDS THROUGH 10/31/89 INCLUDING A FIVE YEAR EXTENSION EXERCISABLE ON OR BEFORE 10/31/94, AS DISCLOSED BY AFFIDAVIT RECORDED 05/16/91 AS DOCUMENT 91234494.

5. TERMS, CONDITIONS AND LIMITATIONS OF THE TRUST AGREEMENT OR TRUST INSTRUMENT UNDER WHICH THE INSURED HOLDS TITLE AS TRUSTEE TO THE ESTATE OR INTEREST DESCRIBED IN SCHEDULE A.

6. ENCROACHMENT AS DISCLOSED BY A SURVEY MADE BY B. H. SUHR AND COMPANY DATED 11/12/94 AS FOLLOWS:
   (A) 1 STORY BRICK BUILDING ON TO CHICAGO AVENUE BY 0.09 FEET WEST
   (B) MANSARD STYLE ROOF ONTO CHICAGO AVENUE AND KEENEY STREET BY 5 FEET MORE OR LESS.

7. ASSIGNMENT OF RENTS AND LEASES DATED DECEMBER 1, 2004 AND RECORDED DECEMBER 9, 2004 AS DOCUMENT NO. 0434177110 MADE BY SOUTHPORT PLAZA II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO FIRST COLONY LIFE INSURANCE COMPANY, A VIRGINIA CORPORATION.
Policy Number: 1312-451561

SCHEDULE B
(Continued)

8. UCC FINANCING STATEMENT RECORDED DECEMBER 6, 2004 AS DOCUMENT NO. 0434127111 MADE BY SOUTHPORT PLAZA II, LLC TO FIRST COLONY LIFE INSURANCE COMPANY.

9. MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING STATEMENT DATED DECEMBER 1, 2004 AND RECORDED DECEMBER 6, 2004 AS DOCUMENT 0434127109 MADE BY SOUTHPOINT PLAZA II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TO FIRST COLONY LIFE INSURANCE COMPANY, A VIRGINIA CORPORATION TO SECURE AN INDEBTEDNESS OF $2,150,000.00.

END OF SCHEDULE B (OWNER'S POLICY)

Countersigned: ____________________________
Authorized Officer or Agent

GUARANTY NATIONAL TITLE COMPANY
36 W. RANDOLPH - 8TH FL.
CHICAGO, IL 60601
Agent For: Fidelity National Title Insurance
SCHEDULE A CONTINUED
PROPERTY DESCRIPTION

The land referred to in this Policy is described as follows:

LOT 1 OF THE SOUTHPORT CONSOLIDATION OF LOTS 11 TO 18, BOTH INCLUSIVE, IN BLOCK 2 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PER PLAT RECORDED MARCH 07, 1984 AS DOCUMENT NO. 26996718.

PIN: 11-19-407-028-0000

COMMONLY KNOWN AS: 635 CHICAGO AVE., EVANSTON, IL
10. OPEN SPACE MAINTENANCE PROVISION STATEMENT
The open space identified in the proposed development plan includes both the parking lot and all of the landscaped open areas. The parking lot open space will be maintained throughout the life of the project by a professional cleaning company contracted to inspect and provide cleaning services to the parking lot, sidewalks, and all exterior areas of the property on a daily basis. In addition, included in the proposed plan development the parking lot will be completely replaced with a new parking lot which will substantially enhance the appearance of the property. The landscaped open space will be maintained throughout the life of the project by a professional landscaping company. In addition, the landscaped open space is equipped with an in-ground sprinkler system that will supply the landscaped grounds with a sufficient watering system. Regarding the trash containers, the retail tenants of the property will continue to keep their dumpsters located at the rear of the property along the alley where they currently are located and Walgreens has agreed to contain their trash receptacle inside the interior of the store.
11. RESTRICTIVE COVENANTS
11. Restrictive Covenants

At this time we do not require any covenants for the proposed plan development.
12. SCHEDULE OF DEVELOPMENT
12. Schedule of Development

The schedule for the proposed development plan is as follows:

Phase I - Demolition: February 15th 2013 through March 15th 2013 Demolition of existing Walgreens and Video store

Phase II - Construction: March 15th 2013 through October 15th 2013

Phase III - Fixturing: October 15th 2013 through November 15th 2013

Grand Opening November 15th 2013
13. ECONOMIC FEASIBILITY STATEMENT
February 25, 2012

Zoning Division
City of Evanston
2100 Ridge Avenue
Room 3700
Evanston, IL 60201

RE: 635 CHICAGO AVENUE EVANSTON, IL PLANNED DEVELOPMENT APPLICATION

Dear City of Evanston Zoning Division Staff:

Please be advised, the project funds for 635 Chicago Avenue Proposed Plan Development located at the northeast corner of Chicago Avenue and Keeney Street will be secured and provided through bank financing.

