

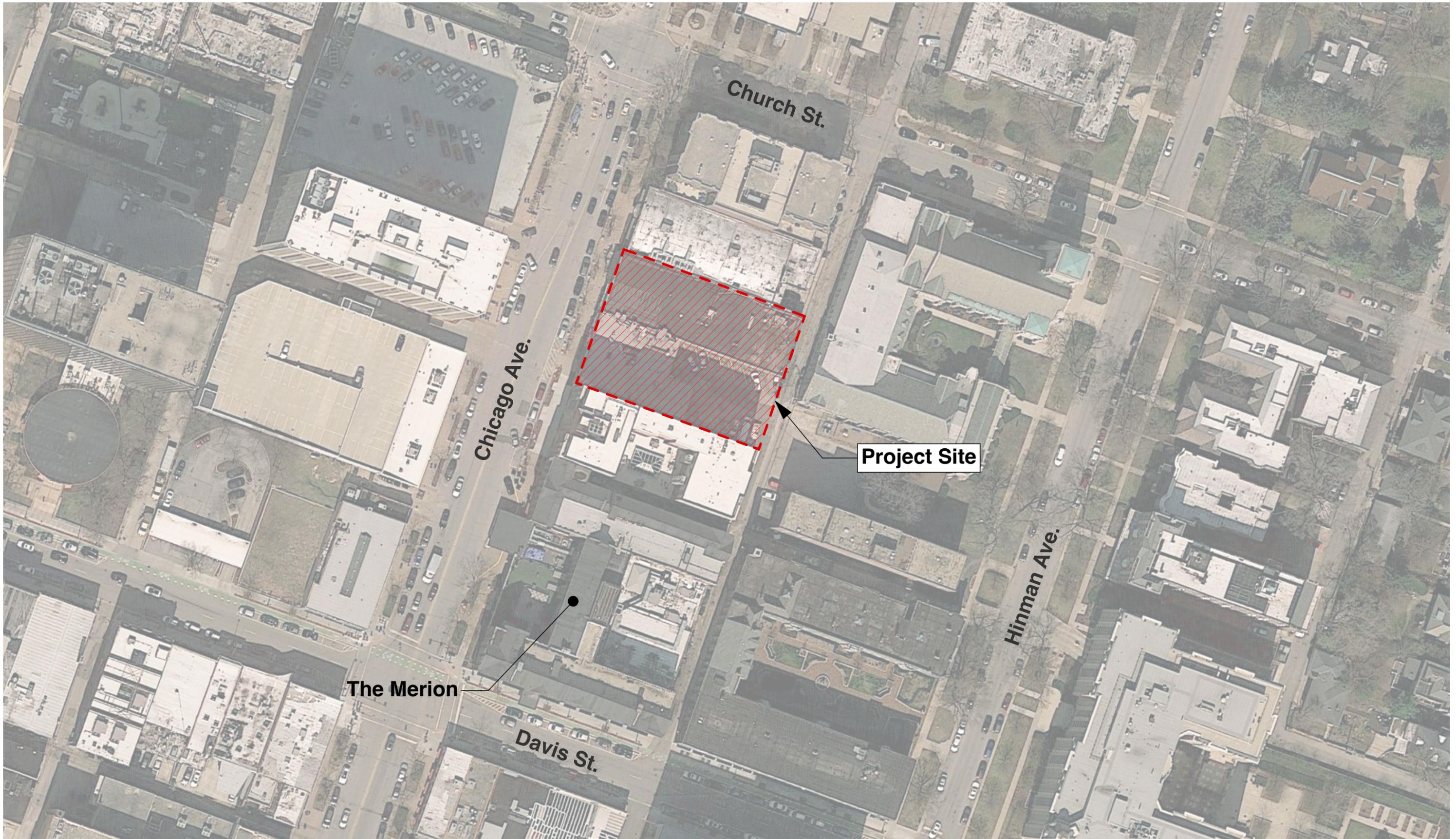


# The Legacy

1621-31 Chicago Ave

Minor PD Adjustment  
May 07, 2025





**1621-31 Chicago Ave. - Evanston, IL**



Area Map 5/7/25



PAPPAGEORGE HAYMES



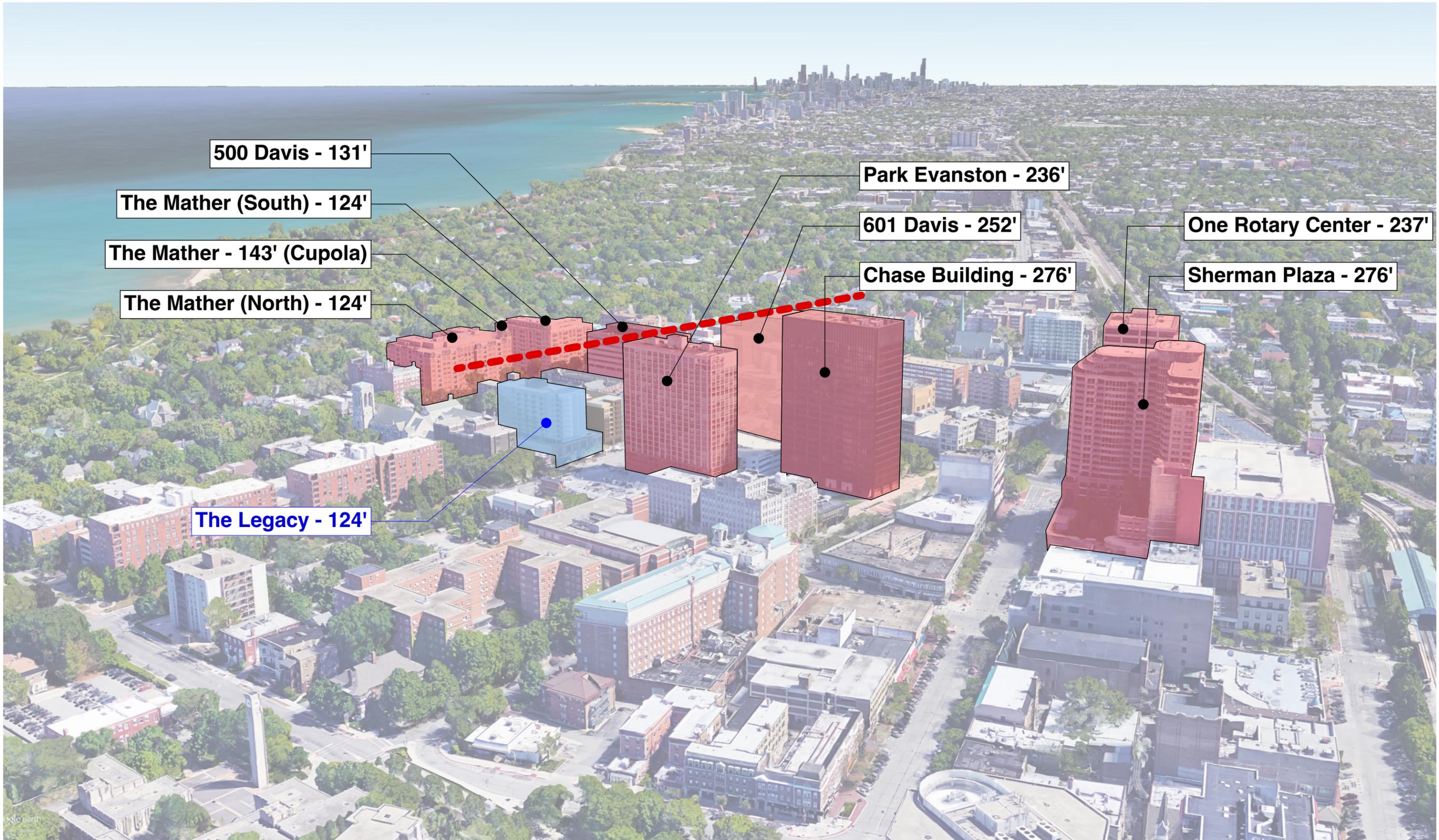
google earth



**1621-31 Chicago Ave. - Evanston, IL**

**Context View from Northwest**  
5/7/25

**PAPPAGEORGE  
HAYMES**



500 Davis - 131'

The Mather (South) - 124'

The Mather - 143' (Cupola)

The Mather (North) - 124'

The Legacy - 124'

Park Evanston - 236'

601 Davis - 252'

Chase Building - 276'

One Rotary Center - 237'

Sherman Plaza - 276'

