49-O-20

AN ORDINANCE

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

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

WHEREAS, as a home rule unit of government, the City has the authority to adopt legislation and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section 6(a) of the Illinois Constitution of 1970, states that the “powers and functions of home rule units shall be construed liberally,” was written “with the intention that home rule unit be given the broadest powers possible” (Scadron v. City of Des Plaines, 153 Ill.2d 164, 174-75 (1992)); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and,

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, et seq.) grants each municipality the power to establish zoning regulations; and,

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 2012, as amended (“the Zoning Ordinance”); and
WHEREAS, Vermillion Enterprises, LLC ("Applicant"), the Applicant for the proposed development located at 605 Davis Street, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provision of the Zoning Ordinance, specifically Section 6-3-5, "Special Uses", Section 6-3-6 "Planned Developments", and Subsection 6-11-1-10, "Planned Developments" in Downtown Zoning Districts, to permit the construction and operation of a Planned Development with a drive through financial institution and accessory parking located at the Subject Property in the D3 Downtown Core Development Zoning District ("D3 District"); and,

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

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

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances from the normal district regulations established in the Zoning Ordinance; and
WHEREAS, on March 11, 2020, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for a Special Use Permit for a Planned Development, case no. 19PLND-0036, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

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

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

WHEREAS, on April 13, 2020, the Planning and Development ("P&D") Committee of the City Council held a meeting, in compliance with the provision of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered the findings and recommendation for approval of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings on April 13 and April 27, 2020, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, received additional public comment, made certain findings, and adopted said recommendation; and
WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see Glenview State Bank v. Village of Deerfield, 213 Ill. App.3d 747) and is not subject to courtroom fact-finding (see National Paint & Coating Ass’n v. City of Chicago, 45 F.3d 1124).

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

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

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 19PLND-0036, to allow construction and operation of the Planned Development for an eighteen (18) story, two hundred twenty (220) foot tall Class A office building with a floor area ratio of 13.02, approximately four thousand five hundred (4,500) square feet of ground floor retail space including a drive through for a financial institution and thirty-niney (39) parking spaces.

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

A. **Floor Area Ratio ("FAR"):** A Site Development Allowance is hereby granted for an FAR of 13.02, whereas Subsection 6-11-4-6 of the Zoning Ordinance allows a maximum FAR of 4.5 in the D3 District with Subsection 6-11-1-10(C)(2) allowing for an additional development allowance of 3.5 FAR.

B. **Building Height:** A Site Development Allowance is hereby granted for a building height of two hundred twenty (220) feet, whereas Subsection 6-11-4-8 of the Zoning Ordinance allows for a maximum building height of eighty-five (85) feet in the D3 District with Subsection 6-11-1-10(C)(1) allowing a maximum height of two hundred twenty (220) feet as a development allowance.
C. **Number of Parking Spaces:** A Site Development Allowance is hereby granted for a total of thirty-nine (39) on-site parking spaces, whereas Subsection 6-16-3-5 of the Zoning Ordinance requires a minimum of four hundred-twenty (420) parking spaces for the proposed Planned Development in the D3 District.

D. **Ziggurat Setback from the East Interior Lot Line:** A Site Development Allowance is hereby granted for a ziggurat setback of zero (0) feet at a height of twenty-nine (29) feet, whereas Subsection 6-11-1-10(C)(1)(c) of the Zoning Ordinance requires a ziggurat setback of twenty-five (25) feet for a structure above forty two (42) feet from an interior side lot line in the D3 District.

E. **Ziggurat Setback along the Davis Street Property Line:** A Site Development Allowance is hereby granted for a ziggurat setback of fifteen (15) feet at a height of twenty-nine (29) feet, whereas Subsection 6-11-1-4 of the Zoning Ordinance requires a ziggurat setback of forty (40) feet for a structure above forty two (42) feet from any front or side lot line abutting a street in the D3 District.

