

605 Davis Street Evanston, IL

Planned Development Application
Revised Design and Building Floor Plans
October 20, 2025

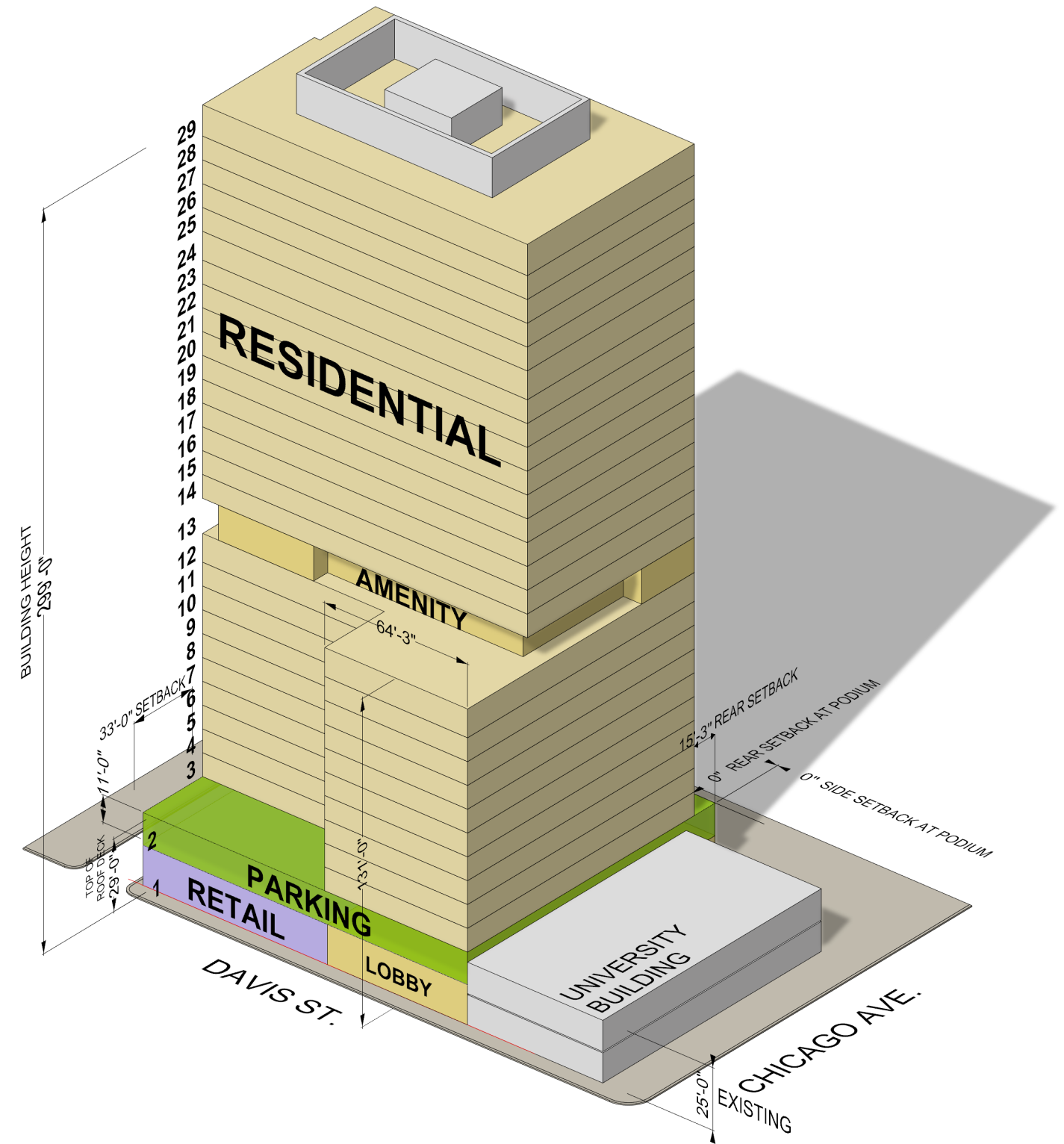


PROPOSED ZONING

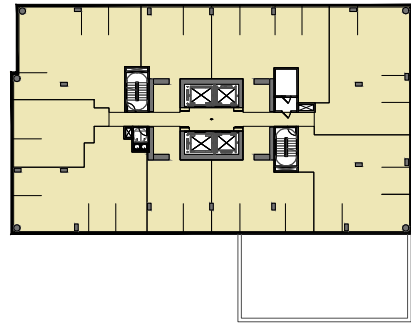
- Height Reduction Of 31 Feet (Approximately 3 Residential Stories)
- Removal Of One Residential Floor
- Removal Of One Parking Level
 - 40 Parking Spaces Provided On Site
 - 153 Parking Spaces To Be Leased From The City Of Evanston
 - \$211,140 Annual Income To City
- Lower Typical Floor-To-Floor Height Of 9'-6" In Lieu Of 9'-8"
- Reduction In Setback At Northwest Corner
- Elimination Of Setback In Northeast Corner
- Widened The 12-Story Portion Of The Building At The Davis Lot Line By 6'
- No Change To Height Of The 12-Story Portion Of The Building At The Davis Lot Line
- No Change To North Setback
- No Change To Height Of Building Along Davis Lot Line
- Increased Setback Of Retail Storefront To 4'-6"
- Increased Setback Of Residential Entry To 10'-0"
- Increased The Drop-Off Space In Front Of The Building To Hold Four Cars. Five Public Parking Spaces Will Remain On Davis Street.
- Number Of Apartments Reduced To 419 While Increasing The Number Of Two-Bedroom Apartments
- Inclusionary Housing Percentage Is Unchanged At 20%, 84 IHO Apartments
- FAR Unchanged At 12.9

PROPOSED ZONING

PROPOSED PROJECT	MIXED USE RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL AND PARKING. UNIVERSITY BUILDING TO REMAIN.
SITE	605 DAVIS STREET, EVANSTON, IL
SITE AREA	27,845 SF (INCLUDING UNIVERSITY BUILDING)
	PROPOSED
DISTRICT	D3
FAR	12.9 (INCLUDING UNIV. BLDG)
ZONING HEIGHT	288' (EXCLUDING 1 PARKING LEVEL -11')
UNITS	419
PARKING SPACES	40 SPACES
BICYCLE PARKING	137 BIKES
LOADING BERTHS	2 BERTHS 10'X35'
SUSTAINABILITY	LEED GOLD