google earth



1621-31 Chicago Ave. - Evanston, IL

Context View from Northwest  
5/7/25

PAPPAGEORGE  
HAYMES

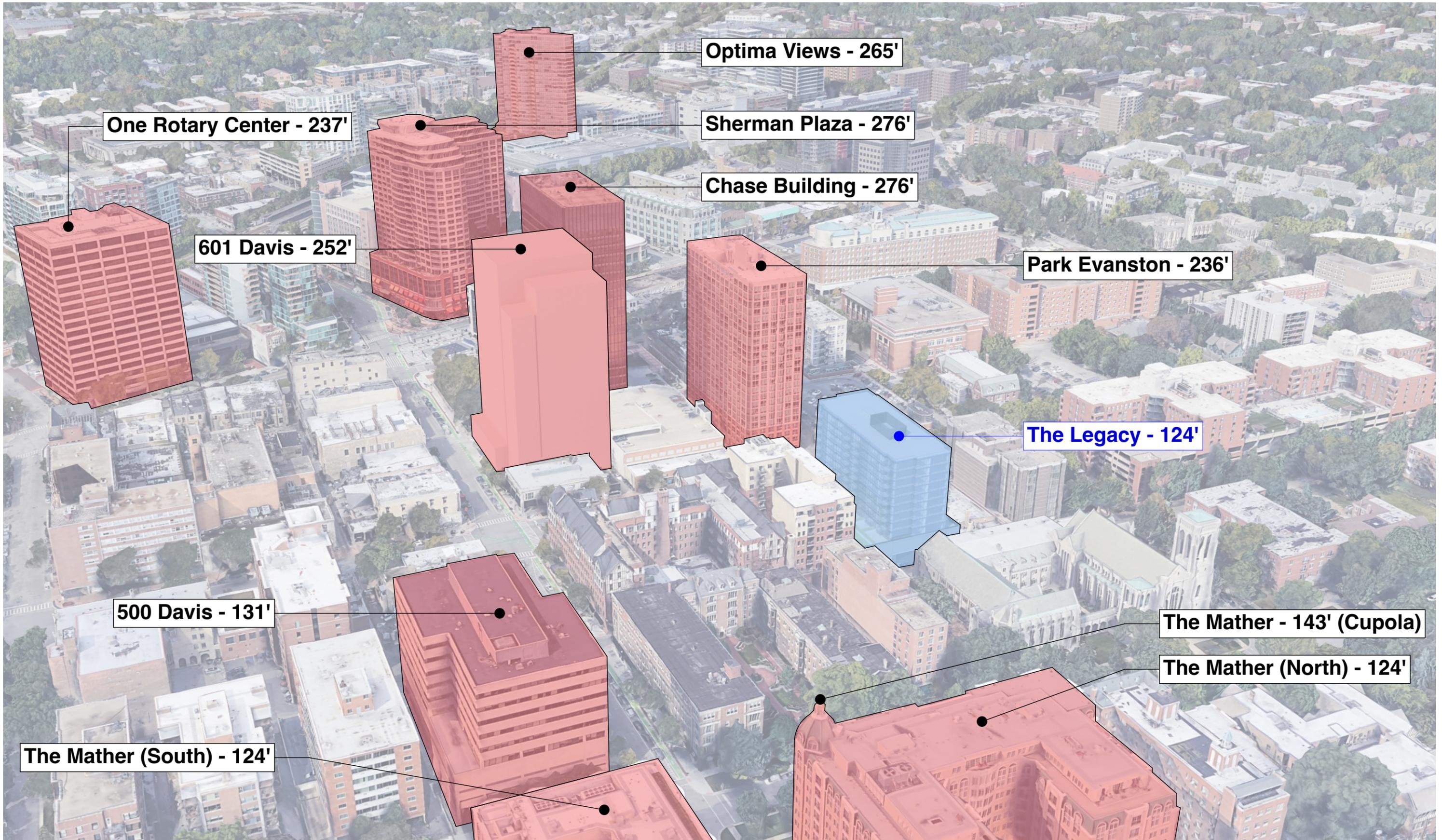


**1621-31 Chicago Ave. - Evanston, IL**

**Context View from East**  
5/7/25

**PAPPAGEORGE**  
**HAYMES**





One Rotary Center - 237'

Optima Views - 265'

Sherman Plaza - 276'

601 Davis - 252'

Chase Building - 276'

Park Evanston - 236'

The Legacy - 124'

500 Davis - 131'

The Mather - 143' (Cupola)

The Mather (North) - 124'

The Mather (South) - 124'



**1621-31 Chicago Ave. - Evanston, IL**

**View from Northwest**  
5/7/25

**PAPPAGEORGE  
HAYMES**





**1621-31 Chicago Ave. - Evanston, IL**

**View from Southwest**  
5/7/25

**PAPPAGEORGE  
HAYMES**



# New Version



# Previous Design



**1621-31 Chicago Ave. - Evanston, IL**

**View from Southwest vs. Previous Version**  
5/7/25

**PAPPAGEORGE  
HAYMES**



**1621-31 Chicago Ave. - Evanston, IL**

**View from West**  
5/7/25

**PAPPAGEORGE  
HAYMES**





**1621-31 Chicago Ave. - Evanston, IL**

**Aerial from Northwest**  
5/7/25

**PAPPAGEORGE**  
**HAYMES**





## New Version



## Previous Design





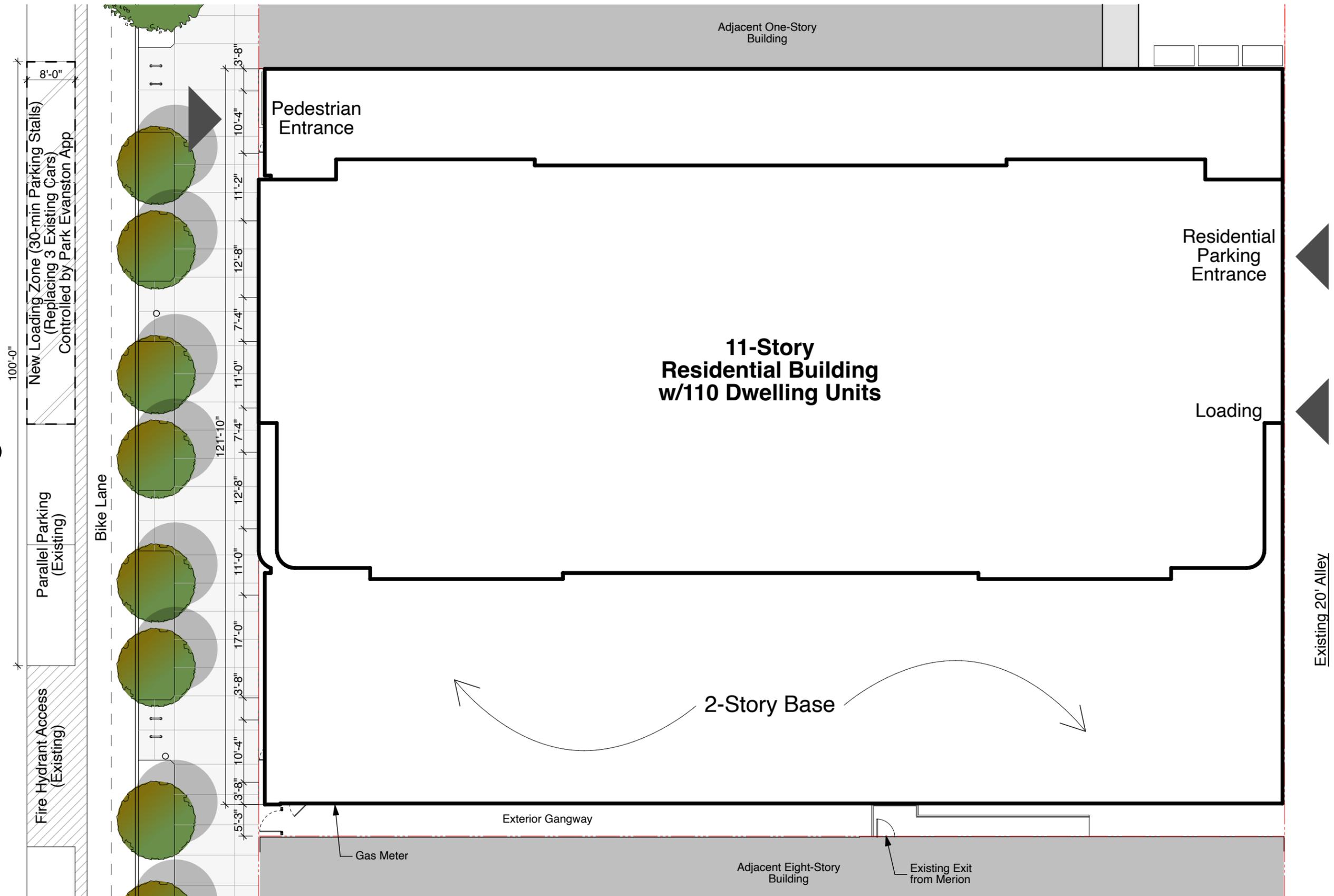
## New Version



## Previous Design



# Chicago Ave



Site Plan  
SCALE: 1/16" = 1'-0"