Should you have any questions, please feel free to contact me directly. Thank you for your support through duration of this project.

Craig/Steven Development Corporation
Rick Strusiner, President

401 Huehl Road
Suite 1 A
Northbrook, IL 60062
847/564-5880
14. TRAFFIC CIRCULATION IMPACT STUDY
Traffic Planning Project Brief

To: Rick Strusiner
    Craig / Steven Development Corporation

From: Bill Grieve

Date: February 13, 2012

Subject: Walgreens Redevelopment
        Chicago Avenue @ Kenney Street
        Evanston, Illinois

Walgreens is proposing to redevelop their existing store on Chicago Avenue at Kenney Street in Evanston, Illinois. GEWALT HAMILTON ASSOCIATES, INC. (GHA) has investigated the traffic planning components of the proposed project. I offer the following information for your consideration...

Walgreens Characteristics

1. The new store will replace an existing Walgreens and video store immediately to the south. The remainder of the strip commercial center will not be impacted.

2. The new Walgreens will have about 14,000 square feet of merchandising and storeroom space. In comparison, the existing Walgreens has about 12,600 square feet of space and the video has about 2,000 square feet of space. Thus, the footprint of the new Walgreens will actually be a bit smaller than the existing stores it is to replace.

3. Walgreens will continue to operate a drive-thru pharmacy for their customers, which will be located on the south side of the building. The drive-thru offers a convenient service for parents with children who are ill, the elderly, and for those who are handicapped. Customers drop off their prescription and are told by the pharmacist on duty when to return for pick-up. Many prescriptions are also called in for later pick-up, such as on the way home from work or after a doctor visit.

4. Drive-thru activity will average about 75-85 trips on a typical day and about 110 trips on a peak day (e.g. inclement weather). The trips tend to spread rather evenly throughout the day with a maximum of about 15 in any one hour. Exhibit 1 illustrates the estimated hourly drive-thru trip distribution.

5. GHA observations at many drive-thru pharmacies indicate that there are typically fewer than 2 vehicles queued at the drive-thru window(s) at any one time. The site plan indicates that 3-4 car parking will be provided at the drive-thru window. This will help ensure that the drive-thru operations do not impact site circulation and customer parking maneuvers.
Access

1. The existing strip commercial center has one inbound drive and one outbound drive located on Chicago Avenue. There are also two full access drives on Kenney that tend to just provide access to the Walgreens drive-thru and service area.
2. The site plan prepared by Camburas + Theodore (C+T) and GHA indicates that there will continue to be two drives on Chicago Avenue and two drives on Kenney.
3. Operations at the north drive on Chicago would be converted to full access. This change will avoid customers into forced circulation patterns that create on-site congestion, especially in front of the strip commercial center businesses. The south drive is to be shifted slightly to the north from its current location. It would be converted from one way inbound to two-way, which should also help improve on-site circulation.
4. The west drive on Kenney will remain full access and will now serve the customer parking for Walgreens and the remainder of the strip commercial center.
5. The east drive on Kenney Street will be outbound only for customers exiting the drive-thru. Access to a new loading berth and refuse area would be from the alley that runs along the east side of the site.

Parking

1. The existing Walgreens and attached strip center has 60 spaces in the main portion of the parking lot and about 20 spaces (striped and unstriped) in the rear of Walgreens for a total of about 80 spaces.
2. The new Walgreens will be positioned on the site so as to provide a continuous parking field along Chicago Avenue. The preliminary site plan indicates that 83 parking spaces would be provided. Thus, more on-site parking will be available for Walgreens and the strip commercial center than currently exists and in particular the number of prime customer spaces.
3. ADA requires 4 handicaps spaces. Two will be provided at the Walgreens entrance. The other two are at the north and south ends of the adjacent commercial building.
4. The new parking bay on the west side of Walgreens will have two-way circulation and 9-foot wide perpendicular spaces.

