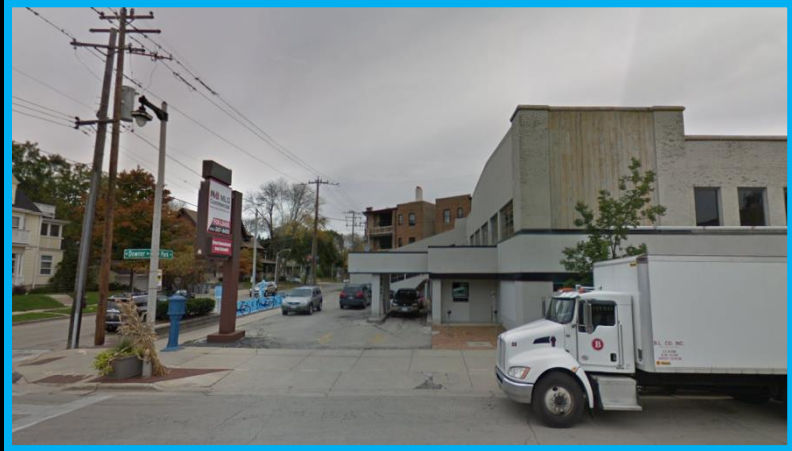
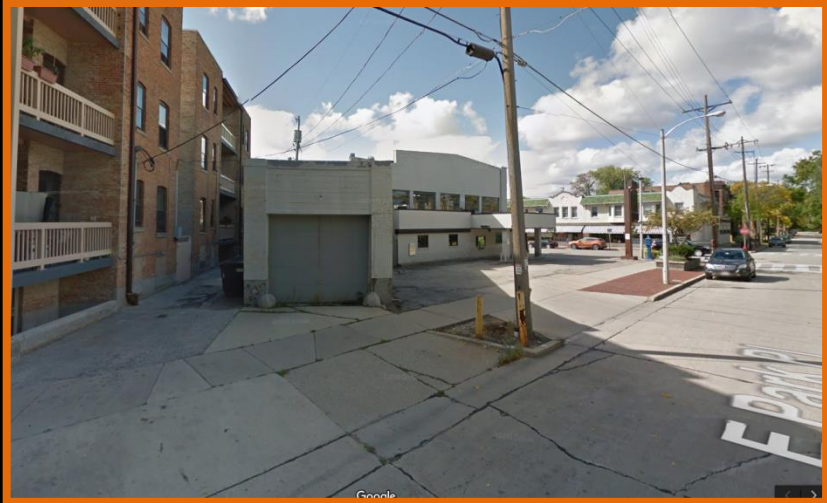
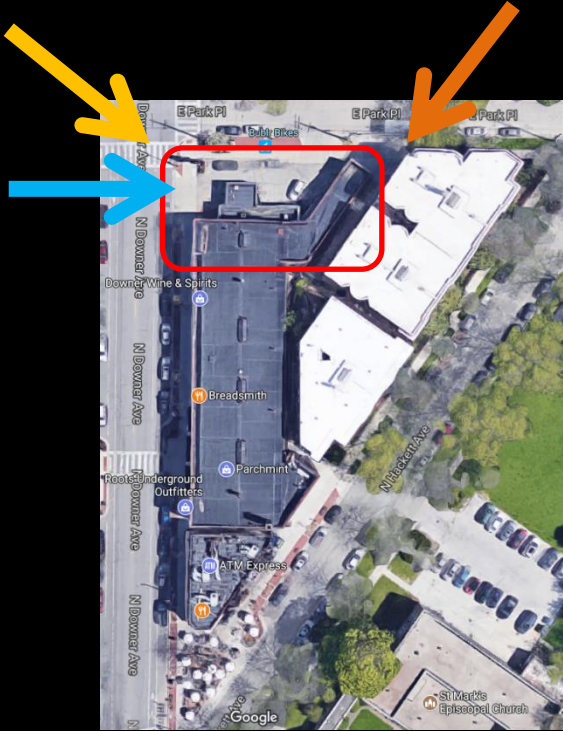


File No. 170293. Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase II, to permit changes to the existing building at 2650 North Downer Avenue to allow for a retail and coffee shop, with adjacent patio, on land located on the east side of North Downer Avenue, south of East Park Place, in the 3rd Aldermanic District.



File No. 170293. Site Photos.

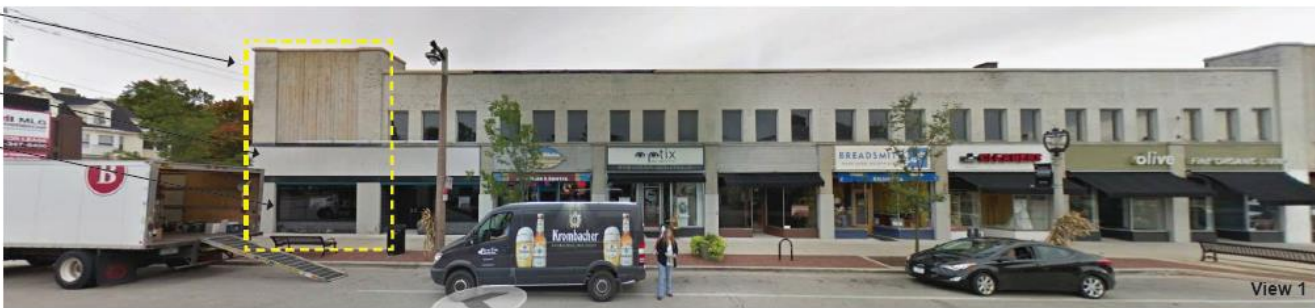


Existing facade to be renovated

Eyebrow to be removed

Walk up window location

**Existing Streetscape (Eastside of Downer Ave)**



Existing Parking Lot to be converted to patio

Drive thru canopy to be removed

Remove existing pole and sign

**Existing Site Aerial**



**Streetscape Westside of Downer**



Streetscape Northside of Park St.



Existing Site Aerial



Streetscape Southside of Park St.



View 3 East



Existing Site Aerial



Existing Downer Street Facade



Existing Site Aerial



Existing Park Street Facade

View 3



New Entrance Location



New Walk Up Window Location



Eyebrow and Drive Thru to be Removed



Eyebrow and Drive Thru to be Removed

Existing Building Photos



Aerial



Looking Northeast

EXTERIOR PERSPECTIVES - SEE ELEVATIONS FOR MORE DETAILS





Site Plan / Floor Plan  
1/16" = 1'-0"



**Downer Ave Ele**  
3/32" = 1'-0"



**Park St Elevation**  
3/32" = 1'-0"

NOTE: All building heights and roof lines to remain unchanged,







Pendant Light



Edison String Lights



Step Lights



Board Formed Concrete (bottom half)  
Cedar Wood (top half)



Painted Brick (color representative)



Metal and Window/Door Finish Color