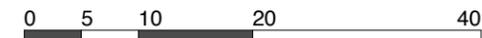


# Chicago Ave



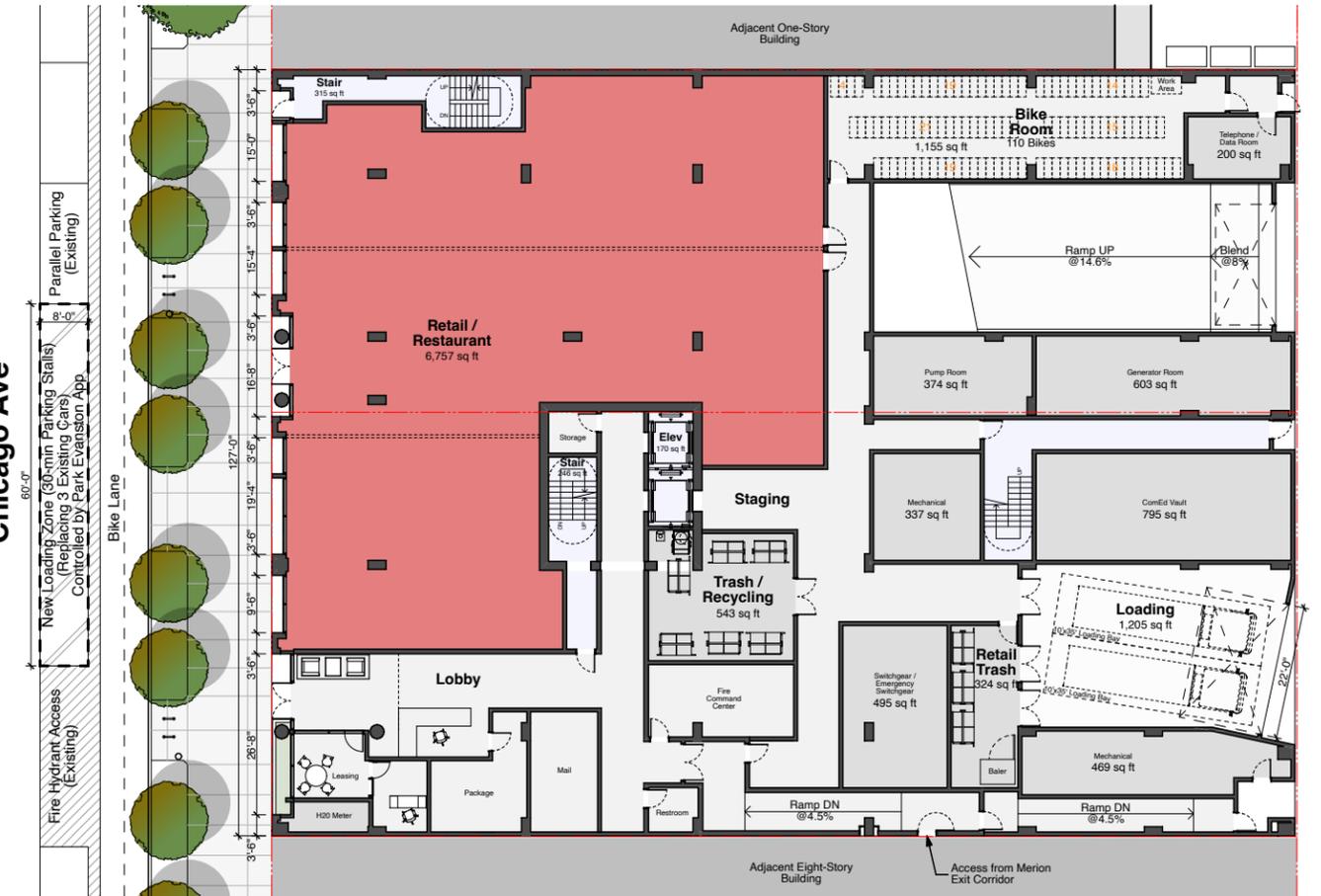
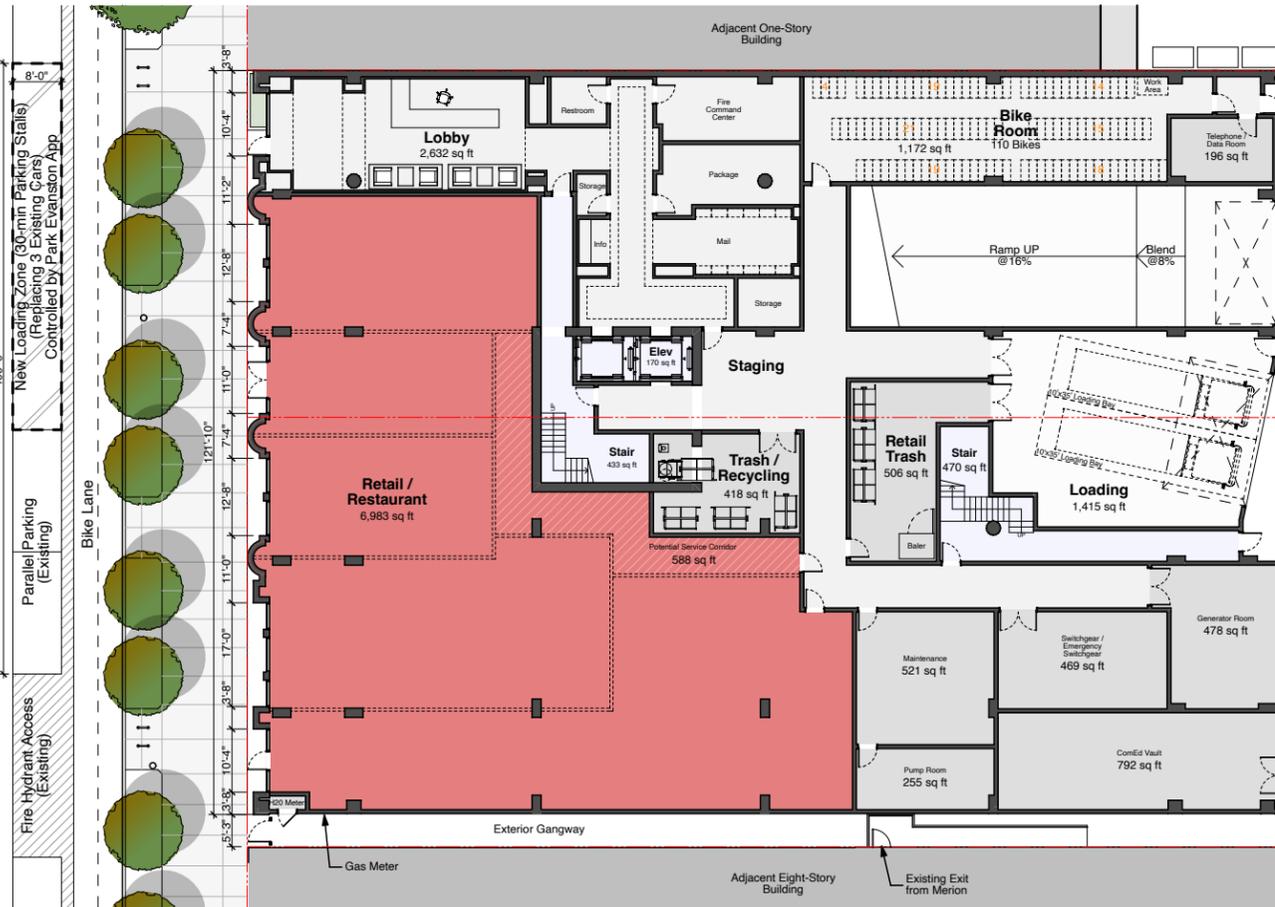
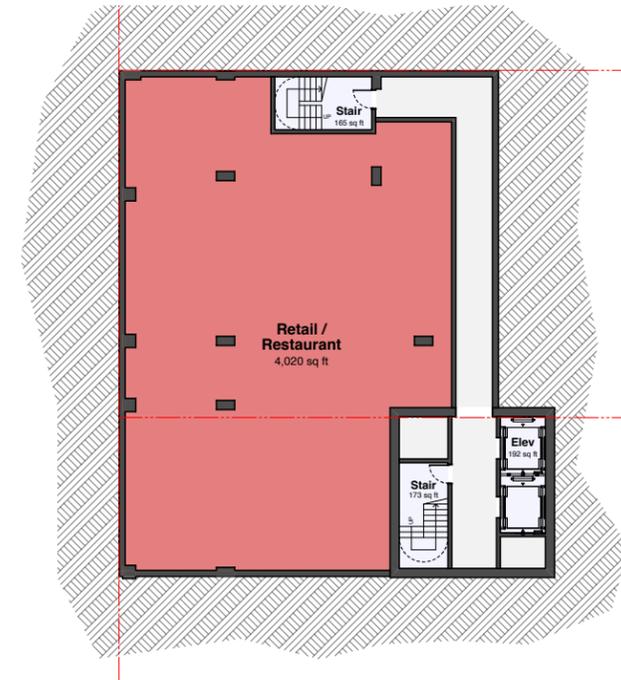
Ground Floor Plan

SCALE: 1/16" = 1'-0"



# New Version

# Previous Design

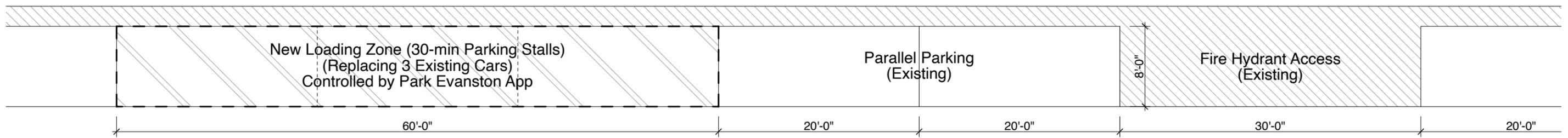
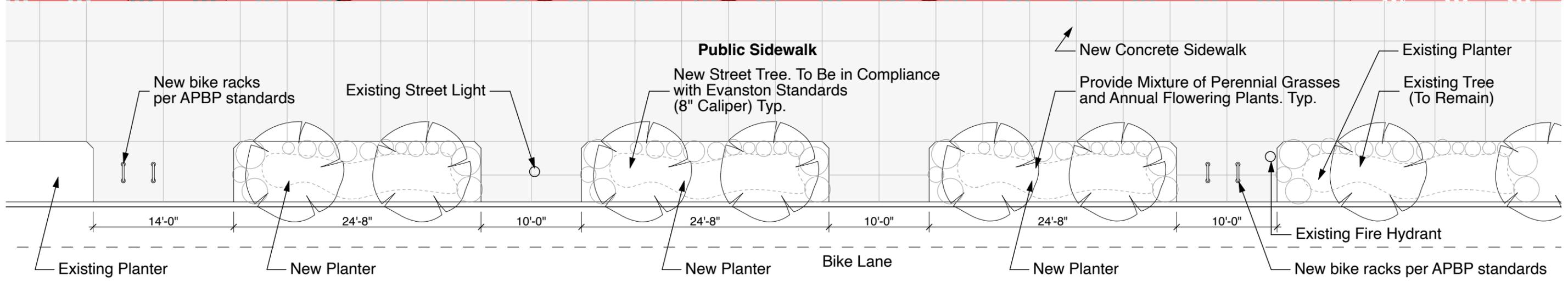
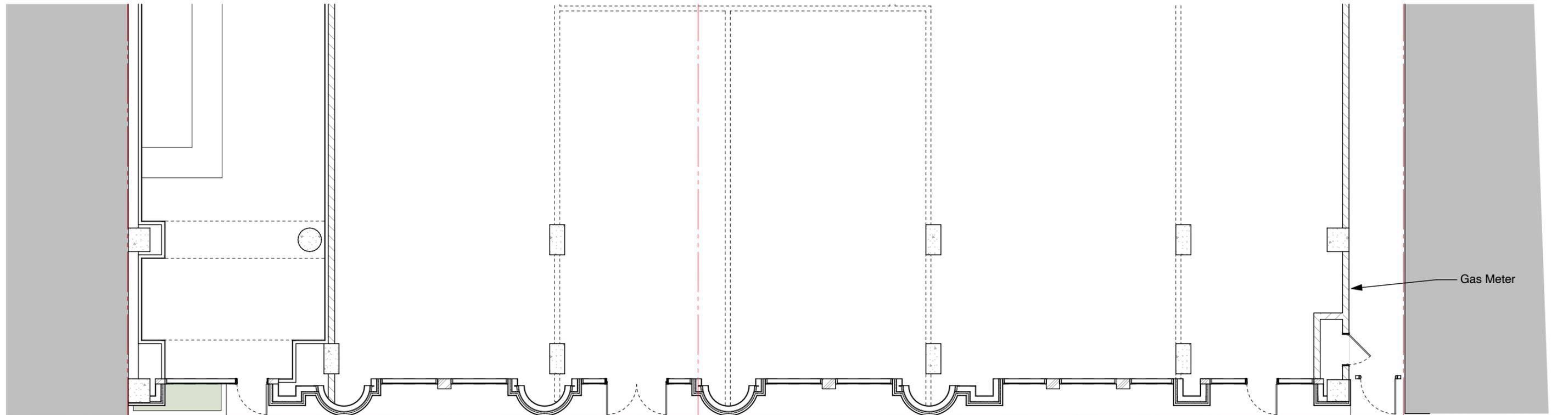


1621-31 Chicago Ave. - Evanston, IL

Ground Floor Plan vs. Previous Version  
5/7/25



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HAYMES



# Chicago Ave

## Landscaping Plan

SCALE: 1" = 10'