Briefly concluding, we believe that the new Walgreens will benefit from increased parking supply, improved internal circulation, enhanced access flexibility, and more effective drive-thru operations.

This Project Brief prepared by:

William C. Griese, P.E., PTOE
Senior Transportation Engineer
14. Traffic Circulation Impact Study

WAG Truck Delivery:

One Walgreens delivery by tractor-trailer per week, for about 90 minutes duration.
10 additional vendor deliveries per week.
One UPS delivery per day.

Walgreens policy prohibits truck idling for more than 5 minutes. Walgreens trucks are equipped with timers that automatically shut off the engine after 5 minutes. Deliveries can be provided at specific times if required by local ordinances.
15. PLAN COMPLIANCE
15. Plan Compliance

The proposed planned development relates to the City of Evanston’s Comprehensive General Plan in many ways. Including incorporating Evanston’s distinct character which is defined by the tree lined streets and fine architecture. The City of Evanston’s distinctive character is why so many people are drawn to the city. In the proposed development plan we have incorporated the continuation of the Evanston streetscape. By continuing the City of Evanston’s streetscape plan this brings a vibrant attractive appeal to the property. The streetscape will align the property along Chicago Avenue and Keeney Street. Currently the streetscape does not exist at the property. One of the assets of Evanston is its appealing character of green space; green space is a crucial component of the community because it softens the feel of the urban environment. Included in the proposed plan development we have utilized all open green space and enhanced the areas by providing desirable features including streetscape, perimeter/parking lot landscape screening, interior parking lot island plantings, retail storefront plaza planter, and a bicycle parking rack. Representative materials include: street trees plantings, four season shrub and perennial plantings such as flowering lilac, flowering perennials, ornamental grasses, and low growing junipers. Evanston is known for preserving the ambiance of the city, we have incorporated this into the proposed development plan by constructing a new modern clear view storefront. This clear view storefront will enhance the neighborhood by brightening up the block with such a sophisticated look while preserving the value of the Evanston. The new upgraded store will promote growth by attracting and bringing more residents to the property which creates added foot traffic for other Evanston businesses. The proposed development will enhance the neighborhood and create more activity by promoting walking and biking and bringing the community together. The proposed planned development would be in compliance with other City land use plans by preserving the neighborhood character while we re-develop the property. Evanston is a unique community that is well known for the mix of land uses while mixing the charm of the suburb and the dynamics of the city. We share the neighborhood values including safety, protection from traffic, access to amenities and conveniences, while keeping the preservation of desirable physical surroundings. We fully support this and have incorporated such in the proposed development plan. Included in the proposed development plan are the following; Walgreens is especially known for catering to the convenience needs of customers and the new store will have many more services and products to offer the residents than the existing store currently offers; additional sidewalks, bicycle connections, and bicycle parking rack that cater to the public needs as well as safety; and providing desirable features such the landscaped islands, planters, tree lined streets, and a plaza like area that ties the retail portion of the strip mall in with the Walgreens store.
16. NEIGHBORHOOD COMPATIBILITY
The proposed plan development is compatible with the surrounding residential and non-residential neighborhoods. The proposed plan development consists of tearing down the existing Walgreens and video store that currently exists and replacing with a brand new Walgreens building. The new Walgreens building will offer the neighborhood both residential and non-residential, a more modernized, attractive look that will improve the properties overall appearance. The new Walgreens building will continue to serve the surrounding neighborhood by accommodating the neighborhood with providing pharmacy services, health and wellness services, and convenience items. The proposed development plan also includes the incorporation of the Chicago Avenue and Keeney Street streetscape plan which will further enhance the neighborhood appeal for all surrounding neighborhoods including both residential and non-residential.
17. SPECIAL USE APPLICATION FORM
1. PROPERTY

Address: 635 Chicago Avenue Evanston, IL 60202

Permanent Identification Number(s):
PIN 1: 1111-4073-0203-02020
PIN 2: [Blank]

(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: Rick Strusiner
Organization: Storm/Strusiner Development Corporation
Address: 901 Euclid Ave, Suite 1-A
City, State, Zip: Northbrook, IL, 60062
Phone: Work: 847-564-5886 Home: — Cell/Other: 847-375-1018
Fax: Work: 847-564-5645 Home: —
E-mail: RickS@Strusiner.com

What is the relationship of the applicant to the property owner?
☐ same
☐ architect
☐ attorney
☐ builder/contractor
☐ contract purchaser
☐ lessee
☐ potential lessee
☐ officer of board of directors
☐ real estate agent
☐ other: [Agent for Owner]

Please circle the primary means of contact.

