

**APPLEGATE & THORNE-THOMSEN**

A PROFESSIONAL CORPORATION

322 SOUTH GREEN STREET  
SUITE 400  
CHICAGO, ILLINOIS 60607  
PHONE 312-421-8400  
FAX 312-421-6162

DIRECT DIAL:

312-491-2207  
[sfriedland@att-law.com](mailto:sfriedland@att-law.com)

BENNETT P. APPELATE  
NICHOLAS J. BRUNICK  
MARK W. BURNS  
DIANE K. CORBETT  
PAUL DAVIS  
STEVEN D. FRIEDLAND  
GLENN A. GRAFF  
KELLI HARSCH  
NICOLE A. JACKSON  
CALEB A. JEWELL  
DEBRA A. KLEBAN  
PAVANTI PRASAD RUGG  
WILLIAM G. SKALITZKY  
KATHIE SOROKA  
BENJAMIN J. SWARTZENDRUBER  
THOMAS THORNE-THOMSEN  
WARREN P. WENZLOFF

March 5, 2009

**By Email**

Rolanda B. Russell  
Interim City Manager  
City of Evanston  
2100 Ridge Avenue  
Evanston, IL 60201

Re: 708 Church Street – Planned Development

Dear Rolanda:

As we discussed, at last night's Committee meeting the question was called before we had an opportunity to request some additional modifications to the planned development ordinance. Therefore, we would appreciate it if you would forward this letter to the members of the City Council so that the modifications set forth in this letter can be considered when the Planned Development is set for introduction at the next Council meeting.

The first modification is necessary to make the ordinance consistent with our proposal by removing the references to second floor office/retail space and one level of below grade parking. The proposal approved by the Committee does not contain those components. The changes required to the ordinance are in Sections 5(E) and 7(D). Those Sections should read as follows (the following sections are blacklined to show the necessary edits):

5(E) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base. The incorporation of the first-floor ~~retail and second floor~~ office/retail space preserves the ~~mix of commercial and office~~ space that exists on the site today, albeit in a higher quality, more expensive form.

7(D) The Applicant shall ~~maintain~~ construct a four (4)-story base ~~similar to what currently exists~~ on the Subject Property and include one (1) level of office/retail ~~above at grade and locate at~~ at least one (1) level of parking below grade.

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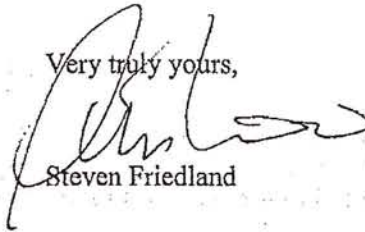
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The second modification is to extend the timeframes set forth in the City Code for commencement and completion of the planned development. Consistent with our presentation to the Council and as the Council has seen with other recent downtown developments, the existing timeframes under the Code of one-year to obtain a building permit and two-years to complete construction are not appropriate in this economic climate or for a project of this size. Therefore, we request that the following new section be inserted in the ordinance:

SECTION \_\_: That the deadlines set forth in Subsections 6-3-5-15(A) and 6-11-1-10(A)(4) of the Zoning Ordinance notwithstanding, the Applicant shall have until December 31, 2013 to obtain a building permit to construct the Planned Development authorized by the terms of this ordinance and thirty (30) months to complete construction of said Planned Development pursuant to said building permit.

Thank you for your consideration of these modifications. We look forward to discussing them with the Council on Monday.

Very truly yours,



Steven Friedland

cc: Dennis Marino  
Ken Cox

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