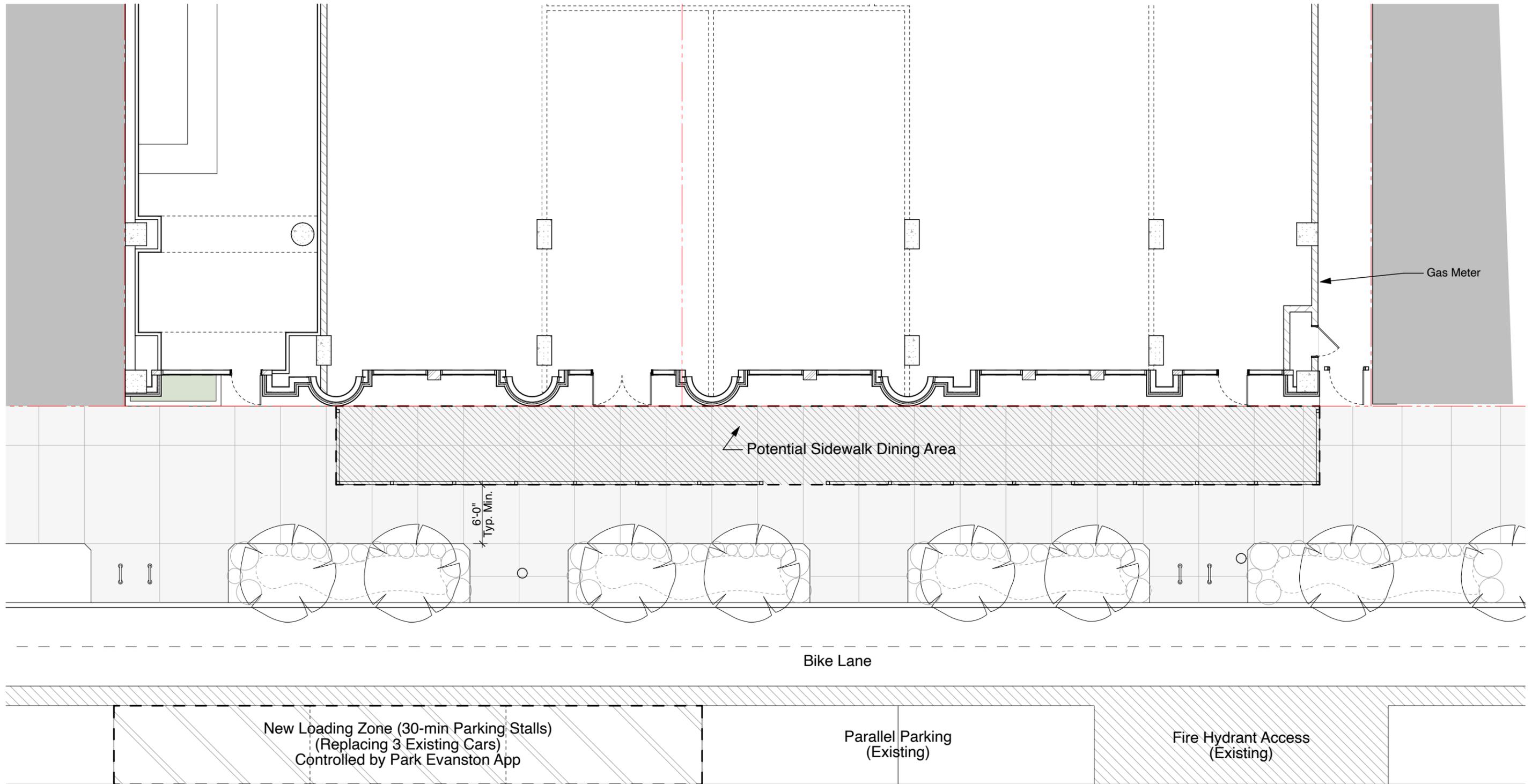


1621-31 Chicago Ave. - Evanston, IL

Landscape Plan  
5/7/25



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HAYMES



**Sidewalk Dining Plan**  
SCALE: 1" = 10'

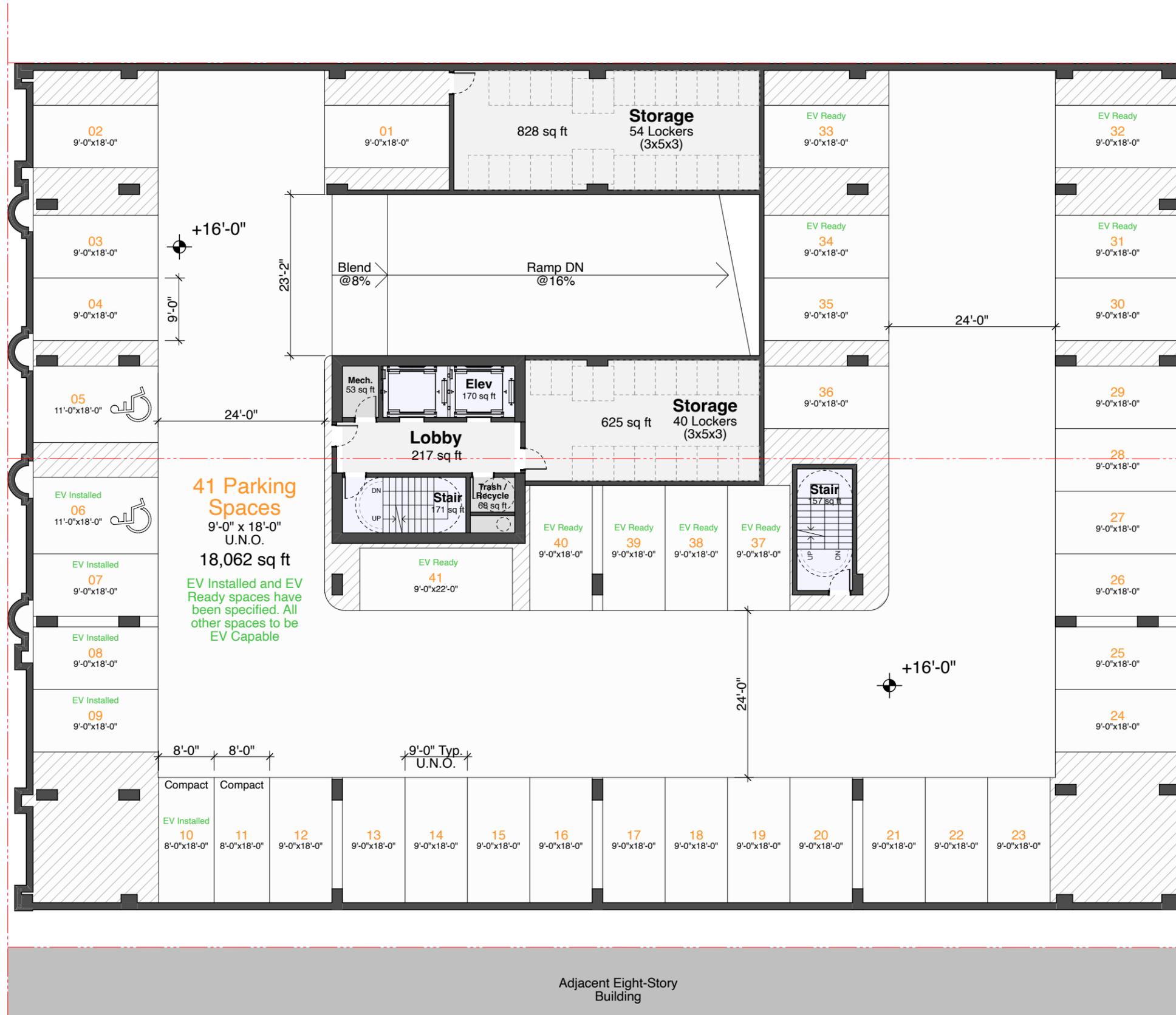


**1621-31 Chicago Ave. - Evanston, IL**

Sidewalk Dining Plan  
5/7/25



**PAPPAGEORGE  
HAYMES**

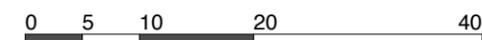


**41 Total Parking Spaces**  
 5 (12.2%) EV-Installed Spaces  
 9 (21.9%) EV-Ready Spaces  
 27 (65.9%) EV-Capable Spaces  
 (Per Section 406.2.7 of the 2021 IBC)

**Parking Space Types**  
 37 Standard  
 2 Compact  
 2 ADA Accessible

**41 Parking Spaces**  
 9'-0" x 18'-0" U.N.O.  
 18,062 sq ft  
 EV Installed and EV Ready spaces have been specified. All other spaces to be EV Capable