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below)

Name(s) or Organization: Rick Strusiner, Storm/Strusiner Development Corporation
Address: 901 Euclid Ave, Suite 1-A
City, State, Zip: Northbrook, IL, 60062
Phone: Work: 847-564-5886 Home: — Cell/Other: 847-375-1018
Fax: Work: 847-564-5645 Home: —
E-mail: RickS@Strusiner.com

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Property Owner(s) Signature(s) - REQUIRED

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

Applicant Signature - REQUIRED

PAGE 1 OF 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [ ] (This) Completed and Signed Application Form
- [ ] Plat of Survey  Date of Survey:
- [ ] Project Site Plan  Date of Drawings:
- [ ] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [ ] Non-Compliant Zoning Analysis
- [ ] Proof of Ownership  Document Submitted:
- [ ] Application Fee  Amount $_______  Transcript Deposit Fee $150

Notes: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey
(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan
(1) One copy of site plan or floor plans, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal
A Special Use application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for air units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership
Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).
+ Tax bill will not be accepted as Proof of Ownership.

Non-Compliant Zoning Analysis
This document informed you that the proposed change of use is non-compliant with the Zoning Code and requires a variance.

Application Fee & Transcript Deposit
The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card. The $150 transcript deposit is applied to the cost of a court reporter. The City hires a court reporter to transcribe the Zoning Board of Appeals hearing- as specified in the Zoning Board of Appeals' Rules of Procedures. Applicants are responsible for the cost of the hearing transcript at a rate of $7.50 per page. (The $150 deposit is applied to that fee; final fees may result in a refund or additional charges). The final fee directly covers the cost of the court reporter.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

We propose to demolish the existing Walgreens and video store buildings and replace with a newly constructed Walgreens structure including a drive-thru pharmacy and pickup windows.

APPLICANT QUESTIONS

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

Yes, the special use is listed in the Zoning Ordinance as 6-10-08 Drive-Thru Facility as an Accessory Use.

b) Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?

No, the drive-thru pharmacy will not diminish the value of the property. It will not cause a negative cumulative effect on the neighborhood. A drive-thru presently exists on the existing building that is being demolished.

c) Will the requested special use be adequately served by public facilities and services?

Yes, the requested special use will be adequately served by public facilities and services.
d) Will the requested special use cause undue traffic congestion?

The special use will not cause any undue traffic congestion.


e) Will the requested special use preserve significant historical and architectural resources?

No, the special use will not preserve any significant historical and/or architectural resources.


f) Will the requested special use preserve significant natural and environmental features?

No, the special use will not preserve any significant natural and/or environmental features.


g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variance?

Yes, the special use will comply with all applicable regulations of the district and ordinances.
City of Evanston
DISCLOSURE STATEMENT
(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 16, requires any persons or entities who request the
City Council to grant zoning amendments, variations, or special uses, including planned developments,
to make the following disclosures of information. The applicant is responsible for keeping the disclosure information
current until the City Council has taken action on the application. For all hearings, this information is used to avoid
conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the
   proposed use of the land for which this application for zoning relief is made:

   N/A

   

2. If a person or organization owns or controls the proposed land user, list the name, address, phone,
   fax, and any other contact information of person or entity having constructive control of the proposed land user.
   Same as number above, or indicated below. (An example of this situation is if the land user is
   a division or subsidiary of another person or organization.)

   Please see item #3 on the first page of this application.

   

3. List the name, address, phone, fax, and any other contact information of person or entity holding title
   to the subject property. Same as number above, or indicated below.

   Please see item #2 on the first page of this application.

   

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive
   control of the subject property. Same as number above, or indicated below.