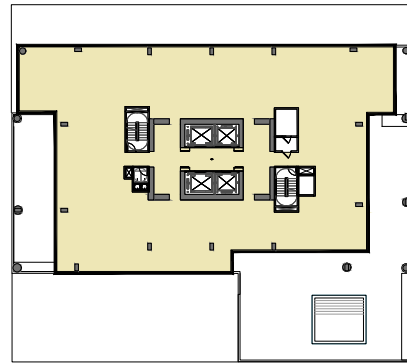


FAR AREA DIAGRAMS



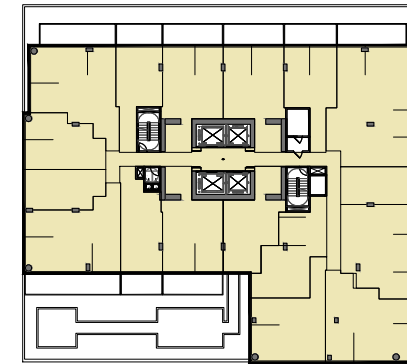
RESIDENTIAL TIER 3

FAR AREA: 11,502 SF
 NON FAR AREA: 954 SF
 TOTAL GROSS: 12,204 SF



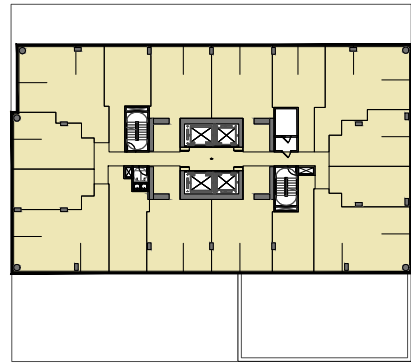
AMENITY LEVEL

FAR AREA: 9,057 SF
 NON FAR AREA: 946 SF
 TOTAL GROSS: 10,003 SF



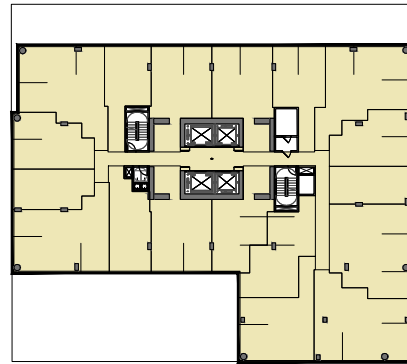
RESIDENTIAL LEVEL 3

FAR AREA: 13,559 SF
 NON FAR AREA: 1,023 SF
 TOTAL GROSS: 14,582 SF



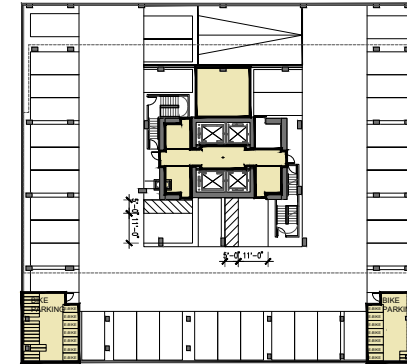
RESIDENTIAL TIER 2

FAR AREA: 11,502 SF
 NON FAR AREA: 954 SF
 TOTAL GROSS: 12,456 SF



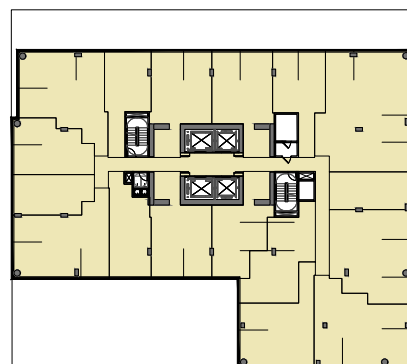
RESIDENTIAL TIER 1

FAR AREA: 13,559 SF
 NON FAR AREA: 1,023 SF
 TOTAL GROSS: 14,582 SF



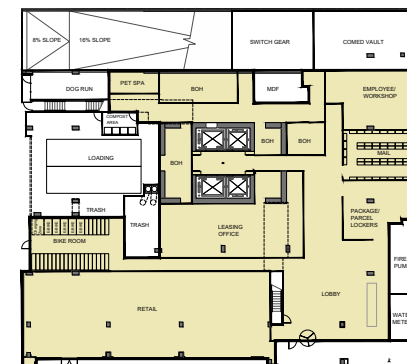
PARKING LEVEL 2

FAR AREA: 2,223 SF
 NON FAR AREA: 17,573 SF
 TOTAL GROSS: 19,796 SF



RESIDENTIAL LEVEL 4

FAR AREA: 13,559 SF
 NON FAR AREA: 1,023 SF
 TOTAL GROSS: 14,582 SF



GROUND LEVEL

FAR AREA: 12,906 SF
 NON FAR AREA: 7,025 SF
 TOTAL GROSS: 19,931 SF

605 FAR AREA: 343,808 SF
UNIVERSITY BUILDING FAR AREA: 12,390 SF

TOTAL FAR AREA: 356,198 SF

PROGRAM SUMMARY

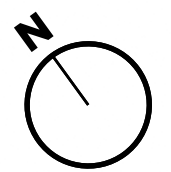
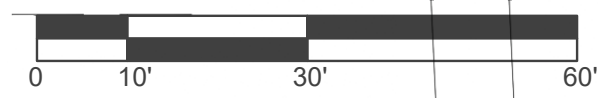
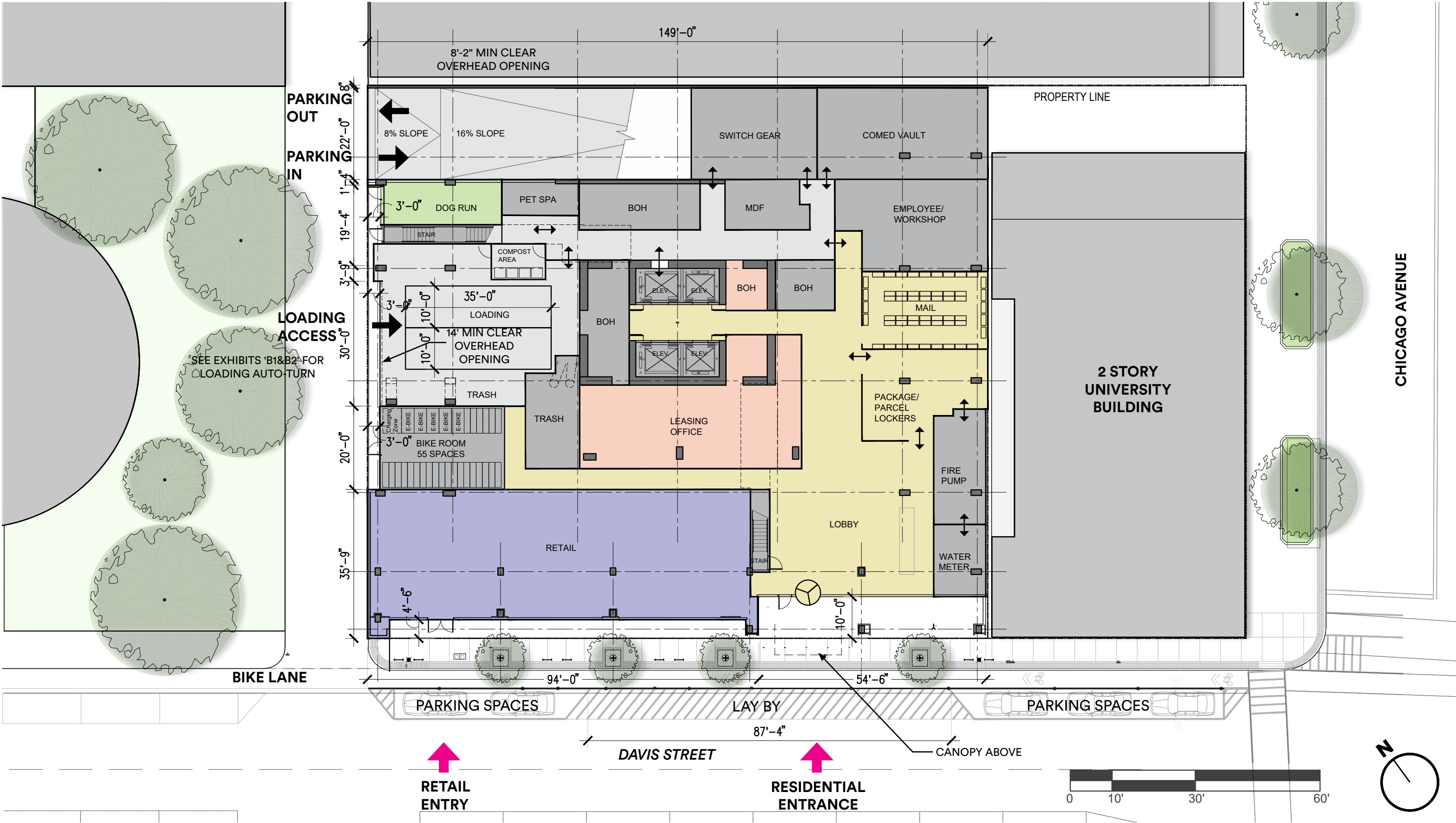
DETAILED AREA TABULATION						AMENITY/ LOBBY	RETAIL	PARKING	PARKING	BIKE	MECH/ LOADING/ BOH	TOTAL
FL	USE	RESIDENTIAL UNIT SUM				GSF	GSF	GSF	SPACES	SPACES	GSF	GSF
		GSF	NSF	EFF	UNITS							
	MECH									4,750	4,750	
29	RESIDENTIAL	12,456	10,977	88.1%	9						12,456	
28	RESIDENTIAL	12,456	10,977	88.1%	9						12,456	
27	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
26	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
25	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
24	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
23	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
22	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
21	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
20	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
19	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
18	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
17	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
16	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
15	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
14	RESIDENTIAL	12,456	10,809	86.8%	16						12,456	
13	AMENITY					10,003					10,003	
12	RESIDENTIAL	14,582	12,762	87.5%	18						14,582	
11	RESIDENTIAL	14,582	12,762	87.5%	18						14,582	
10	RESIDENTIAL	14,582	12,762	87.5%	18						14,582	
9	RESIDENTIAL	14,582	12,762	87.5%	18						14,582	
8	RESIDENTIAL	14,582	12,762	87.5%	18						14,582	
7	RESIDENTIAL	14,582	12,762	87.5%	18						14,582	
6	RESIDENTIAL	14,582	12,762	87.5%	18						14,582	
5	RESIDENTIAL	14,582	12,762	87.5%	18						14,582	
4	RESIDENTIAL	14,582	12,771	87.6%	17						14,582	
3	RESIDENTIAL	14,582	12,071	82.8%	16	587					14,582	
2	PARKING					1,238		16,600	40	82	1,958	19,796
1	LOBBY/ BOH/ PARKING					7,120	2,920	2,340		55	7,551	19,931
Totals		345,116	300,218		419	18,948	2,920	18,940	40	137	14,259	399,596

UNIT MIX							Total
FLOORS	USE	STUDIO 450-500	JR1BED 550-650	1BED 700-775	2BED 950-1,100	3BED 1,350-1,550	
29	RESIDENTIAL			3	1	5	9
28	RESIDENTIAL			3	1	5	9
27	RESIDENTIAL	5	3	4	4		16
26	RESIDENTIAL	5	3	4	4		16
25	RESIDENTIAL	5	3	4	4		16
24	RESIDENTIAL	5	3	4	4		16
23	RESIDENTIAL	5	3	4	4		16
22	RESIDENTIAL	5	3	4	4		16
21	RESIDENTIAL	5	3	4	4		16
20	RESIDENTIAL	5	3	4	4		16
19	RESIDENTIAL	5	3	4	4		16
18	RESIDENTIAL	5	3	4	4		16
17	RESIDENTIAL	5	3	4	4		16
16	RESIDENTIAL	5	3	4	4		16
15	RESIDENTIAL	5	3	4	4		16
14	RESIDENTIAL	5	3	4	4		16
13	AMENITY						0
12	RESIDENTIAL	3	6	4	5		18
11	RESIDENTIAL	3	6	4	5		18
10	RESIDENTIAL	3	6	4	5		18
9	RESIDENTIAL	3	6	4	5		18
8	RESIDENTIAL	3	6	4	5		18
7	RESIDENTIAL	3	6	4	5		18
6	RESIDENTIAL	3	6	4	5		18
5	RESIDENTIAL	3	6	4	5		18
4	RESIDENTIAL	3	5	4	4	1	17
3	RESIDENTIAL	3	4	4	4	1	16
2	PARKING						
1	LOBBY/ BOH						
Scheme Counts		100	99	102	106	12	419

