



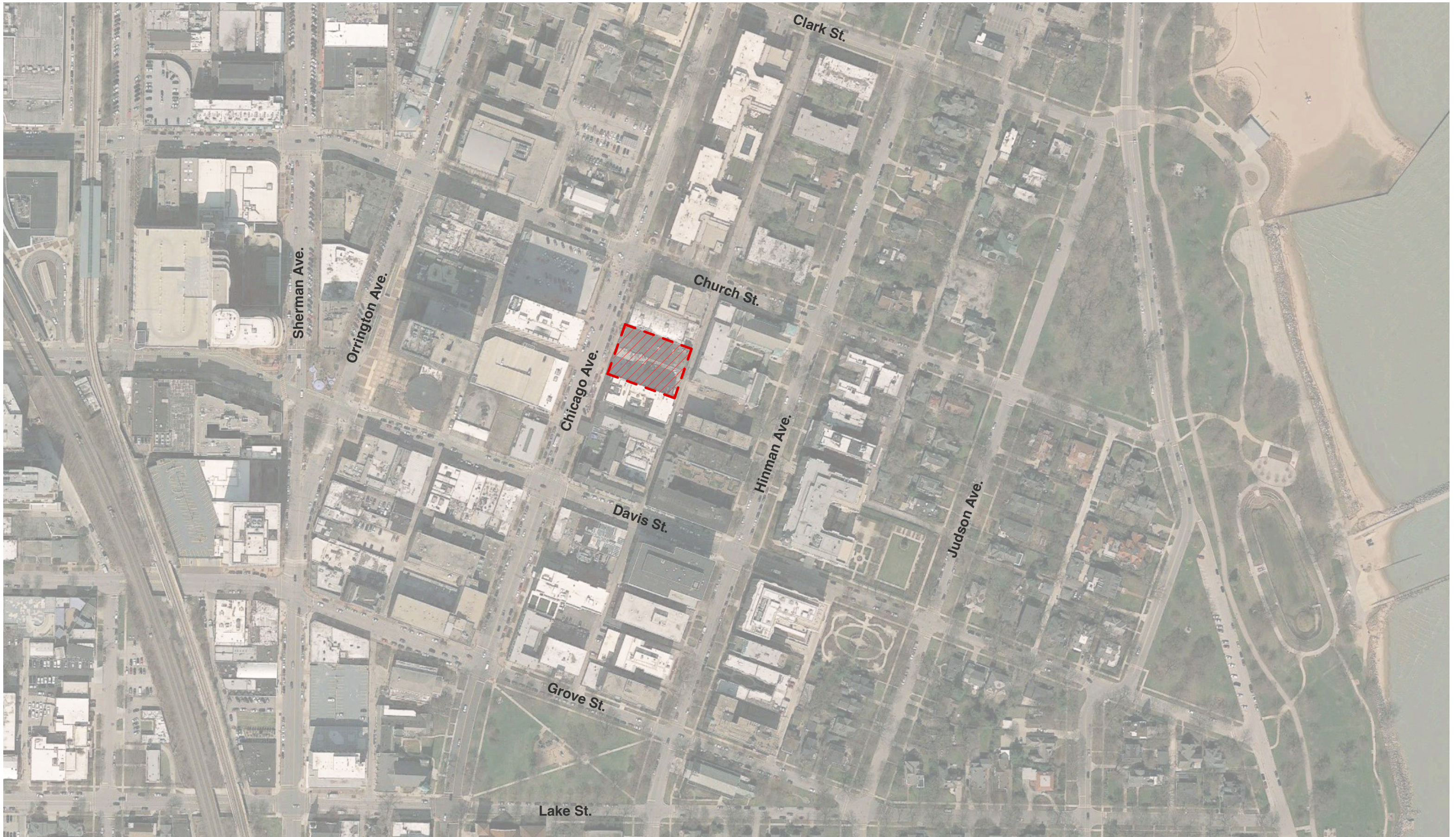
PAPPAGEORGE
HAYMES

The Legacy

1621-31 Chicago Ave

May 14, 2024


HORIZON
REALTY GROUP



1621-31 Chicago Ave. - Evanston, IL



Area Map
5/14/24



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1621-31 Chicago Ave. - Evanston, IL