**Second Floor**  
 SCALE: 1/16" = 1'-0"

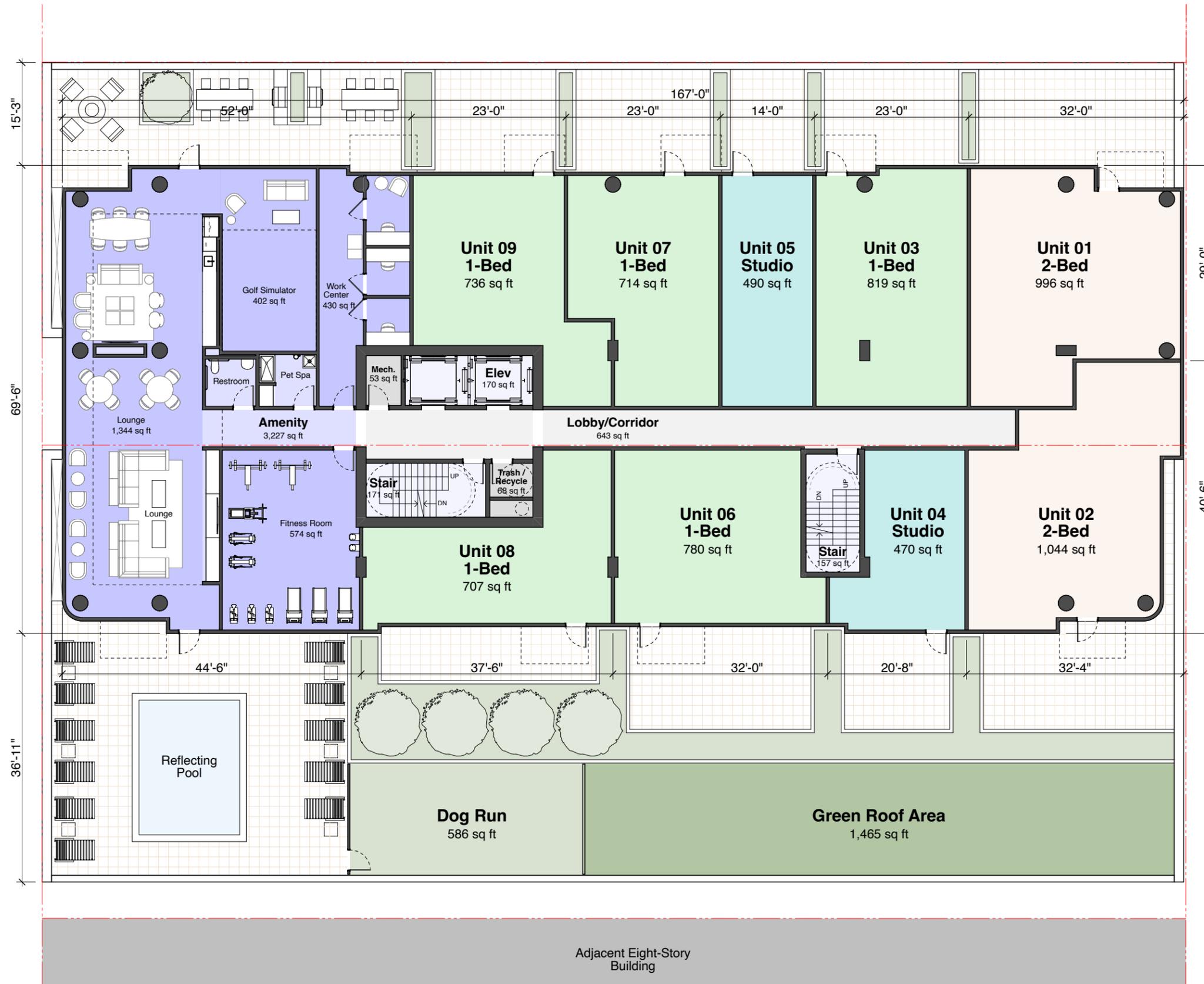


**1621-31 Chicago Ave. - Evanston, IL**

**Second Floor**  
 5/7/25



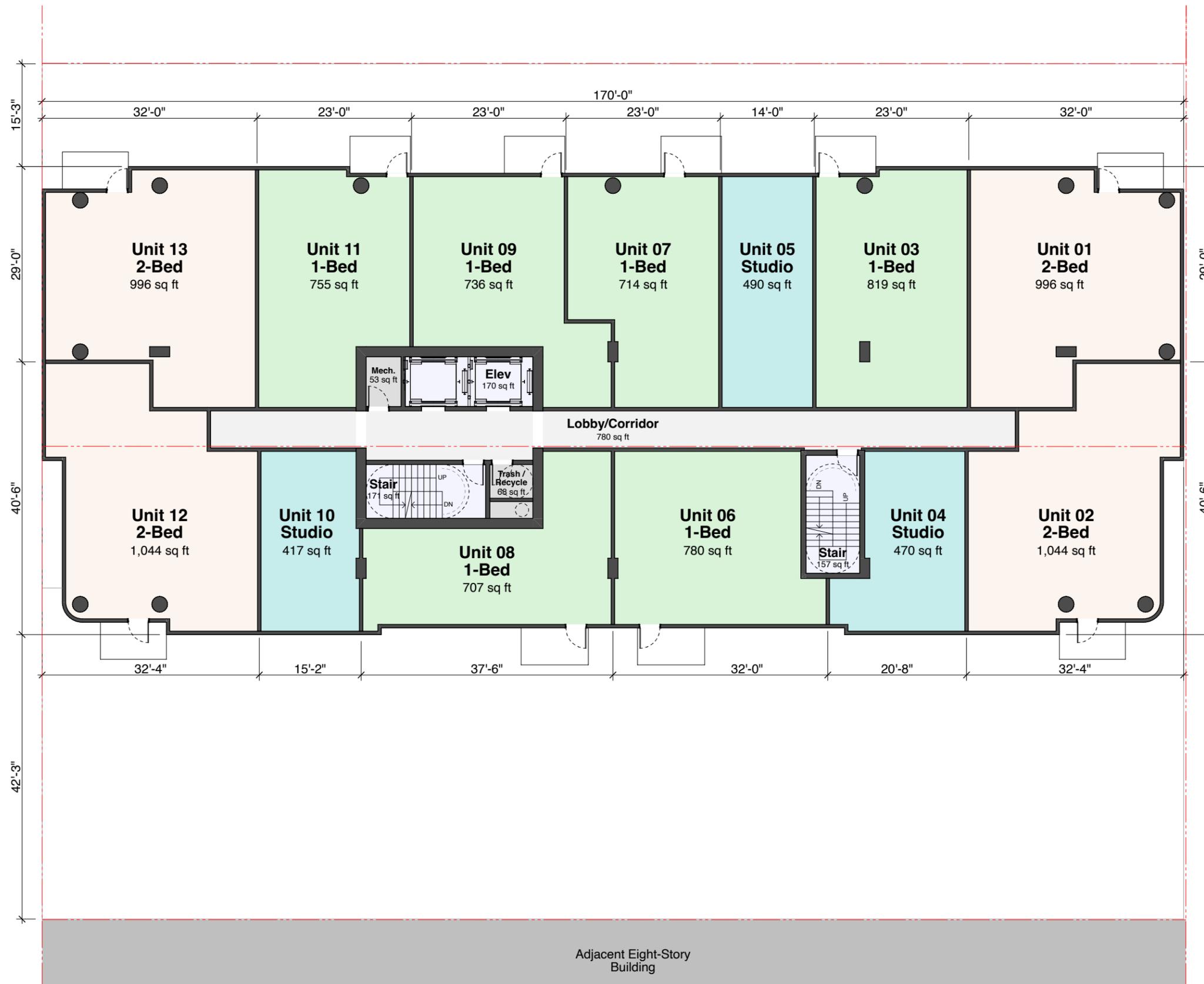
**PAPPAGEORGE HAYMES**



Note: Unit square footages are approximate and are subject to final engineering.

Third Floor  
SCALE: 1/16" = 1'-0"

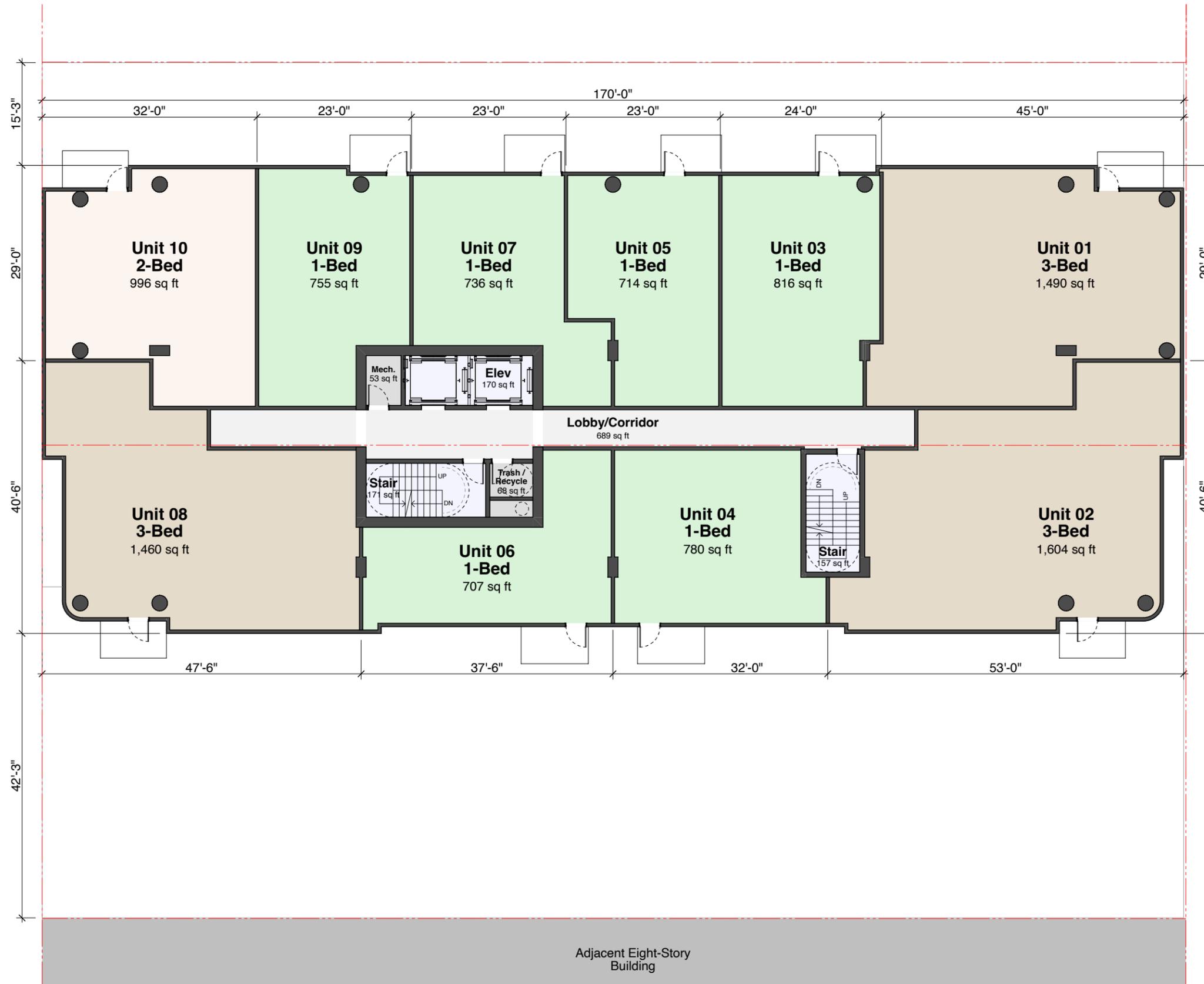




Note: Unit square footages are approximate and are subject to final engineering.

Typical Residential Plan - (4th-10th Floor)  
SCALE: 1/16" = 1'-0"





Note: Unit square footages are approximate and are subject to final engineering.

### Penthouse Residential Plan - (11th Floor)

SCALE: 1/16" = 1'-0"