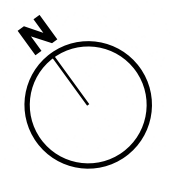
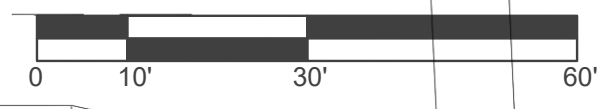
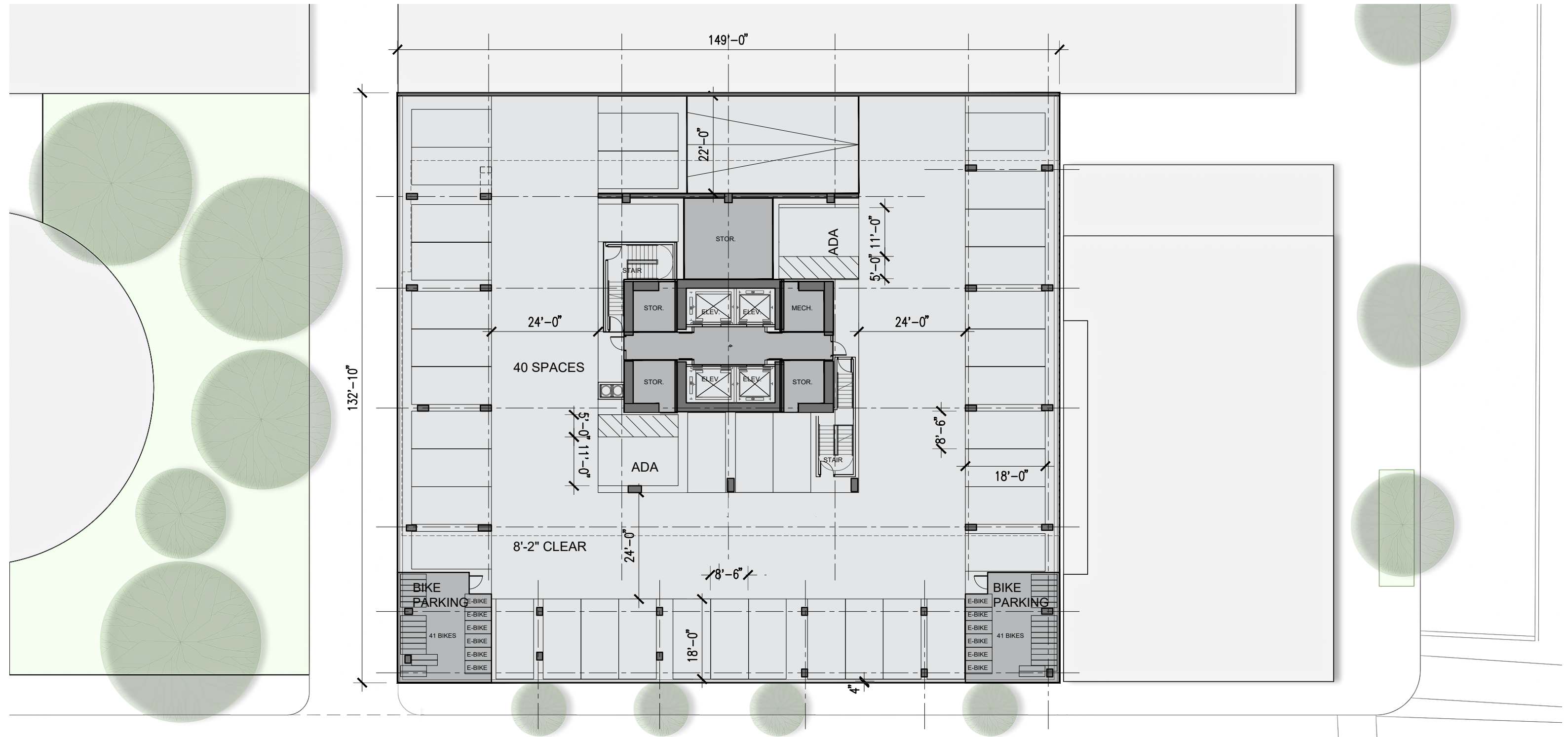
SUMMARY		FAR SUMMARY	
Total Stories	29	Existing University Building:	
Building Height	299.0 FT	First Floor FAR Area	6,660 SF
Total Building GSF	399,596 GSF	Second Floor FAR Area	5,730 SF
Total Residential GSF	378,323 GSF	Existing University Building FAR Area	12,390 SF
Total Residential NSF	300,218 NSF	Proposed Building FAR Area	343,808 SF
Residential Efficiency	79.4%	TOTAL PROJECT FAR AREA	356,198 SF
Total Residential Units	419	Site Area (Including University Building)	27,845 SF
Average Unit Size	717 NSF	ACTUAL FAR (Including University Building)	12.8
Total Parking GSF	18,940 SF		
Residential Cars	40		
Bike Space	137		
Bike Ratio	0.3		
Car / Unit	0.10		



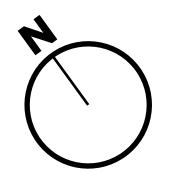
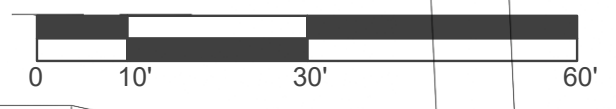
GROUND FLOOR PLAN



LEVEL 2 PARKING



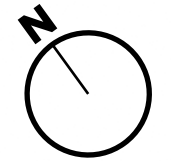
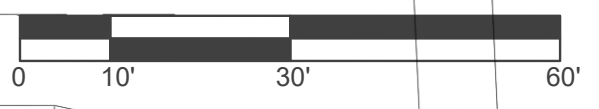
LEVEL 3 TIER 1