F. **Ziggurat Setback from the West Interior Lot Line:** A Site Development Allowance is hereby granted for a ziggurat setback of zero (0) feet at a height of twenty-nine (29) feet, whereas Subsection 6-11-1-10(C)(1)(c) of the Zoning Ordinance requires a ziggurat setback of twenty-five (25) feet for a structure above forty two (42) feet from an interior side lot line in the D3 District.

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

(A) **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with the following: the terms of this ordinance; the Development and Landscape Plans in Exhibit B and C, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant’s testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.

(B) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the Building Permit. The CMP shall include but is not limited to the following: construction staging plan, on-street and on-site construction parking restrictions, hours of operation, a plan including cross sections showing
pedestrian access around the site with the use of curb ramps, signage and/or striping, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of construction, submittal of environmental testing report prior to construction, visibility diagram for all construction site access points, proposed schedule for street opening for utility connections with cross section details, and project updates via monthly newsletter and project website.

(C) Approval of Change in Use: Any change in use, with the exception of the removal of the drive-through facility, must be approved as an amendment to the Planned Development.

(D) Alley Reconstruction: The Applicant shall reconstruct the west half of the alley immediately adjacent to the development site.

(E) Downtown Evanston Contribution: The Applicant shall provide $50,000 support for event programming in Fountain Square through Downtown Evanston.

(F) Viaduct Improvement Contribution: The Applicant shall provide $50,000 support for improvements to downtown Evanston viaducts at Benson/Davis and/or Elmwood/Davis.

(G) Affordable Housing Fund Contribution: The Applicant shall provide a $50,000 contribution to the City’s Affordable Housing Fund.

(H) Bird-Friendly Measures: The Applicant shall apply bird friendly measures to the building, including but not limited to bird friendly glass, fritted balcony rails and lighting control at night per the drawings in Exhibit B.

(I) Mayor’s Monarch Pledge: The Applicant shall comply with the Mayor’s Monarch Pledge.

(J) Electric Vehicle Charging Stations: The Applicant shall provide eight (8) electric vehicle charging stations in the garage with additional conduit to allow easy installation of additional electric vehicle charging stations in the future.

(K) Metered Parking: The Applicant shall make any necessary improvement, including signage and pavement striping to provide two (2) new metered parking spaces along Davis Street in front of the development site.

(L) Davis Street Bike Lane: The Applicant shall extend bollards and other safety measures for the Davis Street protected bike lane in front of the development site.

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

(N) **Drive-Through Facility:** The Drive-through facility shall be limited to use by a financial institution. Should the building owner gain ownership or control of the drive-thru facility, the building owner shall remove the curb cut and absorb the drive-thru area into the adjacent ground floor retail space. The building owner shall obtain a building permit to absorb the drive-through area into the adjacent ground floor retail spaces within ninety (90) days of gaining control or ownership of the drive-thru facility, and complete the work within one (1) year of obtaining the building permit. Should the building owner fail to remove the curb cut as required by this section, the City shall be empowered to remove the curb cut and place a lien on the property, should it so choose.

(O) **Composting:** The Applicant shall provide a composting program in the building through Collective Resource or the current franchisee.

(P) **On-Site Deliveries:** Deliveries for the on-site commercial use must be performed from the alley and are prohibited during the hours of 7 A.M. to 9 A.M. and 4 P.M. to 6 P.M., Monday through Friday.

(Q) **Evanston High School Trade Fair:** The Applicant shall sponsor an Evanston Township High School (ETHS) trade fair prior to issuance of the Final Certificate of Occupancy (FCO).

(R) **Evanston Business Enterprises Hiring:** The Applicant agrees to employ at least five (5) Evanston residents during construction. The Applicant also agrees
to offer thirty percent (30%) of the permanent jobs to Evanston residents, subject to their qualifications for employment.