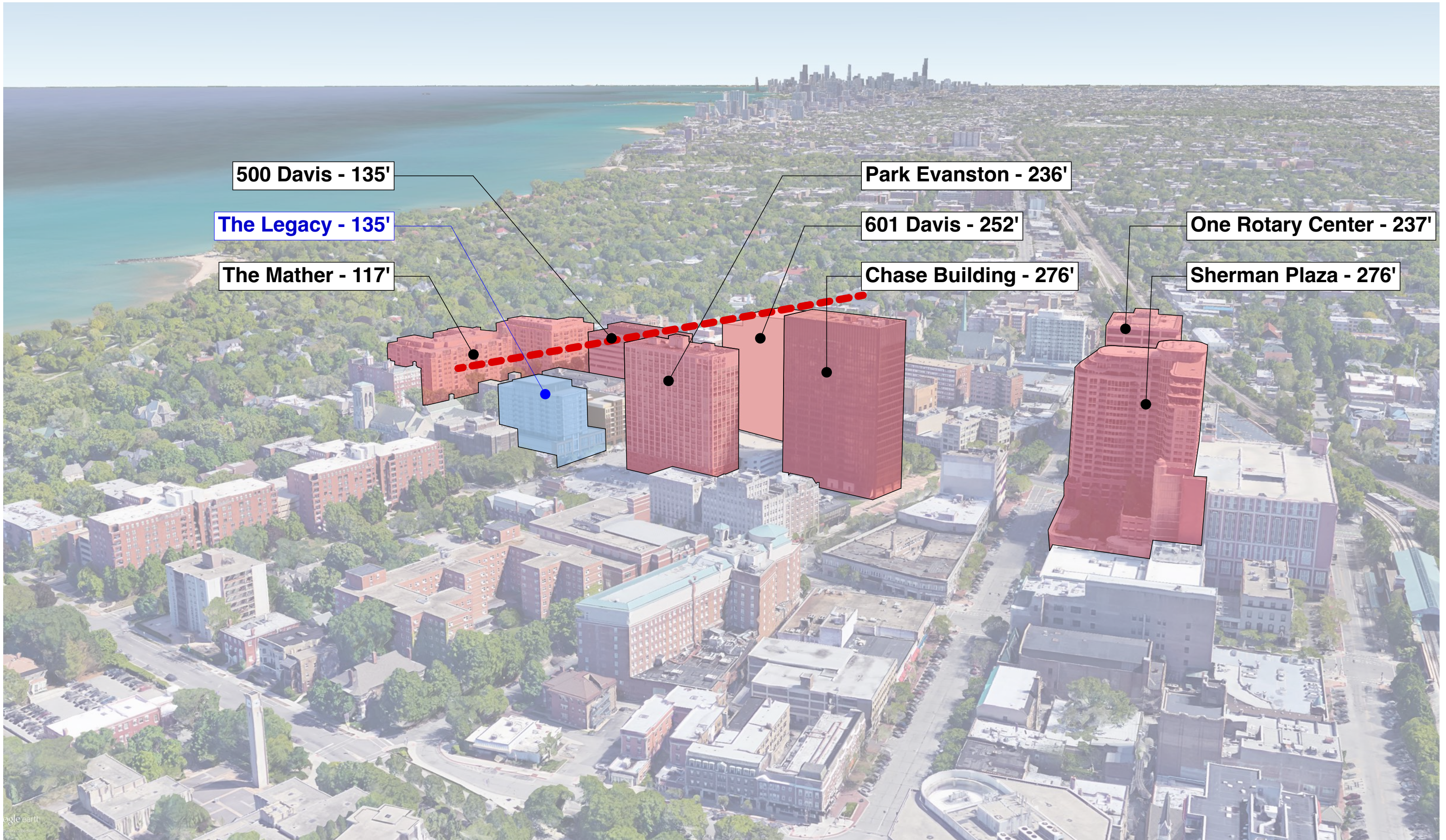


Area Map
5/14/24



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500 Davis - 135'

The Legacy - 135'

The Mather - 117'

Park Evanston - 236'