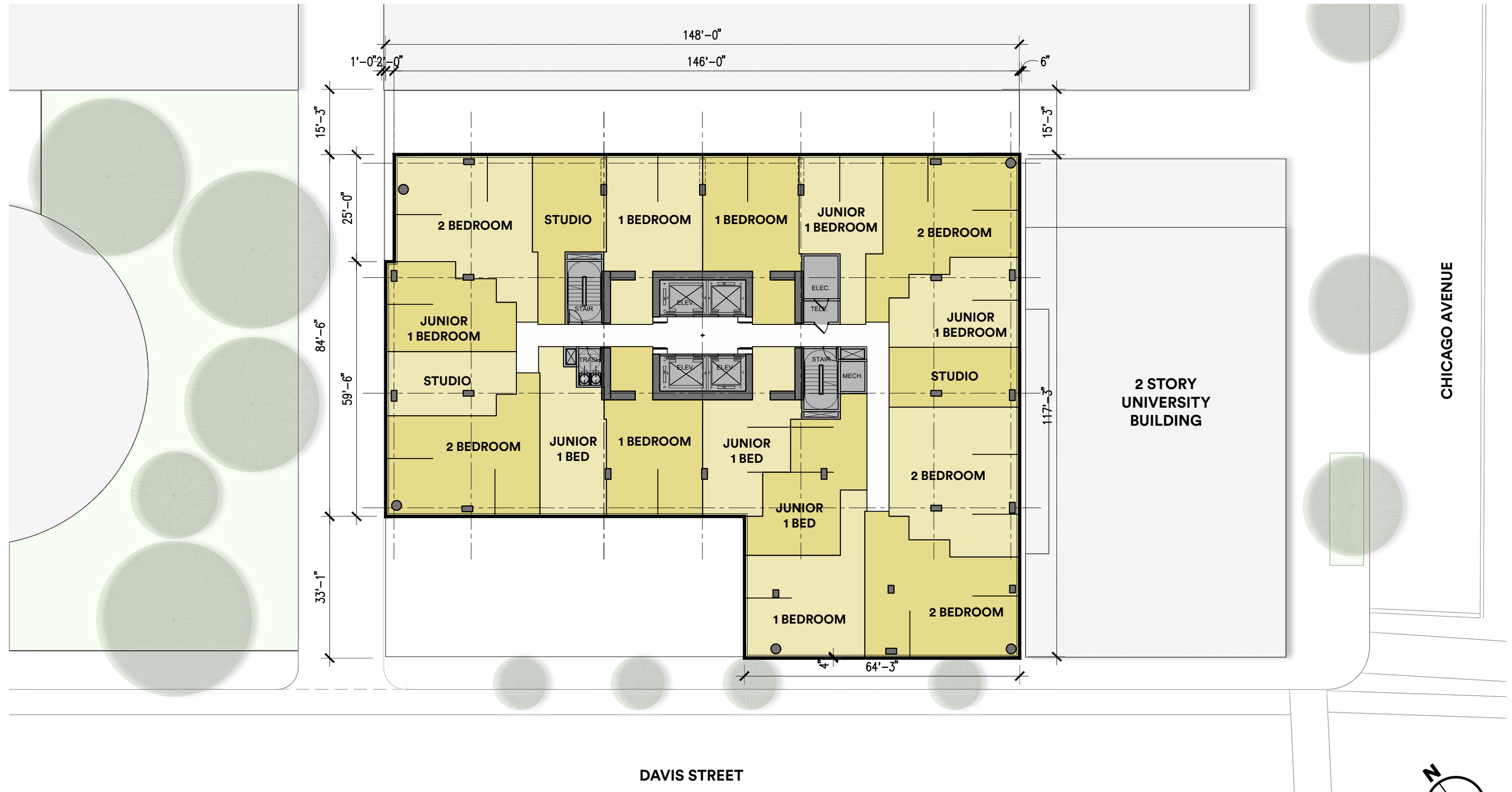
LEVEL 4 TIER 1



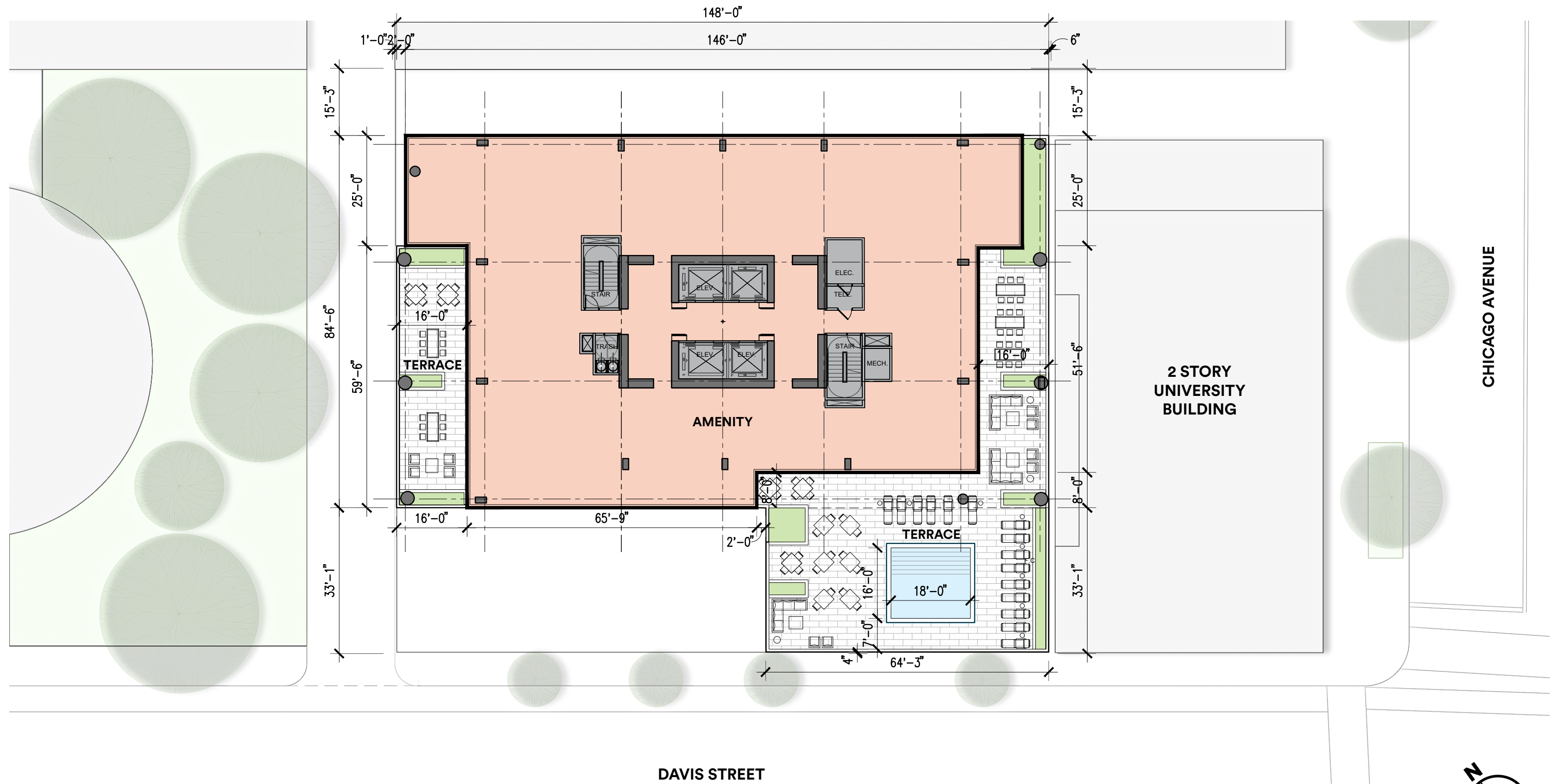
DAVIS STREET



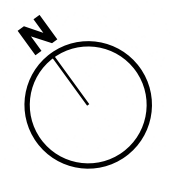
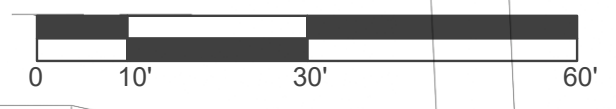
LEVELS 5-12 TIER 1



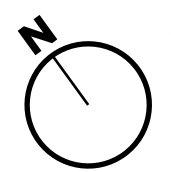
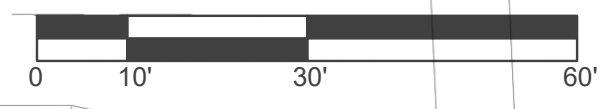
LEVEL 13 AMENITY