   Michelle McVay, Property Manager
   Office number: 847-433-5346 Ext. 14
   Cell number: 242-342-8896  Fax: 847-564-5635
   Email: michelle@cragsstone.com

Page 5 of 6
If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.
   
   **Rick Strusinec, President**
   
   **Mark Strusinec, Vice President**

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

   **Rick Strusinec, President = 50%**
   
   **Mark Strusinec, Vice President = 50%**

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

\[ \text{VIA} \]
18. REQUEST FOR DEVELOPMENT ALLOWANCES
18. Request for Development Allowances

We request a Major Variation of 0’ feet rear yard setback under zoning ordinance 6-10-1-9, C-3.
1. PROPERTY

Address: 625 Chicago Avenue, Evanston, IL 60202

Permanent Identification Number(s):

PIN 1: 1234567890123456789
PIN 2: 1234567890123456789

(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: Rick Shusiner

Organization: Craig & Shusiner Development Corporation

Address: 401 Huron Road Suite 1A

City, State, Zip: Northbrook, IL 60062

Phone: Work: 847-568-5184 Home: —
Fax: Work: 847-568-5184 Home: —

E-mail: rickshusiner@att.com

What is the relationship of the applicant to the property owner?

☐ same
☐ builder/contractor
☐ attorney
☐ other:

☐ architect
☐ contract purchaser
☐ lessee
☐ real estate agent

3. PROPERTY OWNER  (Required if different than applicant. All property owners must be listed and described below.)

Name(s) or Organization: Rick Shusiner

Organization: Craig & Shusiner Development Corporation

Address: 401 Huron Road Suite 1A

City, State, Zip: Northbrook, IL 60062

Phone: Work: 847-568-5184 Home: —
Fax: Work: 847-568-5184 Home: —

E-mail: rickshusiner@att.com

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Rick Shusiner, President

Property Owner(s) Signature(s) – REQUIRED

Date

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in connection with this application are true and accurate to the best of my knowledge."

Applicant Signature – REQUIRED

Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [ ] (This) Completed and Signed Application Form
- [✓] Plat of Survey  Date of Survey: 2-2-12.
- [✓] Project Site Plan  Date of Drawings: 2-17-12.
- [✓] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [✓] Non-Compliant Zoning Analysis
- [✓] Proof of Ownership  Document Submitted: 2-22-12
- [✓] Application Fee (see zoning fees)  Amount: $________ plus Deposit Fee $150

Notes: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

**Plat of Survey**
(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

**Site Plan**
(1) One copy of site plan, drawn to scale, showing all dimensions.

**Plan or Graphic Drawings of Proposal**
A Major Variance application requires graphic representations for any elevated proposal--garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

**Proof of Ownership**
Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blocked out on submitted documents).
- Tax bill will not be accepted as Proof of Ownership.

**Non-Compliant Zoning Analysis**
This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

**Application Fee & Transcript Deposit**
* IMPORTANT NOTE: Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card. The $150 transcript deposit is applied to the cost of a court reporter. The City hires a court reporter to transcribe the Zoning Board of Appeals' Rules of Procedures. Applicants are responsible for the cost of the hearing transcript at a rate of $7.50 per page. (The $150 deposit is applied to that fee; final fees may result in a refund or additional charges). The final fee directly covers the cost of the court reporter.
6. PROPOSED PROJECT

A. Briefly describe the proposed project:
We propose to demolish the existing Walgreen and video store buildings and replace with a newly constructed Walgreen structure including a drive-thru.

B. Have you applied for a Building Permit for this project?  ☐ NO  ☐ YES
(Date Applied: ___________________  Building Permit Application #: ___________________)  

REQUESTED VARIATIONS

What specific variations are you requesting? For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant. (See the Zoning Analysis Summary Sheet for your project’s information)

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-10-14.33</td>
<td>&quot;requires a location of buildings may vary from that otherwise...&quot;</td>
<td>0 feet rear yard setback</td>
</tr>
</tbody>
</table>

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.
B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

The properties characteristics of the property require the zoning ordinance due to the height, bulk, and adequate parking on the site.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at some point, line, or boundary) properties.

The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties.

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

The property owner would suffer hardship if regulations were not allowed due to not being able to accommodate Walgreens site plan & redevelop new Walgreens would not be able to redeveloped building and parking on the site.