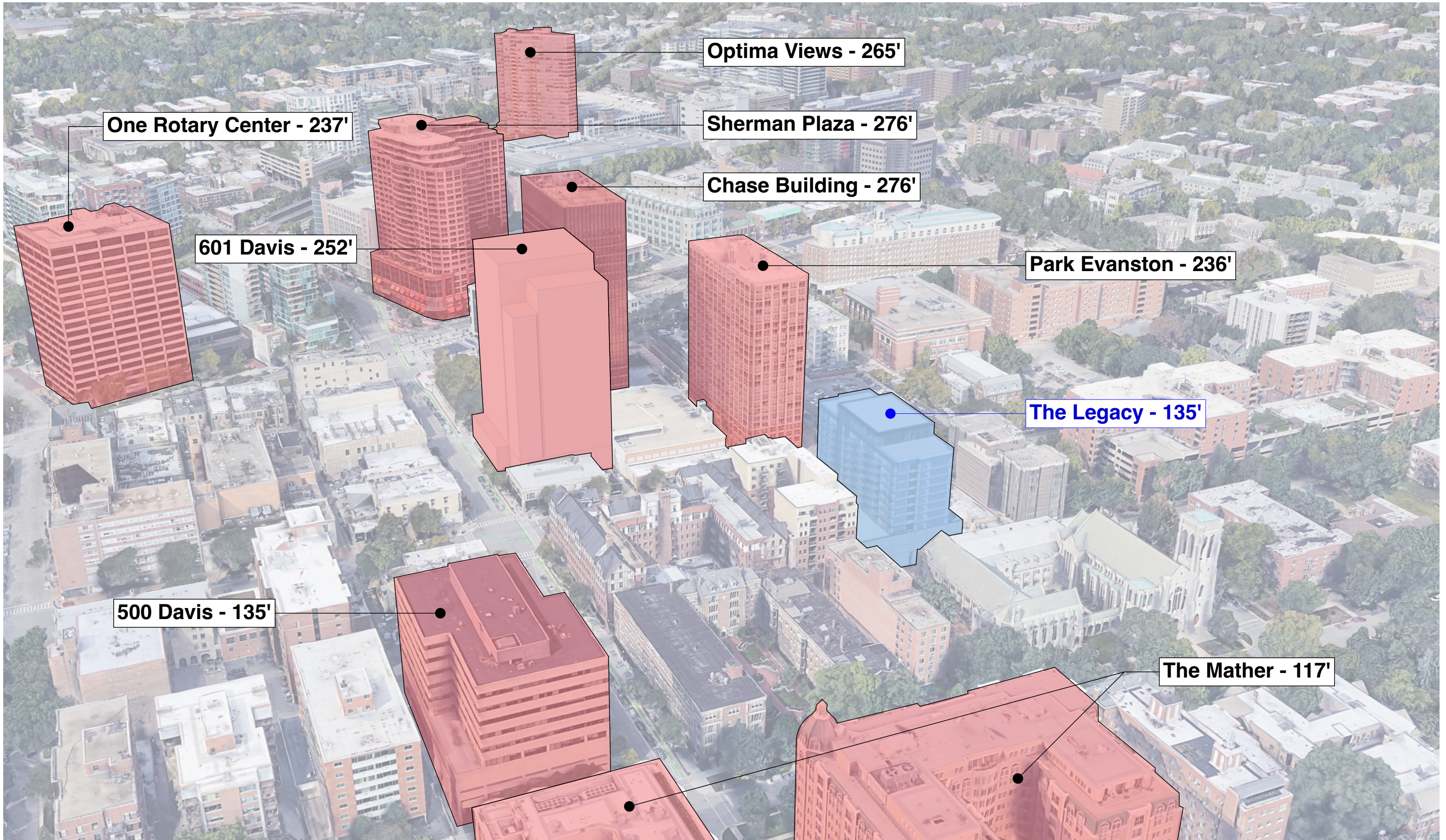
601 Davis - 252'

Chase Building - 276'

One Rotary Center - 237'

Sherman Plaza - 276'





One Rotary Center - 237'

601 Davis - 252'

Optima Views - 265'

Sherman Plaza - 276'

Chase Building - 276'

Park Evanston - 236'

The Legacy - 135'

500 Davis - 135'

The Mather - 117'



1621-31 Chicago Ave. - Evanston, IL

View from Hinman
5/14/24

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1621-31 Chicago Ave. - Evanston, IL