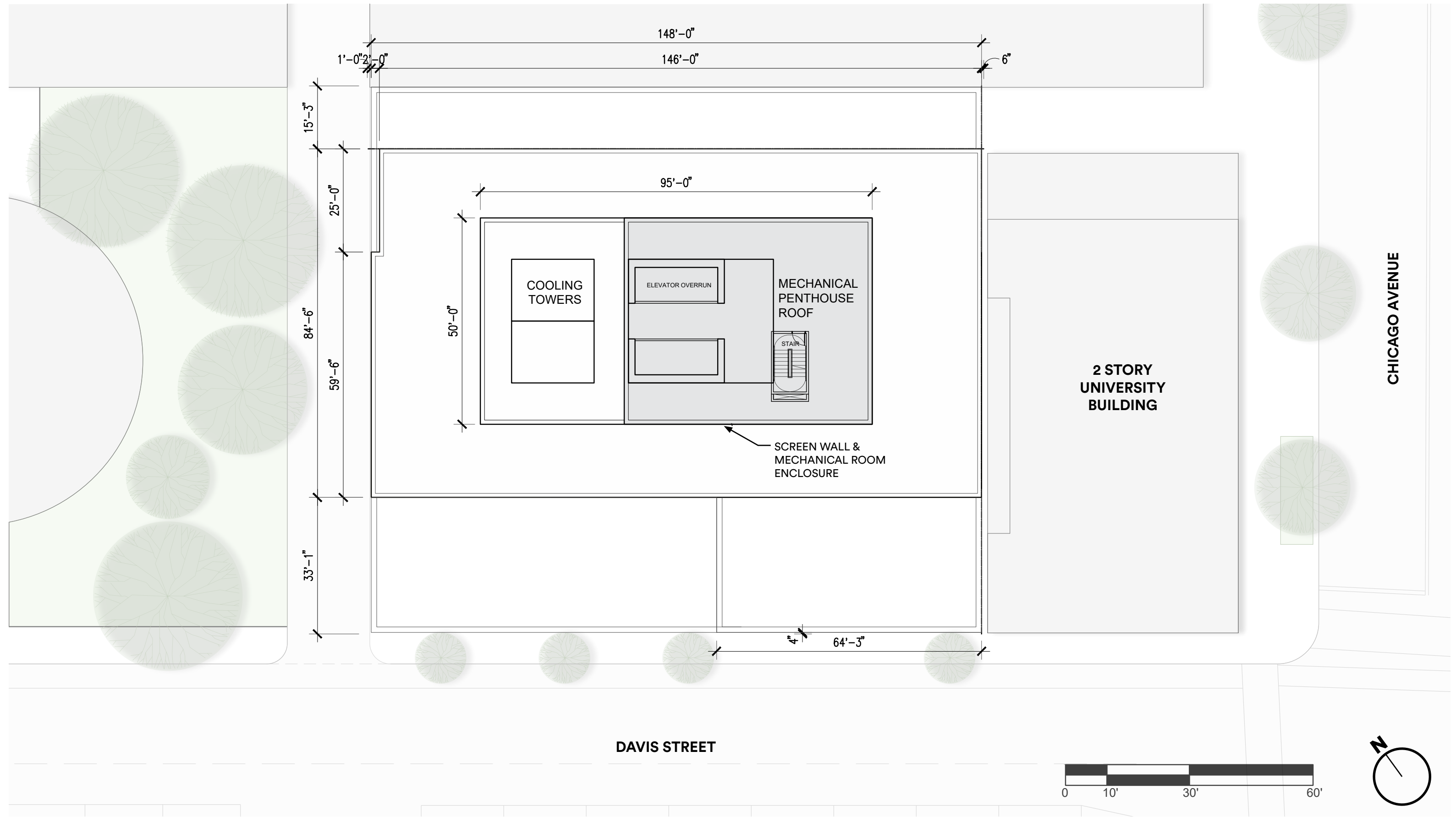
LEVEL 14-27 TIER 2



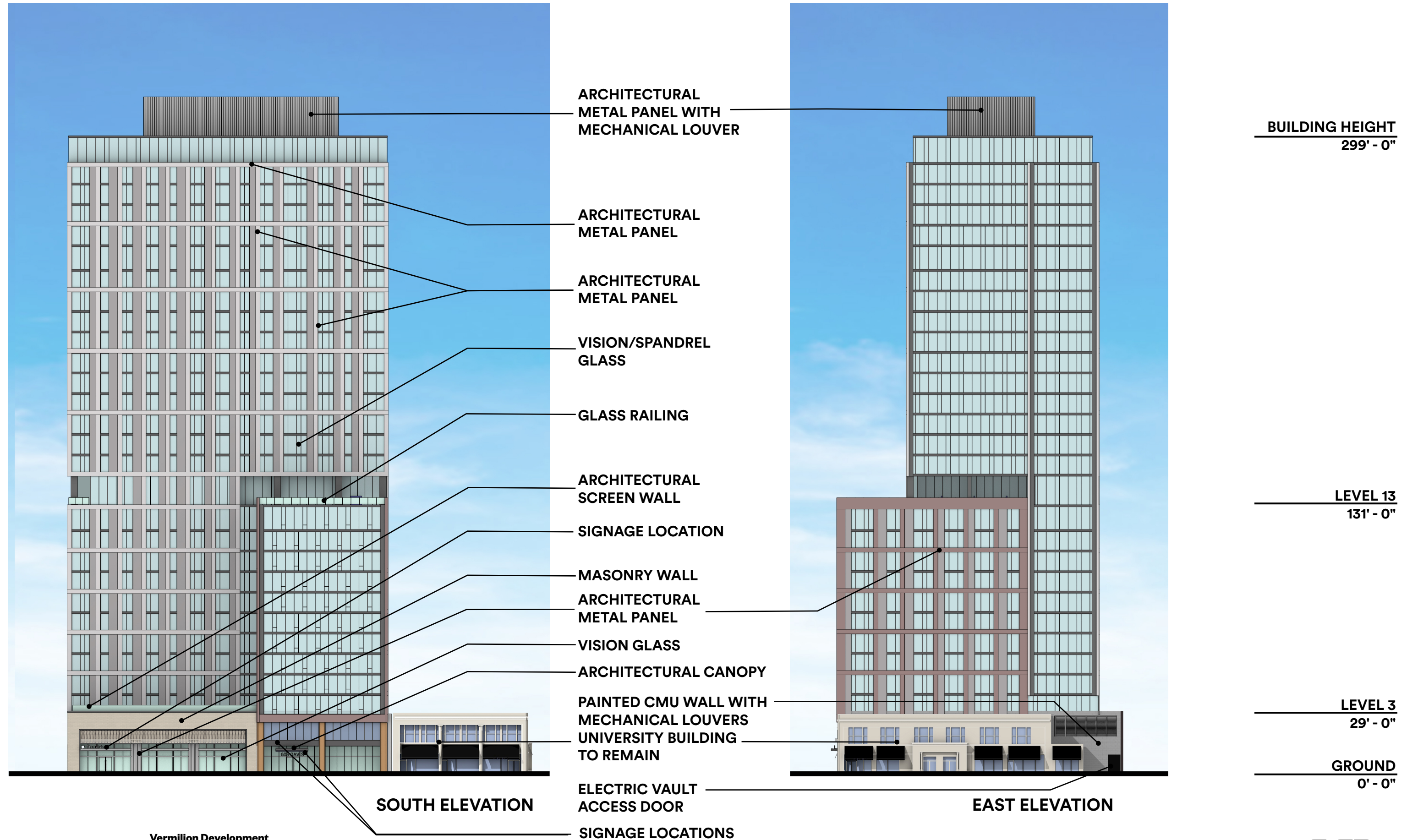
LEVEL 28-29 TIER 3



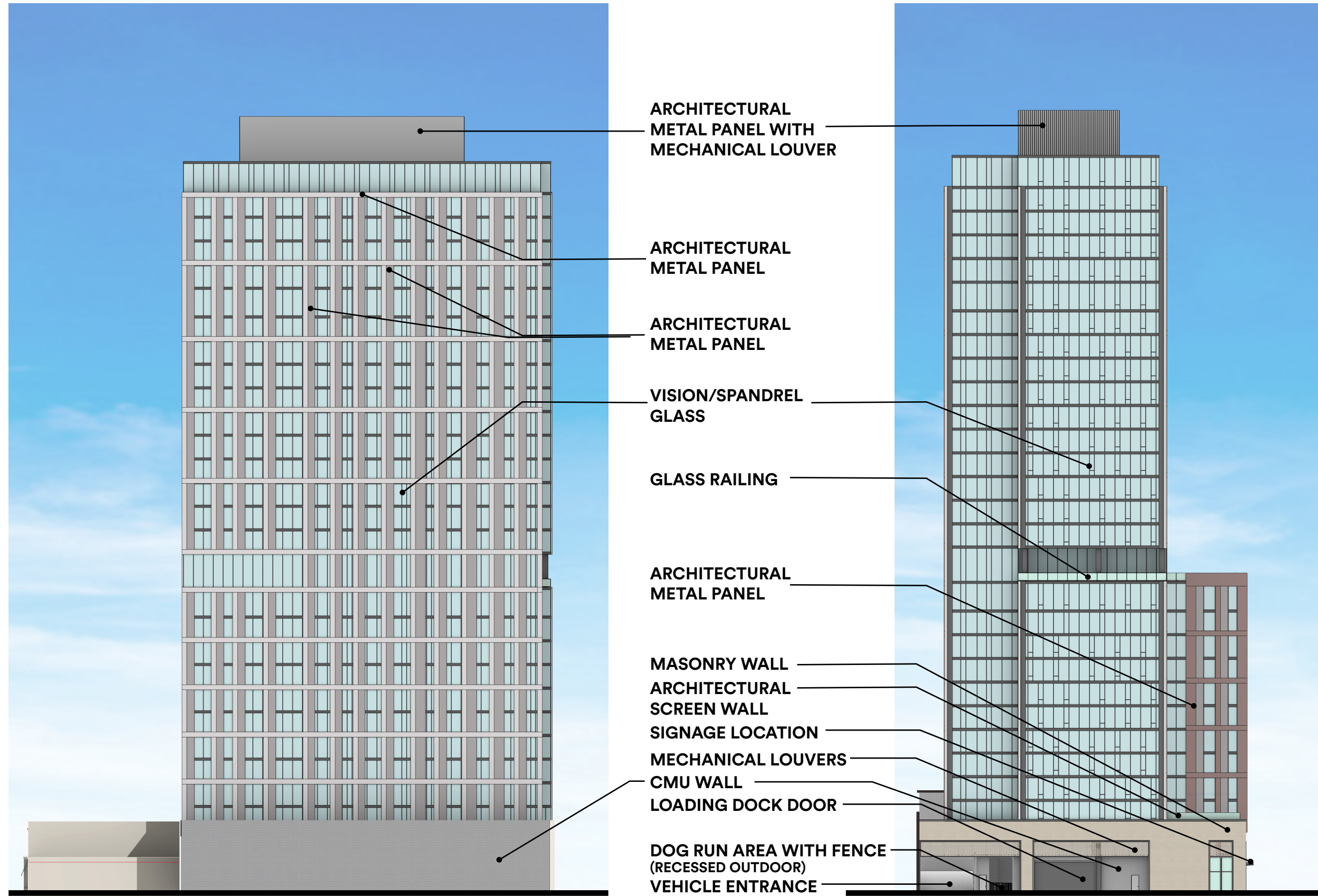
MECH PENTHOUSE PLAN



ELEVATIONS



ELEVATIONS



NORTH ELEVATION

WEST ELEVATION

BUILDING HEIGHT
299' - 0"

LEVEL 13
131' - 0"

LEVEL 3
29' - 0"

GROUND
0' - 0"

RESIDENTIAL BUILDING VIEW

LOOKING EAST ON DAVIS STREET FROM FOUNTAIN SQUARE



LOOKING EAST ON DAVIS STREET



DAVIS ST. PODIUM ELEVATION



VIEW LOOKING EAST ALONG DAVIS ST.



VIEW LOOKING EAST ALONG DAVIS ST.



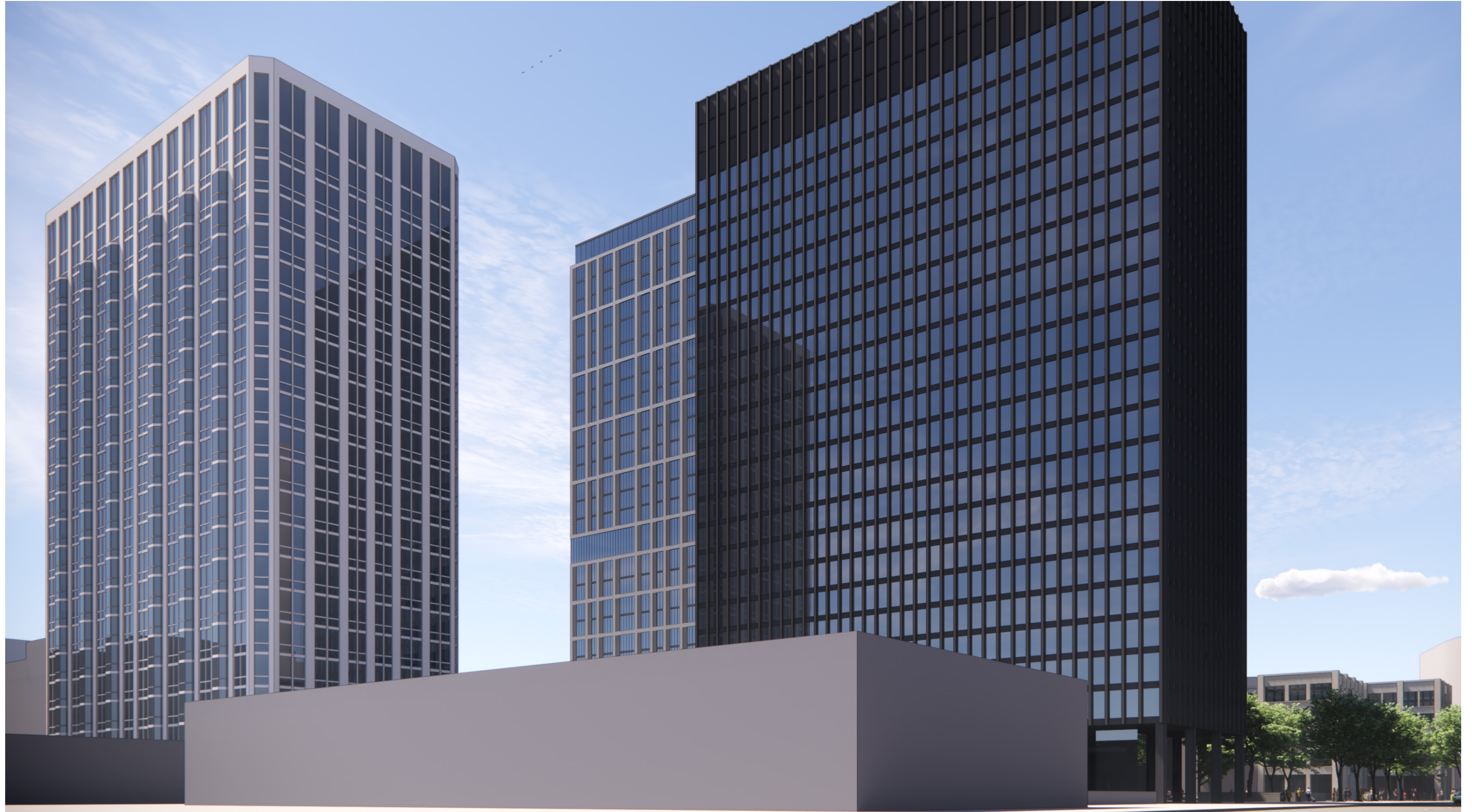
VIEW LOOKING WEST ALONG DAVIS ST.