3. Either...

   a. the purpose of the variation is not based exclusively upon a desire to extract income from the property, or

   b. while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §§-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §§-3-8-3.

   The proposed development is the redevelopment of the site. We are demolishing the current Walgreens and replacing with a new Walgreens store with similar square footage of 13,000 sq. feet.

4. The alleged difficulty or hardship has not been self-created, if so, please explain.

The site configuration does not allow for any other site plan.
5. Have other alternatives been considered, and if so, why would they not work?

Yes, other alternatives have been considered.

Had even the current configurations of the site do not allow for any other site alternatives.

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

(Evanston) (This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made:

   Does not apply.

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number ______ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

   Please see item #2 on the first page of this application.

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number ______ above, or indicated below.

   Yes.
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number above, or indicated below.

*Myelle McClain*, Property Manager
Office Number: 547-933-5266 Ex. 11
Cell Number: 817-343-8666 Fax: 817-564-5685
Email: myelle.mclain@aesk.com

**If Applicant or Proposed Land User is a Corporation**

Any corporation required by law to file a statement with any other governmental agency providing substantially the same information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

   **Kelee Strumehr**, President
   **Myelle Strumehr**, Vice President

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

   **Kelee Strumehr**, 32.9%
   **Myelle Strumehr**, 32.9%

**If Applicant or Proposed Land User is not a Corporation**

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

Page 6 of 6
19. PROOF OF OWNERSHIP
GUARANTY NATIONAL TITLE COMPANY
A COMMERCIAL AGENT FOR
FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE A

File Number: 04-0803
Amount of Insurance: $2,150,000.00

Owners Policy Number: 1312-451561
Date of Policy: December 6, 2004

1. Name of Insured:
   SOUTHPOINT PLAZA II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

2. The estate or interest in the land which is covered by this policy is:
   FEE SIMPLE

3. Title to the estate or interest in the land is vested in:
   SOUTHPOINT PLAZA II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

4. The land referred to in this policy is described as follows:
   LOT 1 OF THE SOUTHPORT CONSOLIDATION OF LOTS 11 TO 18, BOTH INCLUSIVE, IN
   BLOCK 2 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON IN THE WEST HALF OF
   THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST
   OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PER PLAT
   RECORDED MARCH 07, 1984 AS DOCUMENT NO. 0295671B.

   PIN: 11-19-407-028-0000
   COMMONLY KNOWN AS: 635 CHICAGO AVE., EVANSTON, IL

COUNTERSIGNED:

Authorized Officer or Agent
Valid Only if Schedule B and Cover Are Attached

PLEASE REFER INQUIRIES TO GUARANTY NATIONAL TITLE COMPANY (312) 609-2700

GUARANTY NATIONAL TITLE COMPANY
35 W. RANDOLPH - 8TH FL.
CHICAGO, IL 60601
Agent For: Fidelity National Title Insurance

ALTA Owner’s Schedule A (10/17/92)
SCHEDULE B

File Number: 04-0803  Policy Number: 1312-451561

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage by reason of the following:


   TAXES FOR THE YEAR 2004 ARE NOT YET DUE, PAYABLE NOR DELINQUENT.

2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEES.

3. LEASE FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 01, 1983 AND KNOWN AS TRUST NUMBER 59155 TO BOND DRUG CO. OF ILLINOIS DATED 07/01/93 AND RECORDED 07/20/93 AS DOCUMENT 93579814. (LEASE TERM 07/01/1993 THROUGH 08/30/2043)

4. UNRECORDED STORE LEASE AND UNCONDITIONAL GUARANTY OF LEASE DATE 05/26/89 TO VIDEO ADVENTURE, INC. SAID LEASE EXTENDS THROUGH 10/31/89 INCLUDING A FIVE YEAR EXTENSION EXERCISABLE ON OR BEFORE 10/31/94, AS DISCLOSED BY AFFIDAVIT RECORDED 05/16/91 AS DOCUMENT 91234494.

5. TERMS, CONDITIONS AND LIMITATIONS OF THE TRUST AGREEMENT OR TRUST INSTRUMENT UNDER WHICH THE INSURED HOLDS TITLE AS TRUSTEE TO THE ESTATE OR INTEREST DESCRIBED IN SCHEDULE A.