View from Northwest
5/14/24

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1621-31 Chicago Ave. - Evanston, IL

View from Southwest
5/14/24

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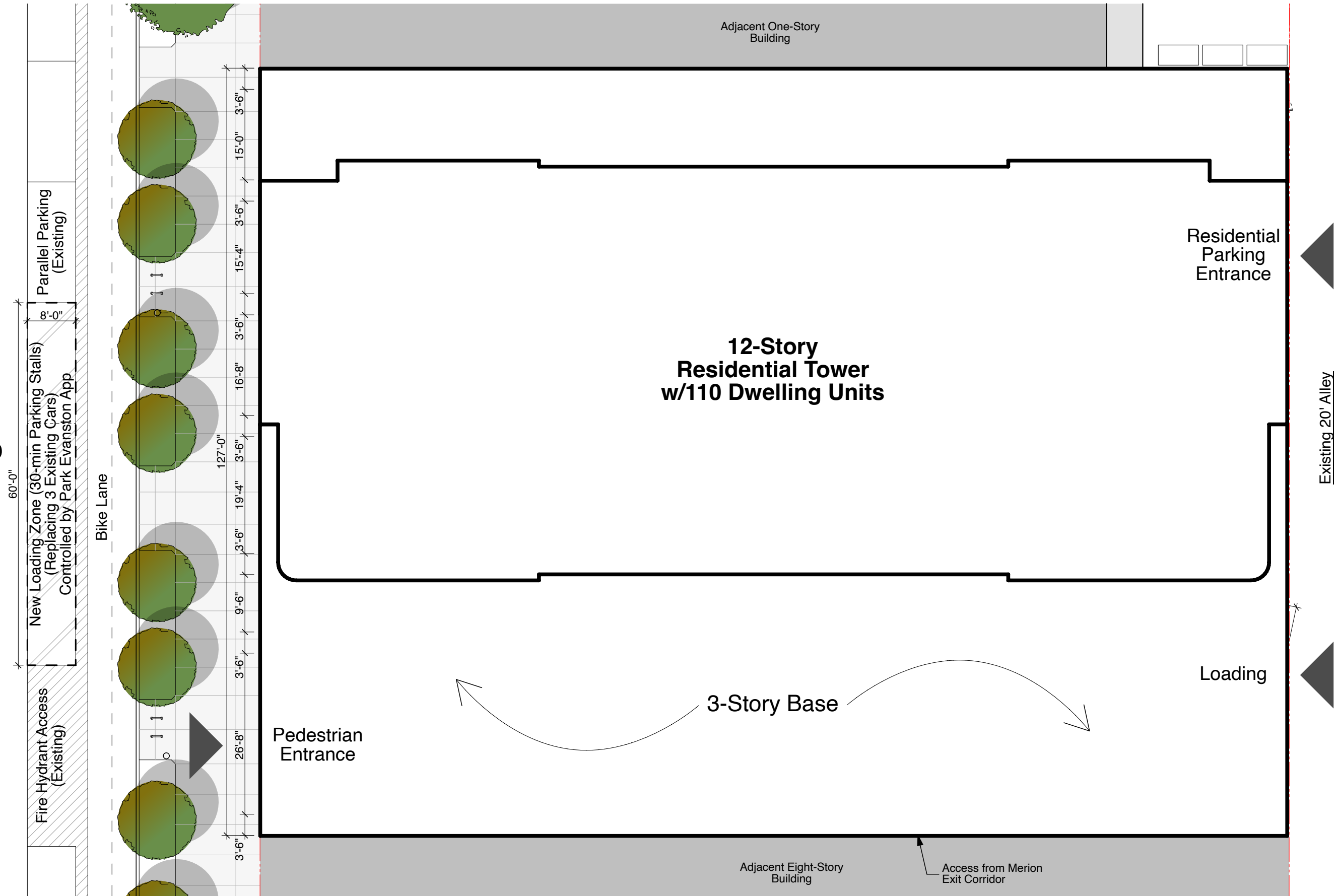
1621-31 Chicago Ave. - Evanston, IL