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

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

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

Introduced: April 13, 2020, 2020

Adopted: April 27, 2020, 2020

Approved:

April 30, 2020

Stephen H. Hagerty, Mayor

Attest:

Eduardo Gomez

Devon Reid, City Clerk

Eduardo Gomez, Deputy City Clerk

Approved as to form:

Kelley A. Gandurski, Corporation Counsel
EXHIBIT A

LEGAL DESCRIPTION
Parcel 2A

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

PIN: 11-18-306-030-0000

Parcel 2B

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

PIN: 11-18-306-026-0000

Parcel 3

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

PIN: 11-18-306-040-0000

Parcel 4

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

PIN: 11-18-306-029-0000
Parcel 1 (Deed)

TRUSTEES DEED IN TRUST

This 25th day of SEPTEMBER, 2005, between CHICAGO TITLE LAND TRUST COMPANY, an Illinois corporation, successor trustee to LASALLE BANK NATIONAL ASSOCIATION, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain Trust Agreement, dated 27th day of January, 1997; and WAYNE HUMMER TRUST, Trustee under the provisions of a certain Trust Agreement dated SEPTEMBER 21, 2005, and known as Trust Number M-11286, party to the first part, and

WITNESSETH

that said party of the first part, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party of the second part, the following described real estate situated in COOK COUNTY, ILLINOIS, to-wit:

505 DAVIS STREET, EVANSTON, ILLINOIS 60201

PROPERTY INDEX NUMBER: 11-18-306-000-000

APART HEREOF.

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

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

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

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

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

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

By: GLENN RICHTER, TRUST OFFICER

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

STATE OF ILLINOIS
COUNTY OF COOK

GLENN RICHTER, an officer of Chicago Title Land Trust Company as successor trustee personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said corporation signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein before me.

THE OFICIAL SEAL

SUFFRAJINA MCKINLEY
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 12/22/2005

GIVEN UNDER MY HAND AND SEAL, dated the fifth day of October, 2005.

[Signature]

NOTARY PUBLIC
EXHIBIT "A"

PARCEL 1:

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

PARCEL 2:

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

PARCEL 3:


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

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

PARCEL 2:

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

PARCEL 3:


LOT 9 AND THE SOUTHERLY 6 INCHES OF LOT 10 IN BLOCK 27 IN THE VILLAGE OF EVANSTON, IN THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
Parcel 4 (Deed)

SPECIAL WARRANTY DEED

THIS INDICENT, made this 9th day of
March, 2007, between MIDWEST REAL
ESTATE INVESTMENT COMPANY, a
corporation created and existing
under and by virtue of the laws of the
State of Illinois and duly
authorized to transact business in
the State of Illinois, party of the
first part, and JPMorgan Chase Bank,
N.A., a National Banking Association,
whose address is 111 Polaris
Pavilion, Columbus, Ohio 43240, party
of the second part, WITNESSETH, that
the party of the first part, for and
in consideration of the sum of Ten
Dollars ($10.00) and other good and
valuable consideration in hand paid
by the party of the second part, the
receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors
of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party
of the second part, and to its successors and assigns, FERVIER, all the following described
real estate, situated in the County of Cook and State of Illinois, known and described as
follows, to wit:

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

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

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

Permanent Real Estate Index Number(s): 11-18-504-029-0000

Address(es) of real estate: 611-617 Davis Street, Evanston, Illinois 60201

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

Box 400-CTCC

By: /s/ David R. Gray, Jr.

Midwest Real Estate Investment Company
a corporation

This instrument prepared by: David R. Gray, Jr., Esq., 120 N. LaSalle Street, Suite 1350,
Chicago, Illinois 60602
In the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David R. Gray, personally known to me to be the President of MIDWEST REAL ESTATE INVESTMENT COMPANY, an Illinois corporation, and Daniel M. Selk, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of March 2007.

[Signature]
Notary Public

[Seal]

CITY OF EVANSTON 020433
Real Estate Transfer Tax

[Stamp]

[Agent]
[Amount $1,875]
EXHIBIT B

DEVELOPMENT PLANS

~10~
LEVEL 2 : 39 PARKING SPACES including 4 ADA
GROSS FLOOR AREA: 17,410 SF
GROSS FLOOR AREA: 16,430 SF
GROSS FLOOR AREA: 15,105 SF
PODIUM BRICK 1

STORE FRONT SYSTEM

METAL CLADDING BETWEEN PODIUM & TOWER

TOWER CLADDING 2

GLASS CURTAIN WALL

LOW-E INSULATING GLASS

PODIUM MASONRY

METAL PANEL

TOWER GLASS
ZONING | SUMMARY & SETBACKS

Proposed Project
Mixed use office building with ground floor retail and parking.
University Building to remain.