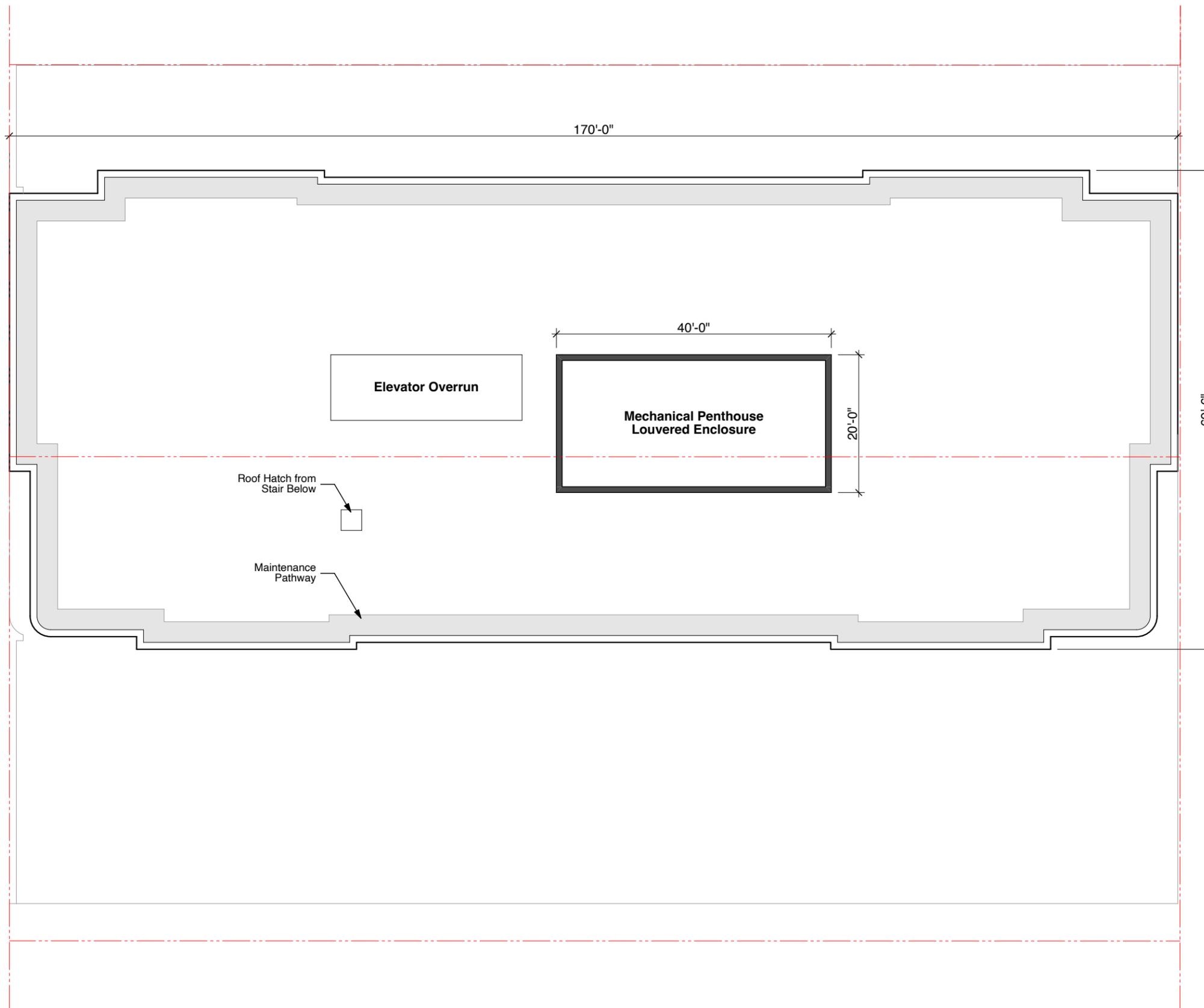


**1621-31 Chicago Ave. - Evanston, IL**

**Penthouse Residential (11th Floor)**  
5/7/25



**PAPPAGEORGE HAYMES**



**Roof Plan**  
 SCALE: 1/16" = 1'-0"





**Chicago Avenue Elevation**  
 SCALE: 1" = 40'





West Elevation

SCALE: 1" = 20'

- 01 - Prefinished Window Wall
- 02 - Glass Railing
- 03 - Architectural Brick - Orange
- 04 - Metal Panel - Dark
- 05 - Prefinished Storefront System
- 06 - Architectural Screening
- 07 - Colored Concrete Block



West Elevation (New Version)

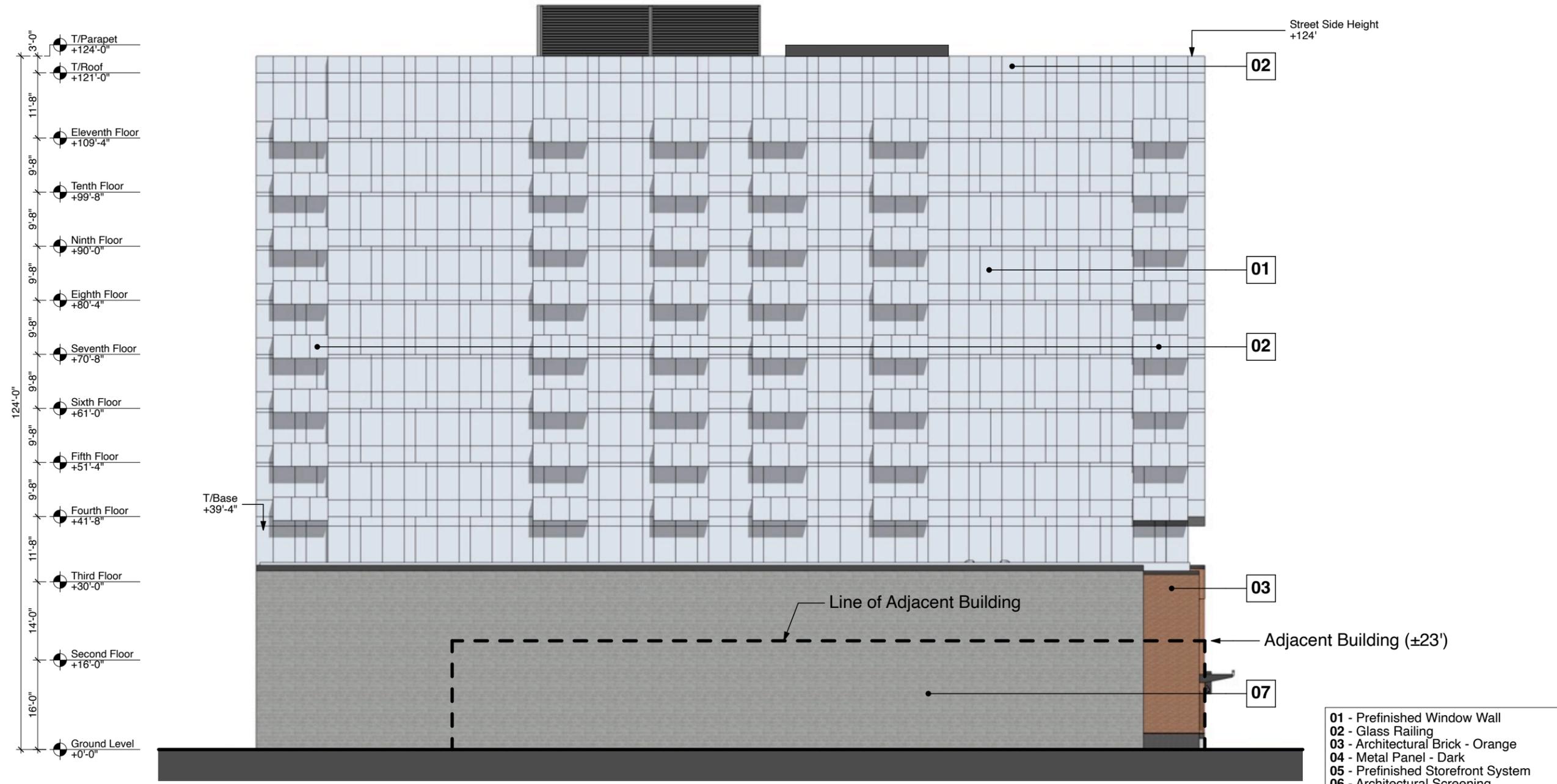
SCALE: 1" = 20'



West Elevation (Previous Design)

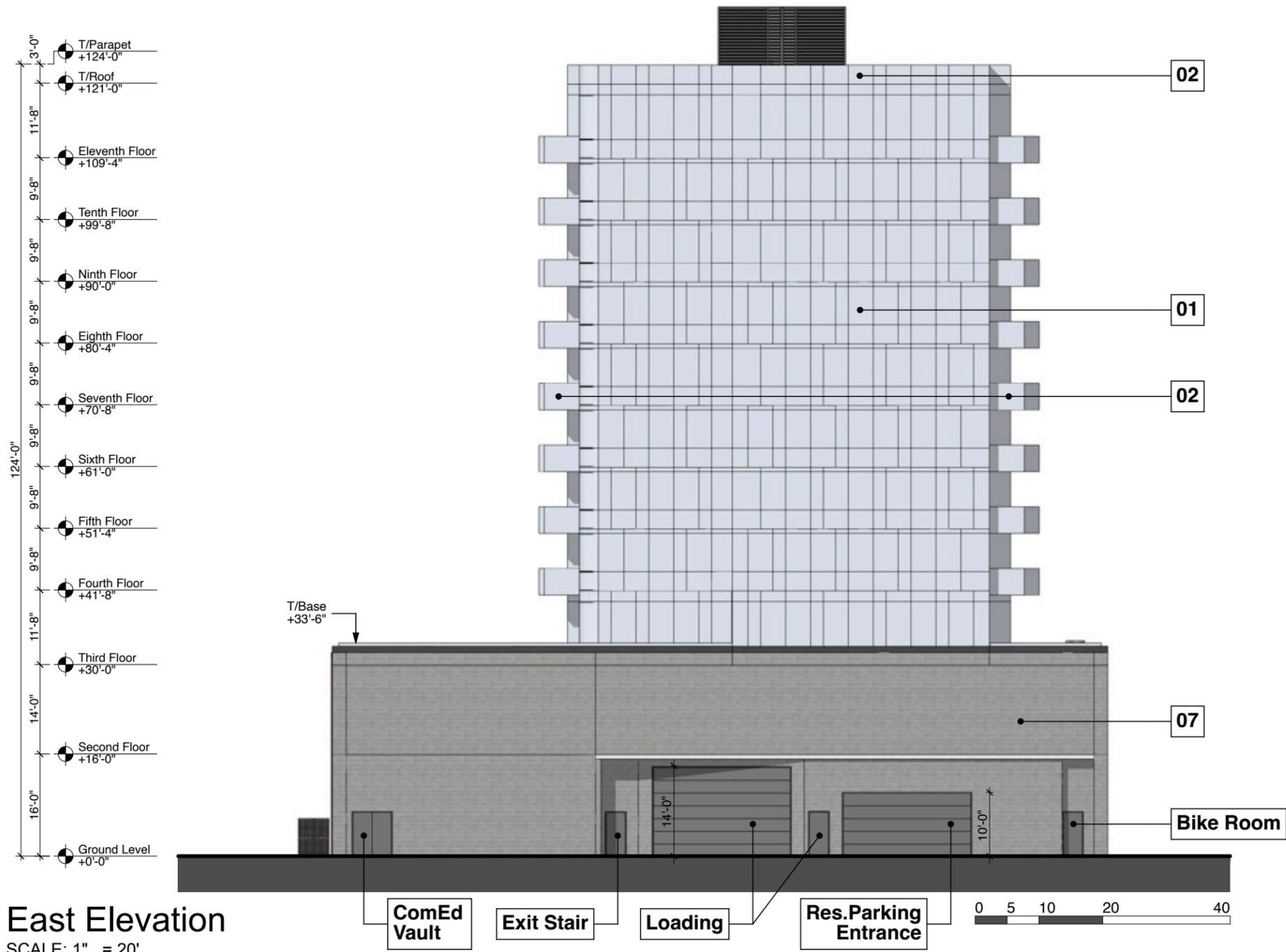
SCALE: 1" = 20'