View from West
5/14/24

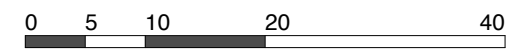
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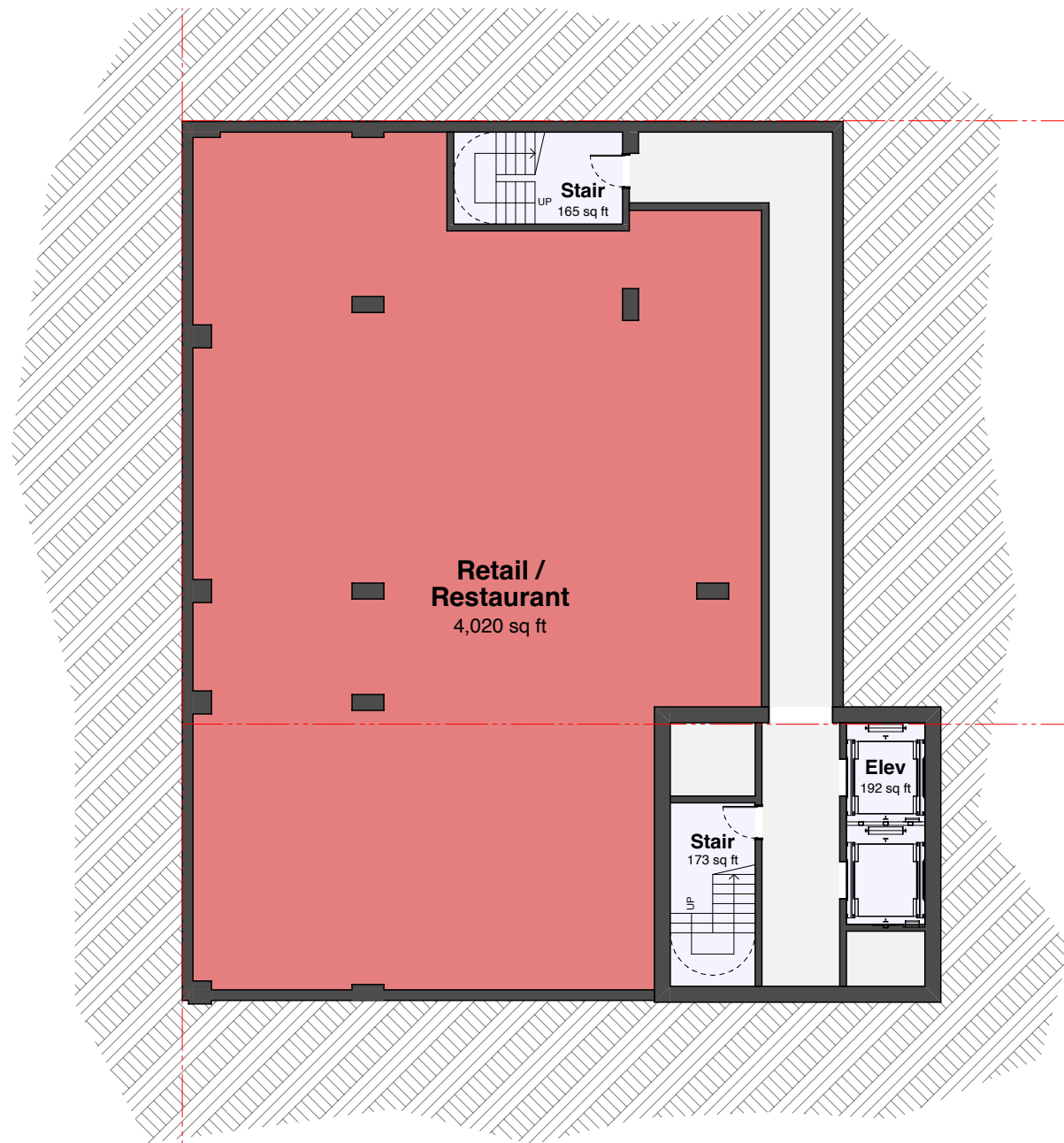