Site
605 Davis Street

Site Area
19,909 sf

Zoning District
Existing: D3
Proposed: D3 with Planned Development Ordinance

FAR
4.5
13.02

*Aggregate maximum FAR is 8.00 per Zoning Ordinance 6-15-13-11. – Incentive System
Enclosed Building Area
approx. 301,050 sf
FAR Building Area
approx. 259,230 sf

Building Height
Office Tower
Floors: 18
Feet: 232’-0”
- 1 floors parking = 12’ max.

Zoning Height
240’-0”

Building Setbacks
- (See diagram to right.)

Parking Spaces
- 40
- 0.16 / 1000 GSF

Bicycle Parking
- 150 Interior Bike Parking Spaces

Loading Berths
Office Tower
- 2 short berths (Interior)

Sustainability
- LEED Silver

MAX ALLOWED HEIGHT: 232 ft
(220 ft + 12 ft PARKING EXAMPTION)
# 601 DAVIS OFFICE TOWER

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<td>141'-6''</td>
<td>12'-6''</td>
<td>Office</td>
<td>16,430</td>
<td>15,480</td>
<td>16,430</td>
<td>13,144</td>
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</tr>
<tr>
<td>10</td>
<td>129'-0''</td>
<td>12'-6''</td>
<td>Office</td>
<td>16,430</td>
<td>15,480</td>
<td>16,430</td>
<td>13,144</td>
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</tr>
<tr>
<td>9</td>
<td>116'-6''</td>
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<td>15,480</td>
<td>16,430</td>
<td>13,144</td>
<td></td>
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<td></td>
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<tr>
<td>8</td>
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<td>15,480</td>
<td>16,430</td>
<td>13,144</td>
<td></td>
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<tr>
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<td>15,480</td>
<td>16,430</td>
<td>13,144</td>
<td></td>
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</tr>
<tr>
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<td>16,430</td>
<td>13,144</td>
<td></td>
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<tr>
<td>5</td>
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<td>12'-6''</td>
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<td>16,430</td>
<td>13,144</td>
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<tr>
<td>4</td>
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<td>16,430</td>
<td>13,144</td>
<td></td>
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<td></td>
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<tr>
<td>3</td>
<td>41'-6''</td>
<td>12'-6''</td>
<td>Office/Amenity</td>
<td>17,410</td>
<td>16,460</td>
<td>17,410</td>
<td>13,928</td>
<td>1,592sf Terrace Including 2 ADA</td>
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<tr>
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<td>Parking</td>
<td>19,140</td>
<td>500</td>
<td>1,450</td>
<td>17,690</td>
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</tr>
<tr>
<td>1</td>
<td>17'-0''</td>
<td>17'-0''</td>
<td>Lobby/Chase/Retail</td>
<td>18,600</td>
<td>12,720</td>
<td>12,410</td>
<td>1,920</td>
<td>4,270</td>
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</tbody>
</table>

### Total Above Grade Area
- 298,550
- 259,230
- 274,670
- 206,570
- 19,610
- 40
- 4,270

### Total Building Area
- 301,050
- 259,230

Zoning Height: 220'-0''

- Site Area: 19,909
- FAR AREA: 259,230 (13.02)
- Total Bldg Area: 301,050
- Parking Spaces/1000 SF (leaseable): 0.19
- Parking Spaces/1000 SF (gross): 0.15
FACADE ZONE PER LEED PILOT CREDIT 55

FACADE ZONE 1: 36’ or 3 Stories above the ground level
12’ or 1 Story above the green roof.

FACADE ZONE 2: All Facade Zone that is not Zone 1.
VEHICLE MANEUVERING ANALYSIS
EXHIBIT C

LANDSCAPE PLANS