6. ENCROACHMENT AS DISCLOSED BY A SURVEY MADE BY B. H. SUHR AND COMPANY DATED 11/12/94 AS FOLLOWS:

   (A) 1 STORY BRICK BUILDING ON TO CHICAGO AVENUE BY 0.09 FEET WEST
   (B) MANSARD STYLE ROOF ONTO CHICAGO AVENUE AND KEENEY STREET BY 5 FEET MORE OR LESS.

7. ASSIGNMENT OF RENTS AND LEASES DATED DECEMBER 6, 2004 AND RECORDED DECEMBER 8, 2004 AS DOCUMENT NO. 0434127110 MADE BY SOUTHPORT PLAZA II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO FIRST COLONY LIFE INSURANCE COMPANY, A VIRGINIA CORPORATION.

ALTA Owner's/Leasehold Owner's
Schedule B (10/17/02)  (04-0803, pl/04-0803/80)
8. UCC FINANCING STATEMENT RECORDED DECEMBER 6, 2004 AS DOCUMENT NO. 0434127111 MADE BY SOUTHPORT PLAZA II, LLC TO FIRST COLONY LIFE INSURANCE COMPANY.

9. MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING STATEMENT DATED DECEMBER 1, 2004 AND RECORDED DECEMBER 6, 2004 AS DOCUMENT 0434127109 MADE BY SOUTHPOINT PLAZA II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TO FIRST COLONY LIFE INSURANCE COMPANY, A VIRGINIA CORPORATION TO SECURE AN INDEBTEDNESS OF $2,150,000.00.

END OF SCHEDULE B (OWNER'S POLICY)

Countersigned: ____________________________
Authorized Officer or Agent

GUARANTY NATIONAL TITLE COMPANY
36 W. RANDOLPH - 8TH FL.
CHICAGO, IL 60601
Agent For: Fidelity National Title Insurance
The land referred to in this Policy is described as follows:

LOT 1 OF THE SOUTHPORT CONSOLIDATION OF LOTS 11 TO 18, BOTH INCLUSIVE, IN BLOCK 2 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PER PLAT RECORDED MARCH 07, 1984 AS DOCUMENT NO. 26996718.

PIN: 11-19-007-028-0000

COMMONLY KNOWN AS: 635 CHICAGO AVE., EVANSTON, IL
20. General Conditions for Planned Development in Business Districts
20. General Conditions for Planned Development in Business Districts

a) The planned development must be compatible with surrounding development.
   • The plan development proposes the demolition of the existing single story
     Walgreens and video store and replacing with a new single story Walgreens building
     of approximately the same square footage. The development also improves the site
     circulation and appearance of the existing commercial property. It is therefore
     compatible with the surrounding development.

b) The height, bulk or scale of the planned development only may exercise influence in
   conformance with the purposes and intents of the Zoning Ordinance as set forth in
   Section 6-1-2, “Purpose and Intent.”
   • We believe the height, bulk or scale of the proposed development addresses and
     satisfies the “Purpose and Intent” of the following: (A) Promoting the public health,
     safety, comfort, morals, convenience, general welfare, and the objectives and
     policies of the comprehensive general plan, as adopted and amended, from time to
     time, by the city council; (B) Securing adequate light, pure air, and safety from fire
     and other dangers; (C) Conserving and enhancing the taxable value of land and
     buildings throughout the city; (E) Minimizing or lessening congestion in the public
     streets; (F) Preventing the overcrowding of land by regulating and limiting the height
     and bulk of buildings hereafter erected, as said buildings relate to land area; (H)
     Regulating and limiting the intensity of the use of lot areas, and regulating and
     determining the area of open spaces between and among the surrounding buildings;
     (J) Prohibiting uses, buildings, or structures that are incompatible with the character
     of established zoning districts; (K) Encouraging the preservation and enhancement
     of natural resources, historic resources, natural features, and aesthetic amenities in
     the city.

c) The planned development and all landscaping must be compatible with and
   implement the Comprehensive General Plan, any adopted land use or urban design
   plan, this Zoning Ordinance, and any other pertinent city planning and development
   policies, particularly in terms of:
   1) Land use;
      • The subject property is zoned C1a and has been developed as successful
        commercial businesses servicing the surrounding neighborhood since
        1984. The existing single story Walgreens and Video store is 14,700
        square feet and will be replaced by a new single story, 14,000 square foot
        Walgreens store. The development has been designed in accordance
with the Comprehensive General Plan and all known adopted land use or urban design plan, this Zoning Ordinance, and any other pertinent city planning and development policies.