Chicago Ave



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





Basement Floor Plan

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



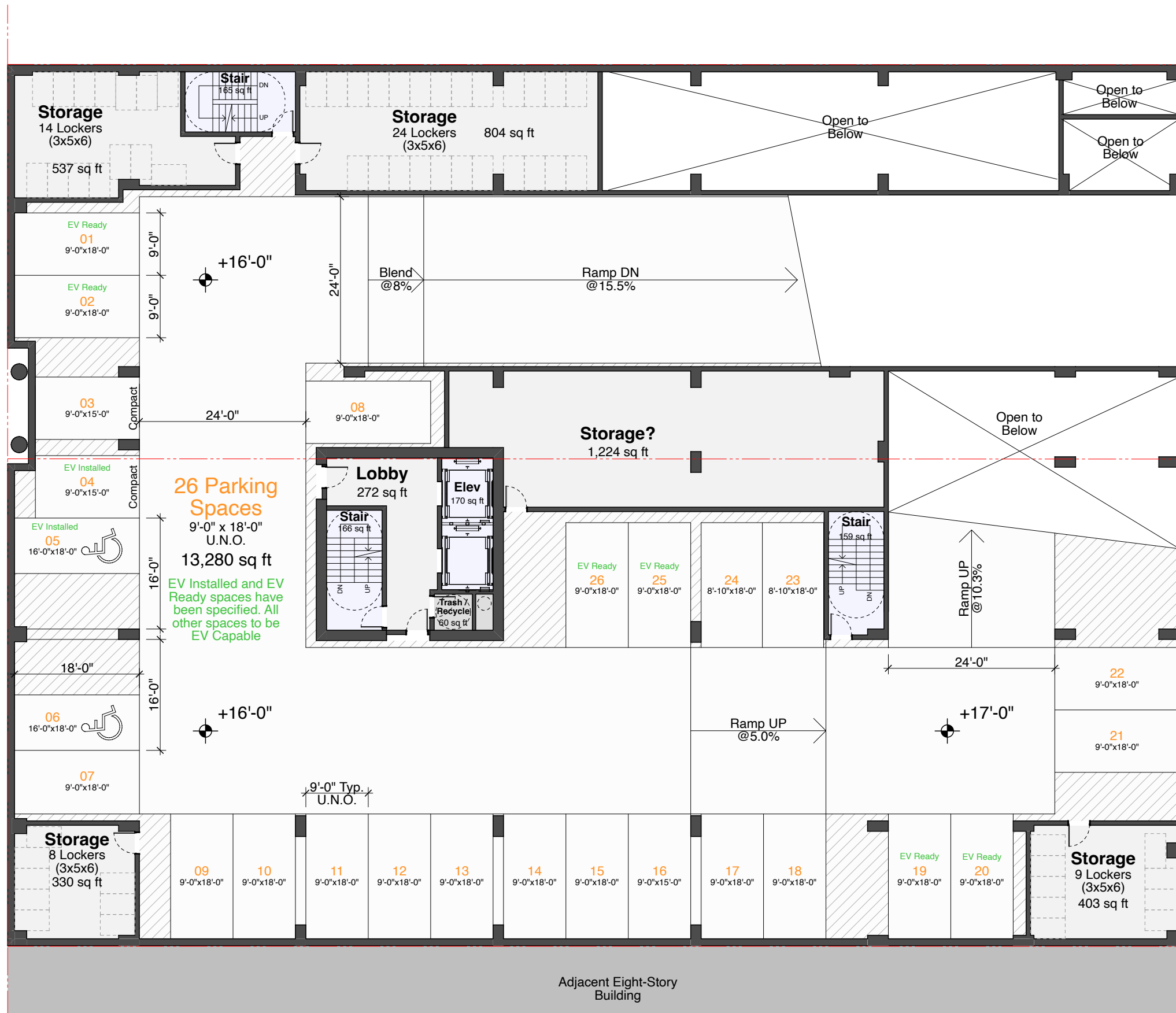
Chicago Ave



Ground Floor Plan

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



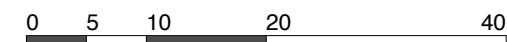


48 Total Parking Spaces
 5 (10.4%) EV-Installed Spaces
 10 (20.8%) EV-Ready Spaces
 33 (68.8%) EV-Capable Spaces
 (Per Section 406.2.7 of the 2021 IBC)