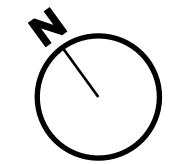
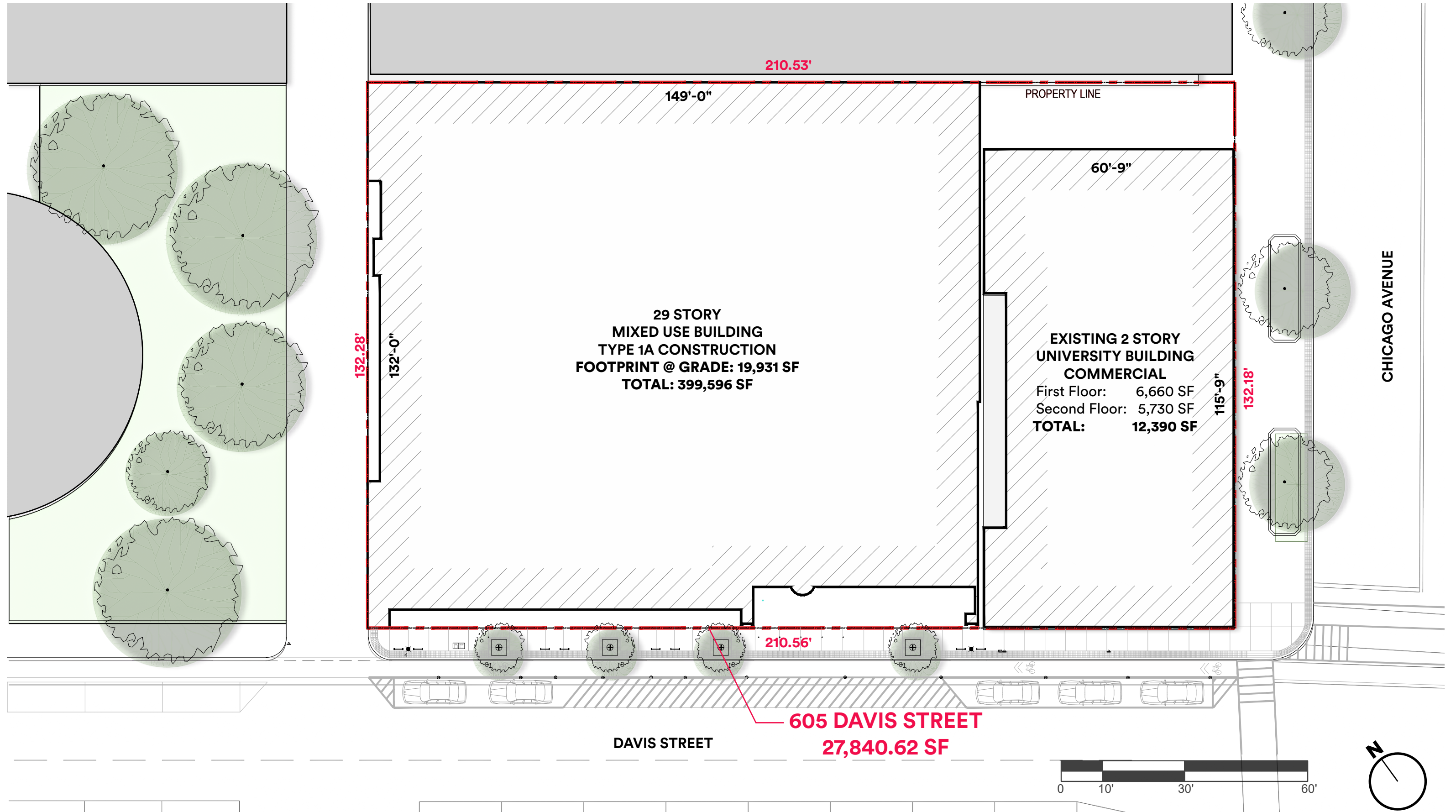
VIEW LOOKING SOUTHWEST AT CHICAGO AVE. & CHURCH



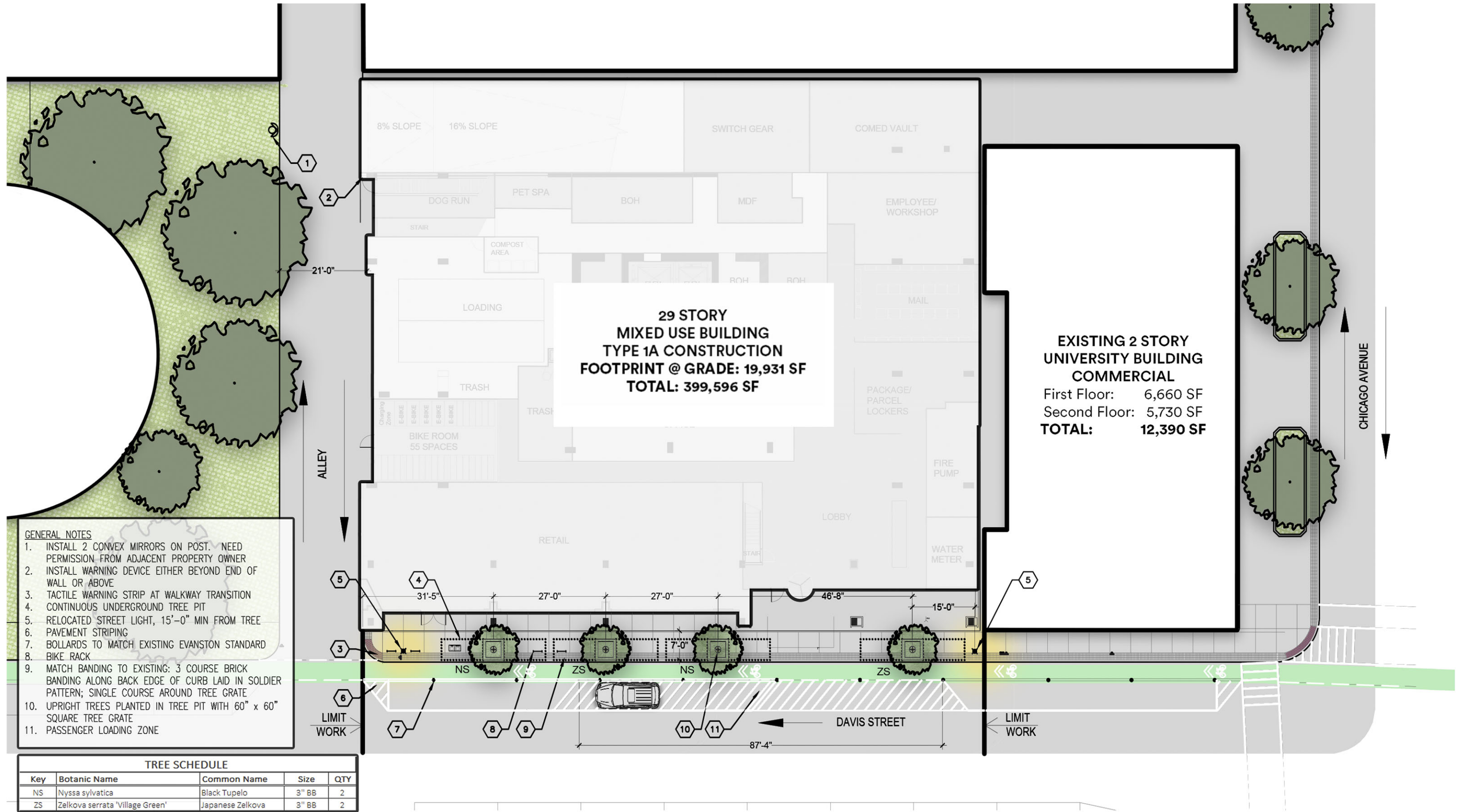
VIEW LOOKING SOUTHEAST AT ORRINGTON AVE. & CHURCH ST.