2) **Land use intensity;**
   - The physical land use intensity will not change. Locating the new Walgreens towards the rear (east) of the site allows more open space at Chicago Avenue, a softer landscaped edge and plantings along Chicago Avenue as well as safer site circulation.

3) **Housing;**
   - The new Walgreens building will continue to serve the surrounding neighborhood by providing pharmacy services, health and wellness services, and convenience items.

4) **Preservation;**
   - None of the existing structures on the site are listed as historically significant. The single story Walgreen building to be demolished will be replaced with a new single story Walgreens building.

5) **Environmental;**
   - The following items address the environmental concerns at the proposed development: 1) bicycle racks near the main entry of the Walgreens; 2) one designated parking space for hybrid/electrical vehicle; 3) at least 60% of non-paved area to be landscaped in drought-tolerant native or adaptive landscaping; 4) “Dark Sky” compliant exterior lighting fixtures; 5) all Air Conditioners and Condensing Units greater than 65,000 btu: minimum SEER rating of 15; 6) mechanical, lighting and miscellaneous electrical system monitoring with the capability to log the data for a minimum of 1 year; 7) exceeding prescriptive envelope provisions of current City of Evanston Energy Code by no less than 7.5%. Compliance shall be shown using COMcheck; 8) Install an Energy Star-compliant roof; 9) provide recycling for occupants, customers, and visitors and for the top 3 operationally generated streams; 10) Use low VOC finishes as defined by LEED for New Construction Indoor, Environmental Quality Credits 4.1, 4.2, 4.3 and 4.4. for the following: field applied paints and coatings; field applied adhesives; carpeting; furniture systems - Greenguard Certified; composite wood shall be free from urea-formaldehyde.

6) **Traffic impact and parking;**
   - The intent is to improve site circulation, pedestrian access and impact on street access. There will be two full access drives on Chicago Avenue and
two drives on Keeney. The west drive on Keeney will remain full access while the east drive will be outbound only.

- The existing Walgreens and strip center has 60 parking spaces in a 60 degree diagonal configuration and one way circulation. The south lot (approximately 20 unmarked spaces) combines circulation with the pharmacy drive-thru with access off Keeney. The site position of the new Walgreens store provides a continuous parking field along Chicago Avenue providing up to 83 spaces and two way circulation in front of the Walgreens store.
- The Walgreens store will continue to operate a drive-thru pharmacy located on the south side of the building. Although studies show the typical number of vehicles is two, the site plan indicates 3-4 car stacking. This will help ensure that the drive-thru operation will not adversely impact site circulation and customer parking maneuvers.

7) Impact on schools, public services and facilities;
- The land use of is development will remain as it has been since 1984 and therefore will have no impacted change on schools, public services and facilities.

8) Essential character of the business district, the surrounding residential neighborhood, and abutting residential lots;
- The physical character and site improvements of is development will enhance the esthetic value of the surrounding business and residential districts. Further efforts are being made to modify the existing strip building facade with materials used in the new Walgreens store.
- The Developer has worked with the Architect and Walgreens to move all tote and bail storage to the inside of the building. This move is in response to Evanston’s concern about trash storage outside the building this close to the adjacent neighbors. This eliminates a major concern of both the Developer and Evanston.

9) Neighborhood planning;
- This development is an enhancement of an established commercial/retail facility that has been part of the neighborhood for over two decades. The services provided promote healthy foods and health wellness products and services including providing an enhanced, state-of-the-art pharmacy.
10) Business district planning and economic development goals and policies, particularly those of specific adopted plans for individual business districts;

- This development is an enhancement of an established commercial/retail facility that has been part of the business district for over two decades. The services provided promote healthy foods and health wellness products and services including providing an enhanced, state-of-the-art pharmacy.

11) Conservation of taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls.

- This development will preserve and enhance the value of taxable land in the City. The improvements will add to the assessed value and property taxes collected on the site.