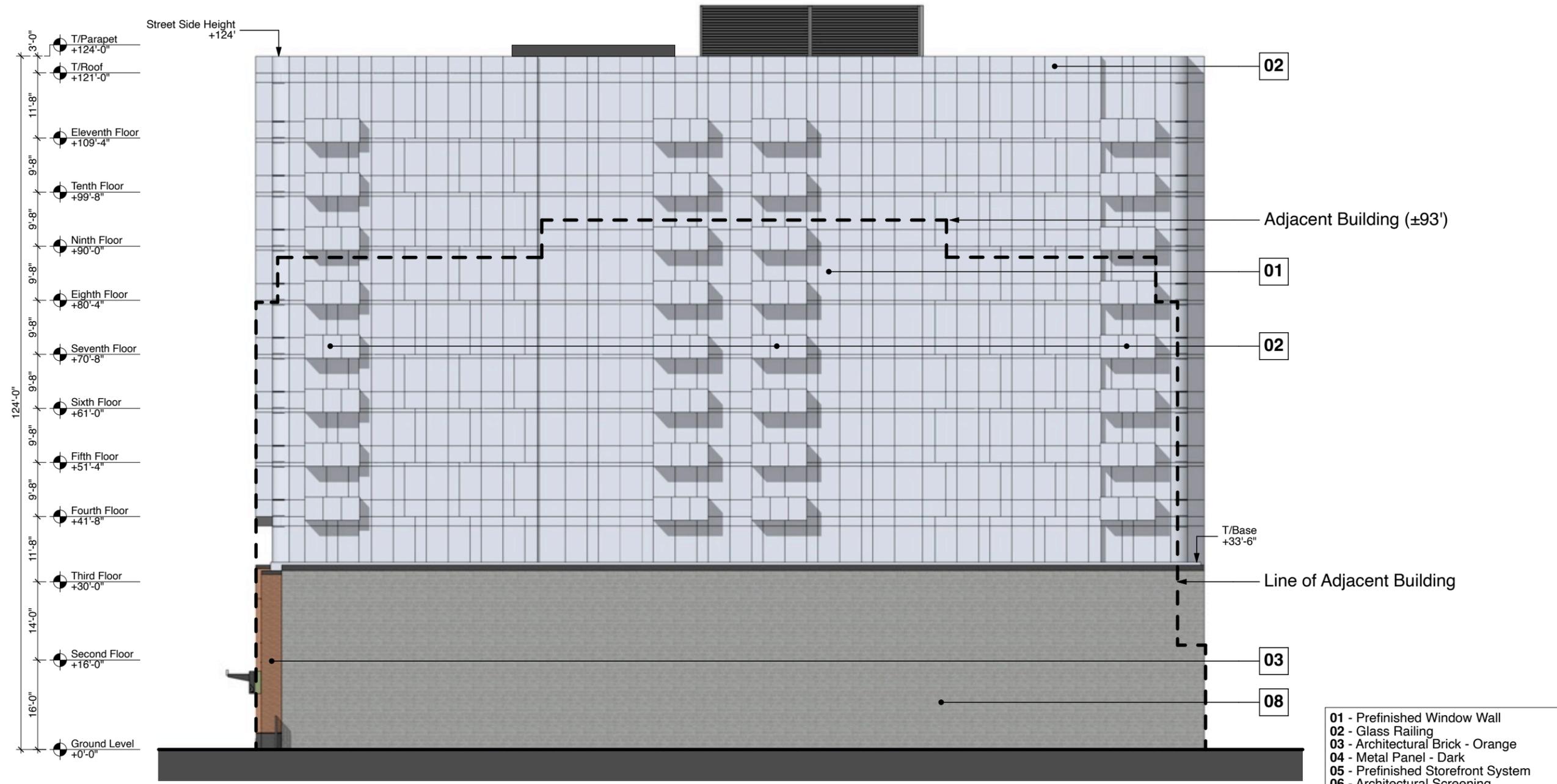




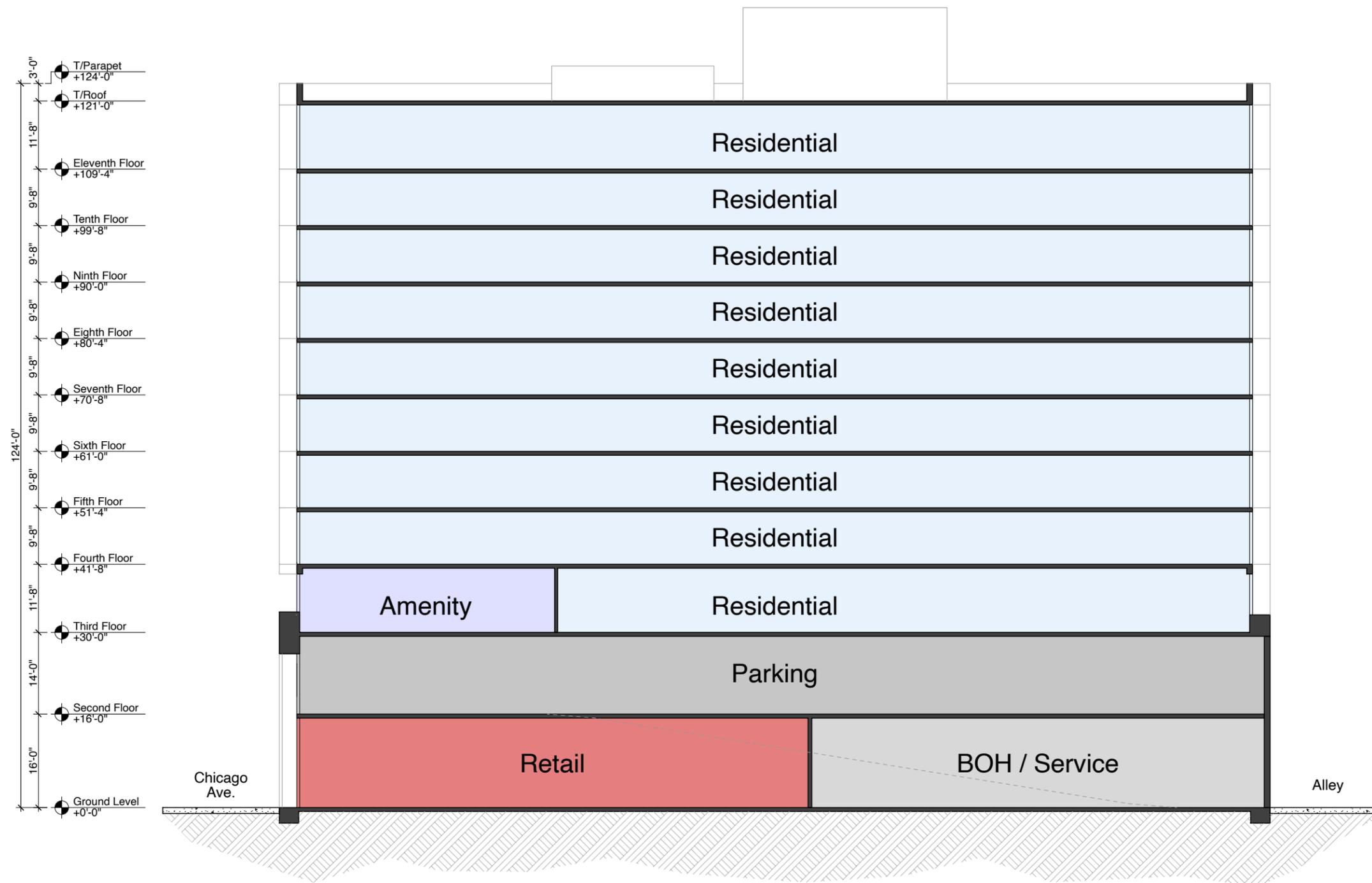
**North Elevation**  
 SCALE: 1" = 20'

- 01 - Prefinished Window Wall
- 02 - Glass Railing
- 03 - Architectural Brick - Orange
- 04 - Metal Panel - Dark
- 05 - Prefinished Storefront System
- 06 - Architectural Screening
- 07 - Colored Concrete Block





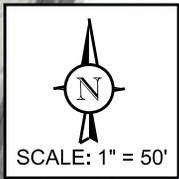
**South Elevation**  
 SCALE: 1" = 20'



## Building Section

SCALE: 1" = 20'