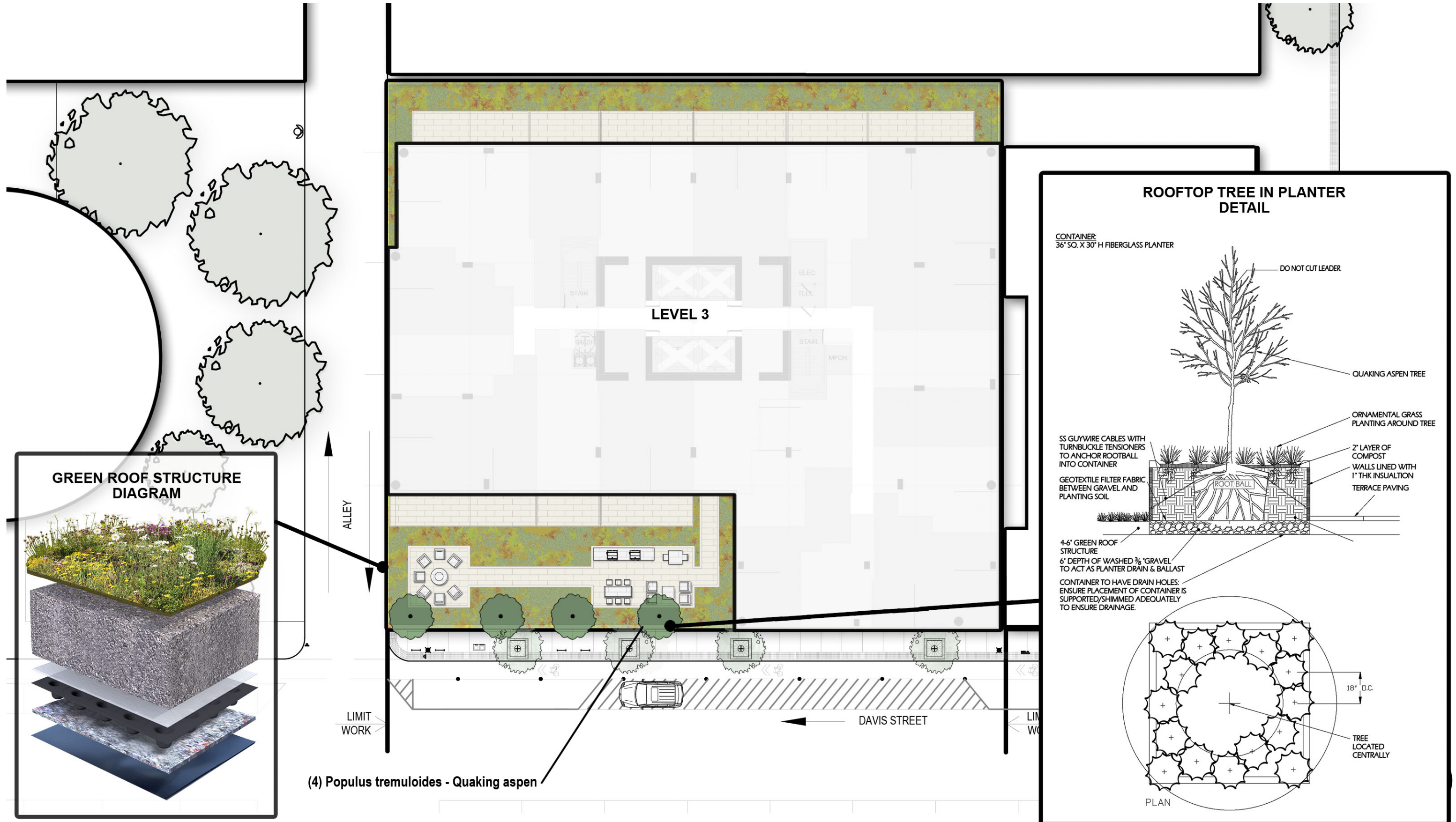
SITE PLAN



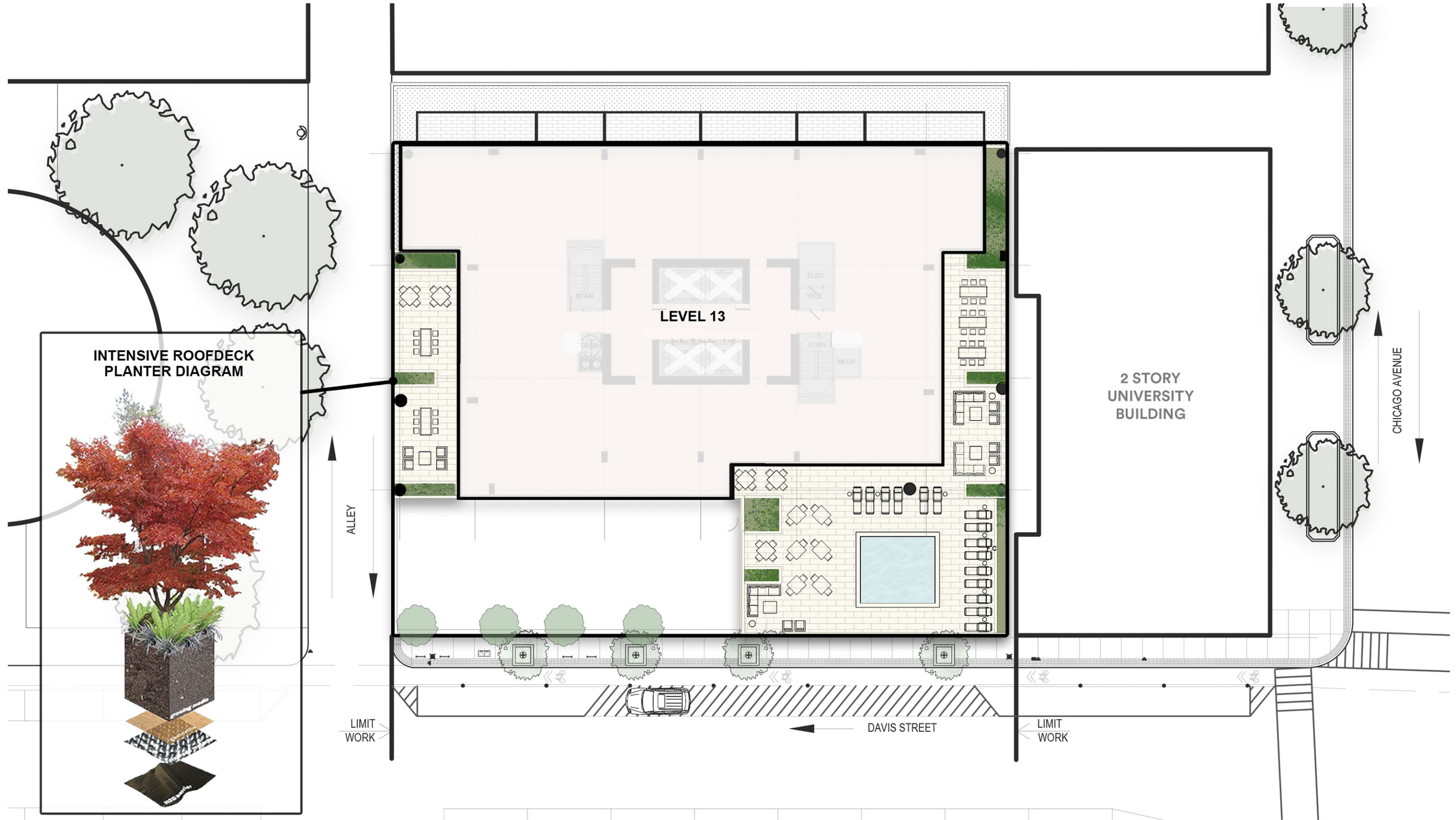
LANDSCAPE / STREETScape PLAN



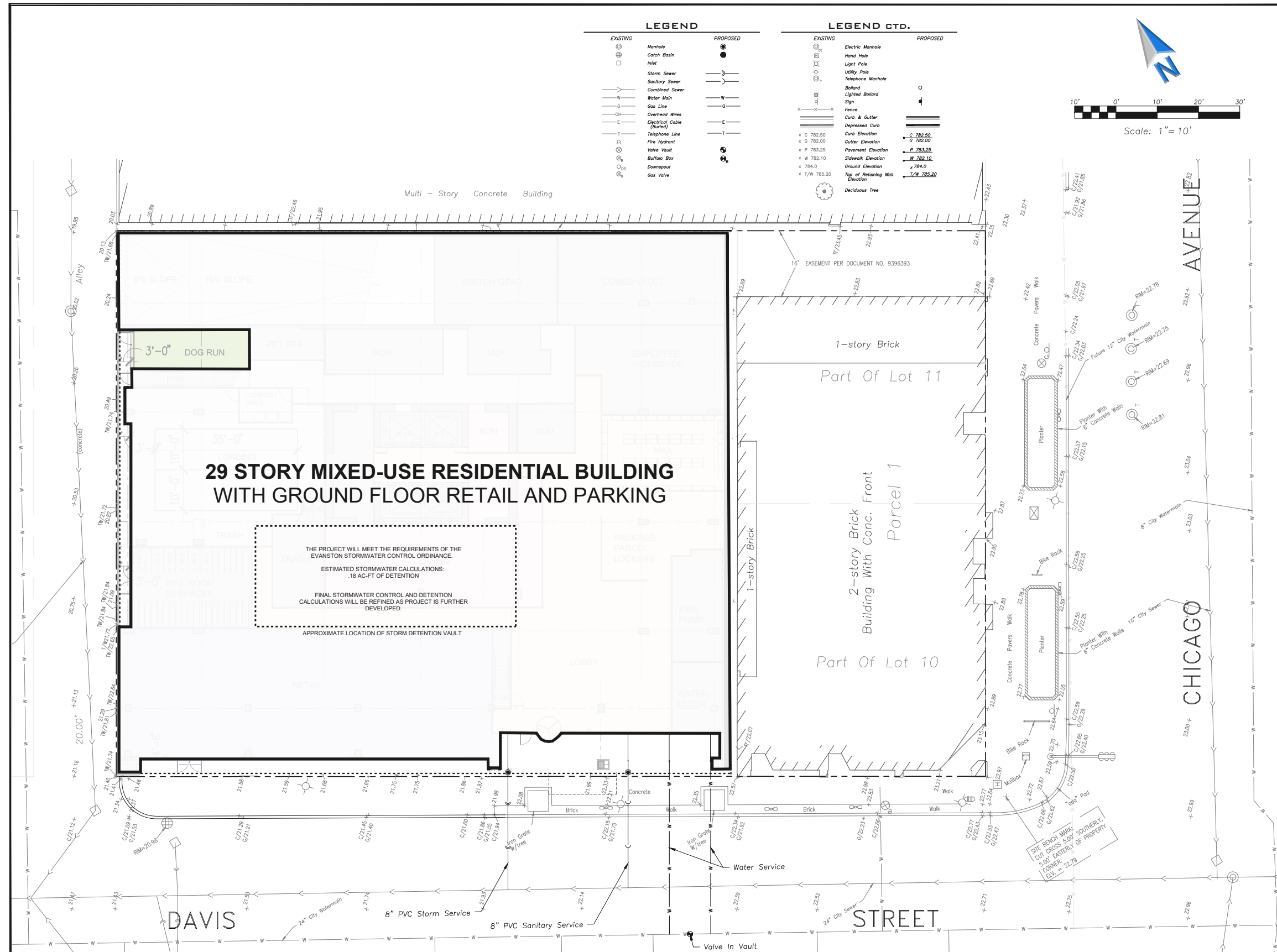
3RD FLOOR AMENITY DECK



13TH FLOOR AMENITY DECK



UTILITY PLAN



EA - \\file-grav\archives\ARCHIVE_ANNA\Ratio - 601 Davis Evanston\Drawings\601 Davis Site Plan.dwg
Plotted: 2/13/25 @ 3:56pm By: nhurt

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4854
EMAIL: INFO@EEA-IL.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO: 184-003220
EXPIRES: 04/30/2025

605 W DAVIS
605 W DAVIS
EVANSTON, ILLINOIS

Reserved for Seal:

No.	Date	Description
02/14/25		PUD SUBMITTAL

ERIKSSON ENGINEERING ASSOCIATES, LTD. 2018
This drawing was prepared by the project engineer and is subject to the terms and conditions of the contract for professional services, including, but not limited to, the following:
Design By: _____ Date: _____
Approved By: _____ Project No: _____

Sheet Title:
PROPOSED UTILITY PLAN

Sheet No:



SUSTAINABILITY

PRELIMINARY LEED CHECKLIST

LEED v5 for Building Design and Construction: New Construction

Project scorecard - PRELIMINARY

605 DAVIS, EVANSTON, IL

Yes	Potential Tier I	Potential Tier II		
Integrative Process, Planning and Assessments (IP)				
Y			IPp1	Climate Resilience Assessment
Y			IPp2	Human Impact Assessment
Y			IPp3	Carbon Assessment
1			IPc1	Integrative Design Process
Location and Transportation (LT)				
1			LTc1	Sensitive Land Protection
			LTc2	Equitable Development
				Option 1, Path 1: Brownfield Remediation OR
				Option 1, Path 2: Historic Location AND/OR
				Option 2, Path 1: Support Local Economy OR
				Option 2, Path 2: Location Efficient Affordable Housing OR
				Option 3: Equitable Construction
2			LTc3	Compact and Connected Development
				Option 1: Surrounding Density AND/OR
				Option 2, Path 1: Public Transit Service OR
				Option 2, Path 2: Project Sponsored Transit Service AND/OR
				Option 3: Walkable Location
3			LTc4	Transportation Demand Management
Y				Transportation Demand Assessment
2				Option 1, Path 1: Reduce Parking AND/OR
				Option 1, Path 2: Parking Fee AND/OR
1				Option 2, Path 1: Bicycle Network and Storage AND/OR
				Option 2, Path 2: Shower and Changing Facilities AND/OR
1				Option 2, Path 3: Bicycle Management
			LTc5	Electric Vehicles
	1			Option 1: EVSE AND/OR
1				Option 2: Electric Vehicle Readiness
Sustainable Sites (SS)				
Y			SSp1	Minimize Site Disturbance
			SSc1	Biodiverse Habitat
				Option 1, Path 1: Greenfield Site OR
1				Option 1, Path 2: Previously Disturbed Sites AND/OR
	1			Option 2: Bird-friendly Glass
1			SSc2	Accessible Outdoor Space
			SSc3	Rainwater Management
		2	SSc4	Enhanced Resilient Site Design
			SSc5	Heat Island Reduction
1				Option 1: Nonroof and Roof AND/OR
1				Option 2: Parking Under Cover AND/OR
				Option 3: Tree Equity
1			SSc6	Light Pollution Reduction
Water Efficiency (WE)				
Y			WEp1	Water Metering and Reporting
Y			WEp2	Minimum Water Efficiency
			WEc1	Water Metering and Leak Detection
				Option 1: Submeters OR
		1		Option 2: Leak Detection Sensors
			WEc2	Enhanced Water Efficiency
				Option 1: Whole-project Water Use OR
		2		Option 2: Fixtures and Fittings - Calculated Reduction AND/OR
				Option 3: Appliance and Process Water Use AND/OR
				Option 4, Path 1: Outdoor Water Use - No Irrigation OR
1				Option 4, Path 2: Outdoor Water Use - Efficient Irrigation AND/OR
				Option 5, Path 1: Limit Cooling Tower Cycles OR
				Option 5, Path 2: Optimize Water Use for Cooling OR
				Option 5, Path 3: Process Water Use AND/OR
				Option 6, Path 1: Reuse-ready System OR
				Option 6, Path 2: Alternative Water Sources
Energy and Atmosphere (EA)				
Y			EAp1	Operational Carbon Projection and Decarbonization Plan
Y			EAp2	Minimum Energy Efficiency
Y			EAp3	Fundamental Commissioning
Y			EAp4	Energy Metering and Reporting
Y			EAp5	Fundamental Refrigerant Management
5			EAc1	Electrification
			EAc2	Reduce Peak Thermal Loads

	2			Option 1: Infiltration and Balanced Ventilation AND/OR	(2)
1				Option 2: Ventilation Energy Recovery AND/OR	(1)
	1			Option 3: Thermal Bridging AND/OR	(1)
			1	Option 4, Path 1: Peak Thermal Load Reduction - Peak Load Intensity OR	(1-3)
				Option 4, Path 2: Peak Thermal Load Reduction - ASHRAE 90.1 Trade-off Method OR	(1-3)
				Option 4, Path 3: Peak Thermal Load Reduction - Energy Simulation	(1-3)
				EAc3	Enhanced Energy Efficiency
					10
				Option 1, Path 1, Case 1: Regulated Loads - ASHRAE 90.1-2019 AND/OR	(1-5)
				Option 1, Path 2, Case 1: Plug Load Management AND/OR	(1)
				Option 1, Path 2, Case 2: Efficient Plug and Process Load Equipment OR	(1-4)
				Option 1, Path 2, Case 3: Plug and Process Load Exceptional Calculation OR	(1-4)
	2	8		Option 2: Energy Simulation	(1-10)
		5		EAc4	Renewable Energy
					5
				EAc5	Enhanced Commissioning
					4
2				Option 1, Path 1: ECx for MEP Systems AND/OR	(2)
				Option 1, Path 2: ECx for Building Envelope AND/OR	(1)
			1	Option 2, Path 1: Basic Software OR	(1)
				Option 2, Path 2: Enhanced Software	(2)
				EAc6	Grid Interactive
					2
				Option 1: Energy Storage AND/OR	(1-2)
				Option 2: Demand Response Program AND/OR	(1)
			1	Option 3, Path 1: System Level Controls OR	(1)
				Option 3, Path 2: BAS AND/OR	(1)
				Option 4: Power Resilience	(1)
				EAc7	Enhanced Refrigerant Management
					2
				Option 1, Path 1: No Refrigerants OR	(1)
			1	Option 1, Path 2: Low GWP Refrigerants AND/OR	(1-2)
				Option 2: Limit Refrigerant Leakage AND/OR	(1)
				Option 3: GreenChill Certification for Food Retailers	(1-2)
Materials and Resources (MR)					
Y			MRp1	Planning for Zero Waste Operations	Required
Y			MRp2	Quantify and Assess Embodied Carbon	Required
			MRc1	Building and Materials Reuse	3
				Option 1: Building Reuse AND/OR	(1-3)
				Option 2: Materials Reuse	(1-2)
				MRc2	Reduce Embodied Carbon
					6
	2	2		Option 1: Whole-building LCA AND/OR	(1-6)
				Option 2, Path 1: EPD Analysis - Project Average Approach OR	(1-3)
				Option 2, Path 2: EPD Analysis - Materials Type Approach	(1-2)
				Option 3: Track Carbon Emissions from Construction Activities	(1-2)
2				MRc3	Low-Emitting Materials
					2
2				MRc4	Building Product Selection and Procurement
					5
1				MRc5	Construction and Demolition Waste Diversion
					2
Indoor Environmental Quality (EQ)					
Y			EQp1	Construction Management	Required
Y			EQp2	Fundamental Air Quality	Required
Y			EQp3	No Smoking or Vehicle Idling	Required
			EQc1	Enhanced Air Quality	1
				Option 1: Increased Ventilation	(1)
				Option 2: Enhanced Indoor Air Quality Design	(1)
				EQc2	Occupant Experience
					7
				Option 1, Path 1: Biophilic Environment AND/OR	(1)
				Option 1, Path 2: Quality Views AND/OR	(2-3)
2				Option 2: Adaptable Environment AND/OR	(1)
				Option 3: Thermal Environment AND/OR	(1)
1				Option 4, Path 1: Sound Environment - Mapping Acoustical Expectations AND/OR	(1)
				Option 4, Path 2: Sound Environment - Acoustic Criteria AND/OR	(2)
				Option 5, Path 1: Solar Glare AND/OR	(1)
				Option 5, Path 2: Quality Electric Lighting AND/OR	(1)
				Option 5, Path 3: Proximity to Windows for Daylight Access OR	(1)
				Option 5, Path 4: Daylight Simulation	(1-4)
				EQc3	Accessibility and Inclusion
					1
				EQc4	Resilient Spaces
					2
				Option 1: Management Mode for Episodic Outdoor Ambient Conditions AND/OR	(1)
				Option 2: Management Mode for Respiratory Diseases AND/OR	(1)
				Option 3, Path 1: Consider Extreme Heat AND/OR	(1)
				Option 3, Path 2: Consider Extreme Cold AND/OR	(1)
				Option 4: Operable Windows	(1-2)
				EQc5	Air Quality Testing and Monitoring
					2
				Option 1, Path 1: Particulate Matter and Inorganic Gases AND/OR	(1)
				Option 1, Path 2: Volatile Organic Compounds AND/OR	(1)
				Option 2: Continuous Indoor Air Monitoring	(1)
Project Priorities (PR)					
					10

	1			PRc1	Project Priorities - Electric Vehicles: Exemplary Performance	1
			1	PRc1	Project Priorities - Water Quality Assessment	1
	1			PRc1	Project Priorities - Regional Priority Credit?	1
			1	PRc1	Project Priorities - Regional Priority Credit?	1
			1	PRc1	Project Priorities	1
			1	PRc1	Project Priorities	1
			1	PRc1	Project Priorities	1
			1	PRc1	Project Priorities	1
			1	PRc1	Project Priorities	1
			1	PRc1	Project Priorities	1
1				PRc2	LEED AP	1
41	21	37	Total			110

60 points = GOLD level of certification
 LEED GOLD (MINIMUM 60 POINTS) TO BE ACHIEVED UTILIZING A COMBINATION OF POINTS FROM YES COLUMN, POTENTIAL TIER I COLUMN AND POTENTIAL TIER II COLUMN.

CHECKLIST IS PRELIMINARY AND WILL BE FINALIZED DURING SUBSEQUENT DESIGN PHASES