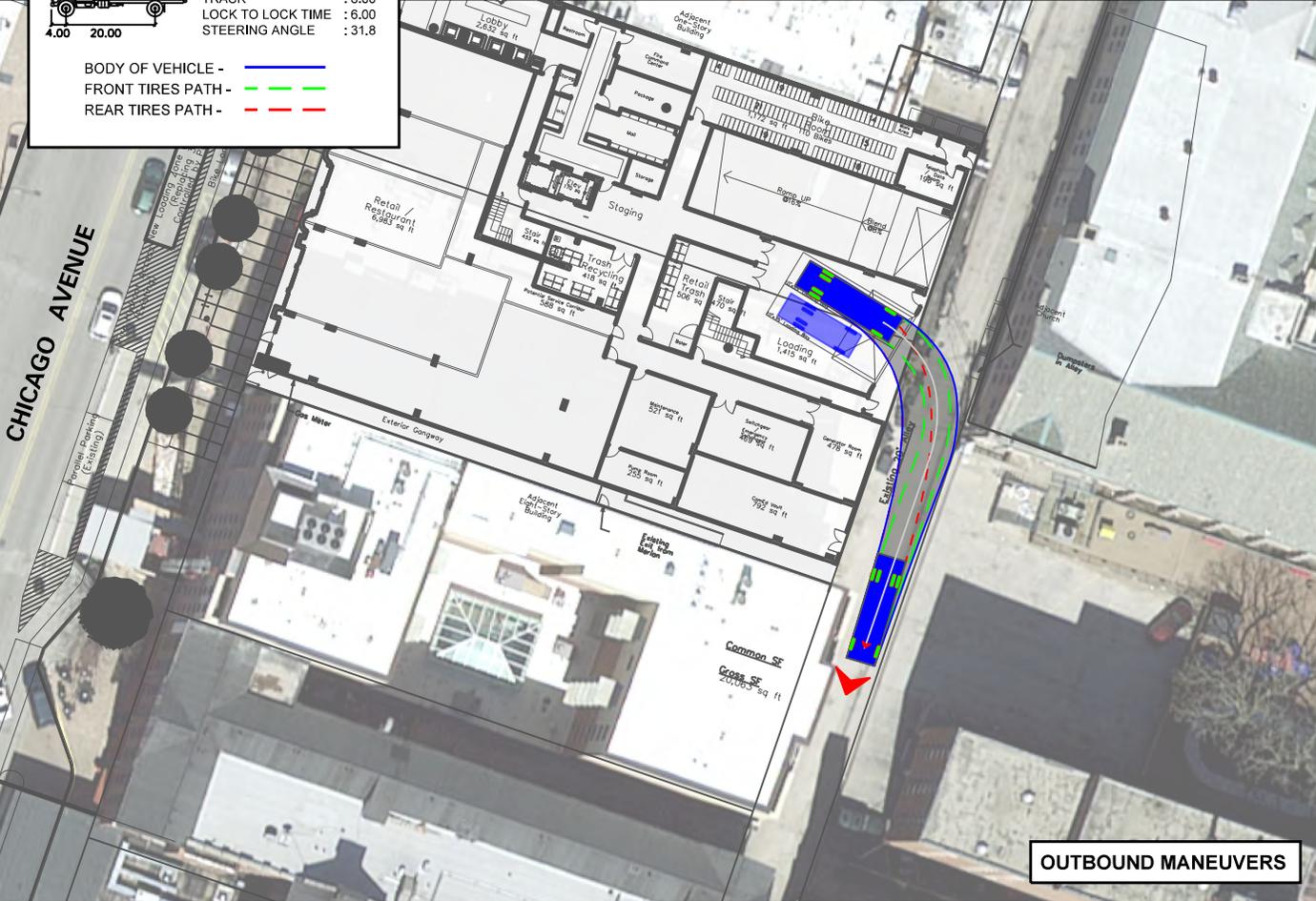
CHICAGO AVENUE

**SINGLE-UNIT TRUCK**

	FEET
WIDTH	: 8.00
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 31.8

BODY OF VEHICLE - —  
 FRONT TIRES PATH - —  
 REAR TIRES PATH - —

**INBOUND MANEUVERS**



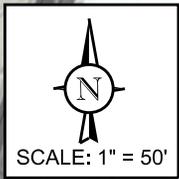
**OUTBOUND MANEUVERS**

1621-29 CHICAGO AVENUE  
 APARTMENT DEVELOPMENT  
 EVANSTON, ILLINOIS

**SINGLE-UNIT TRUCK MANEUVERS  
 NORTH LOADING DOCK**

DRAWN: MD      CHECKED: MW  
 DATE: 06-22-20      REV: 04-28-25  
 PROJECT #: 17-039  
 EXHIBIT: A





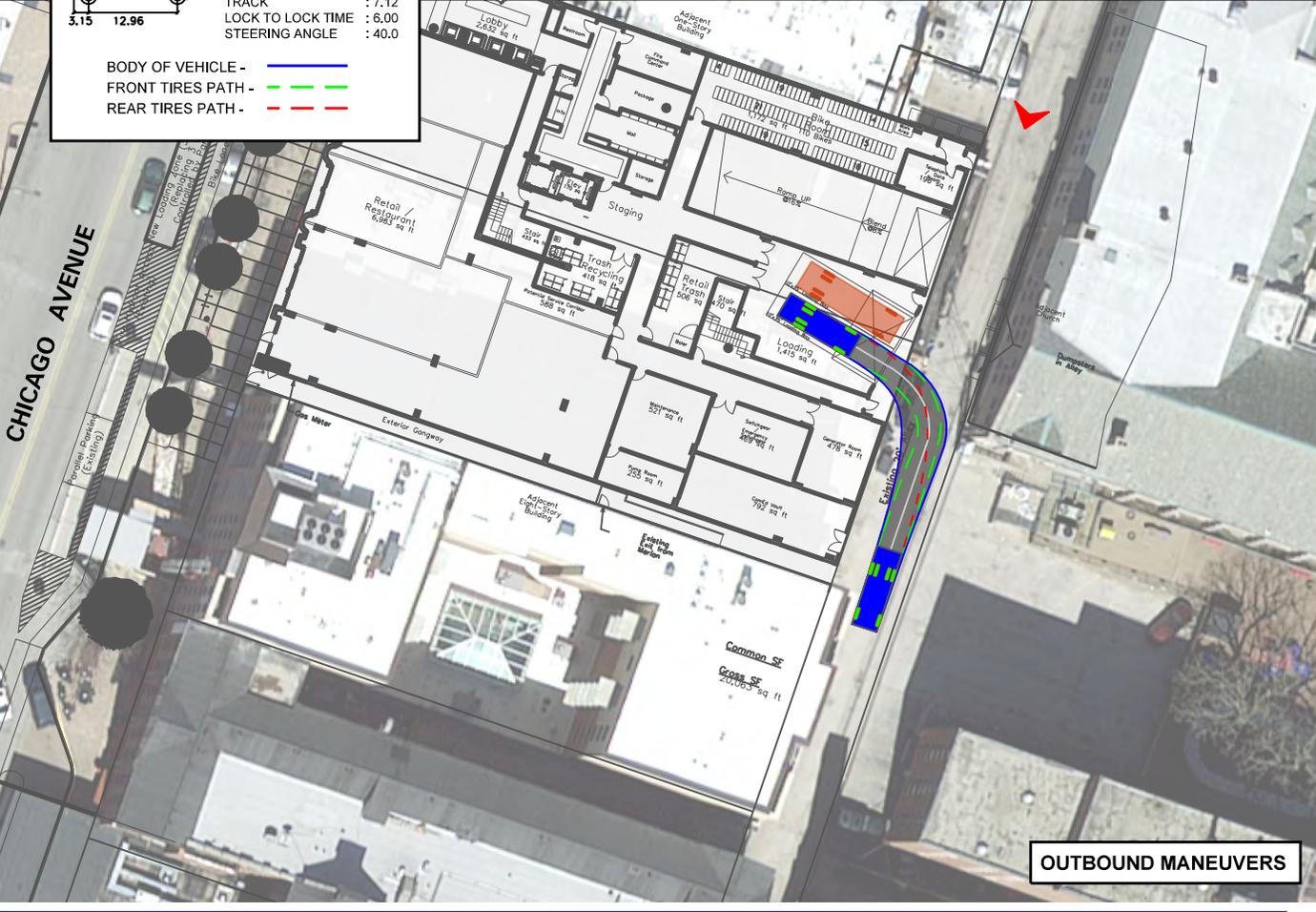
CHICAGO AVENUE

**CUSTOM MEDIUM TRUCK**

	FEET
WIDTH	: 7.12
HEIGHT	: 10.0
TRACK	: 7.12
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 40.0

BODY OF VEHICLE - —  
 FRONT TIRES PATH - —  
 REAR TIRES PATH - —

**INBOUND MANEUVERS**



**OUTBOUND MANEUVERS**

1621-29 CHICAGO AVENUE  
 APARTMENT DEVELOPMENT  
 EVANSTON, ILLINOIS

**TRUCK MANEUVERS  
 SOUTH LOADING DOCK**

DRAWN: MD      CHECKED: MW  
 DATE: 06-22-20      REV: 04-28-25  
 PROJECT #: 17-039  
 EXHIBIT: 5



### 1621-31 Chicago Data - 1 Level Above-Grade Parking, 11 Stories

	Floor	Building			Unit Mix					Building Data								Parking				
		# Floors	Height (ft)	Height (in)	Zoning Height (ft)	Studio (417-490sf)	1 Bed (707-819sf)	2 Bed (996-1044sf)	3 Bed (1,460-1,604sf)	Total Units/FL	Retail / Rest.	Resi SF	Common SF	Amenity SF	Parking/ Load SF	Vertical Service	Mech SF	Gross SF	FAR SF*	Standard	Compact	ADA
	Ground Floor	1	16	0	16						6,983	0	5,400	0	2,944	1,073	3,662	20,062	12,383	0	0	0
Parking	Second Floor	1	14	0	0						0	1,669	0	18,062	497	121	20,349	1,669	37	2	2	
Tier 1	Third Floor	1	11	8	11.67	2	5	2	0	9	6,757	643	3,227	0	498	121	11,246	10,627				
	Fourth Floor	1	9	8	9.67	3	6	4	0	13	9,968	780	0	0	498	121	11,367	10,748				
	Fifth Floor	1	9	8	9.67	3	6	4	0	13	9,968	780	0	0	498	121	11,367	10,748				
	Sixth Floor	1	9	8	9.67	3	6	4	0	13	9,968	780	0	0	498	121	11,367	10,748				
	Seventh Floor	1	9	8	9.67	3	6	4	0	13	9,968	780	0	0	498	121	11,367	10,748				
	Eighth Floor	1	9	8	9.67	3	6	4	0	13	9,968	780	0	0	498	121	11,367	10,748				
	Ninth Floor	1	9	8	9.67	3	6	4	0	13	9,968	780	0	0	498	121	11,367	10,748				
	Tenth Floor	1	9	8	9.67	3	6	4	0	13	9,968	780	0	0	498	121	11,367	10,748				
	Eleventh Floor	1	11	8	11.67	0	6	1	3	10	10,058	689	0	0	498	121	11,366	10,747				
		Parapet	0	3	0	3																
<b>Total</b>		<b>11</b>	<b>124.000</b>		<b>110.03</b>	<b>23</b>	<b>53</b>	<b>31</b>	<b>3</b>	<b>110</b>	<b>6,983</b>	<b>86,591</b>	<b>13,861</b>	<b>3,227</b>	<b>21,006</b>	<b>6,052</b>	<b>4,872</b>	<b>142,592</b>	<b>110,662</b>	<b>37</b>	<b>2</b>	<b>2</b>
<b>Percentage</b>						21%	48%	28%	3%							Total FAR (7.4 Allowable)		<b>5.11</b>	Total Cars		<b>41</b>	
<b>Affordable Units (% of Units per Unit Type)</b>						2 (25%)	3 (38%)	3 (38%)	0 (0%)	<b>8 Total</b>	*FAR SF is calculated from the Gross SF minus Mechanical, Vertical Service and Parking/Loading areas.											

Building Information	
Total Units	110 DU
Avg Unit Size	787 SF
Typ. Floor Eff. - Tier 1	87.69%
Total Eff.	65.62%
Amenity/Unit	29.34 SF

Site Information	
Site Area	21,644 SF
Total FAR Allowed (7.4)	160,166 SF
Proposed FAR Area	110,662 SF
Proposed FAR Ratio	5.11
Unused FAR	49,504 SF

Parking Information	
Total Cars Provided	41
Parking Ratio	0.40 /DU
Parking Efficiency	512 SF/Space
Total Cars Required*	84
*Cars required assumes .55 cars for units 1-Bed or less, 1.10 cars for 2-Bed units, 1.65 cars for 3-Bed units and 80% of the cars required for a restaurant use (1 per 350sf). First 3,000sf of restaurant use and 8 Affordable units not included in calculation	