Parking Space Types
 44 Standard
 2 Compact
 2 ADA Accessible

26 Parking Spaces
 9'-0" x 18'-0"
 U.N.O.
 13,280 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"

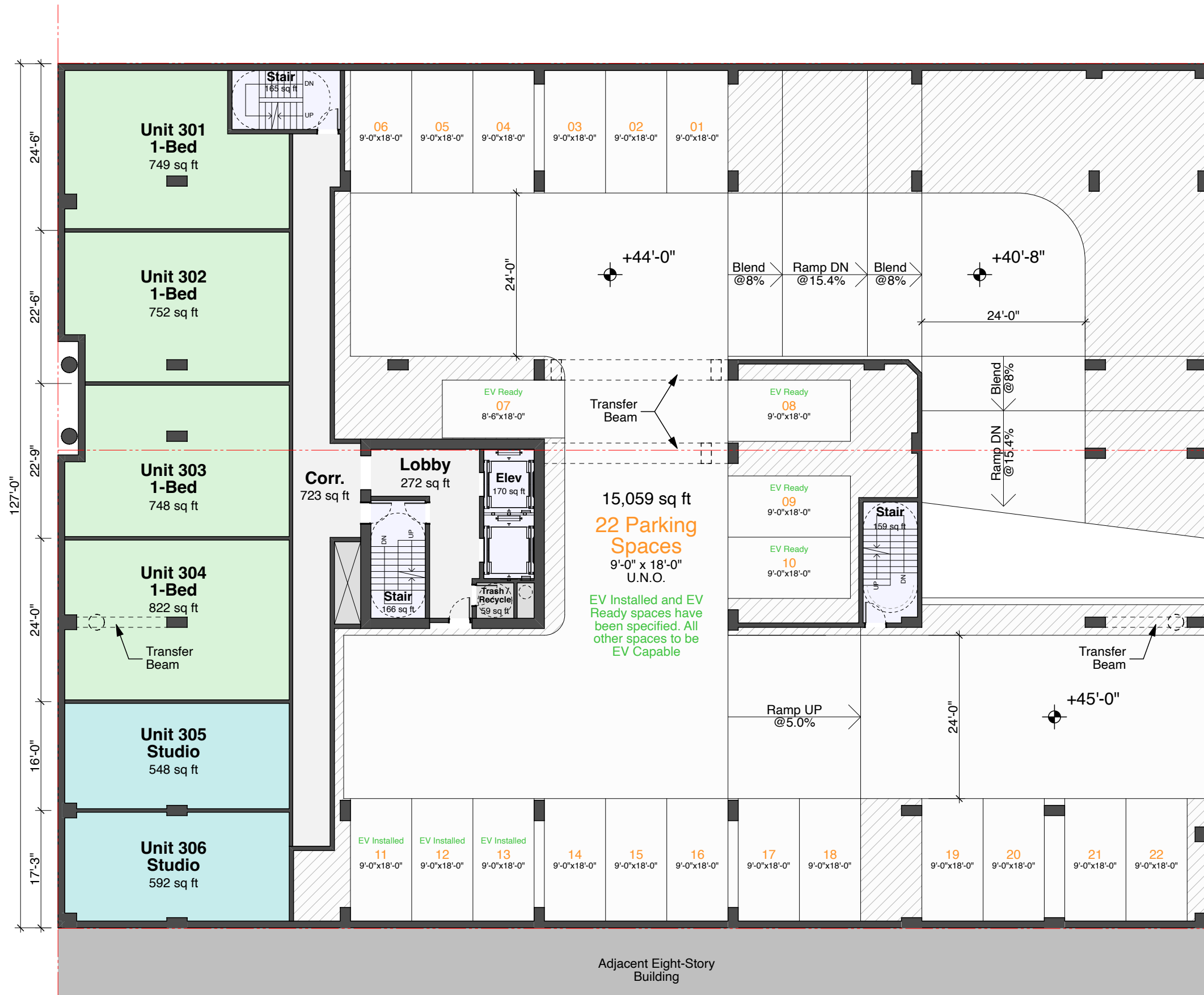


1621-31 Chicago Ave. - Evanston, IL

Second Floor
 5/14/24



PAPPAGEORGE HAYMES



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Parking Space Types
 44 Standard
 2 Compact
 2 ADA Accessible

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





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

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





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

Typical Tower Plan - (5th-11th Floor)

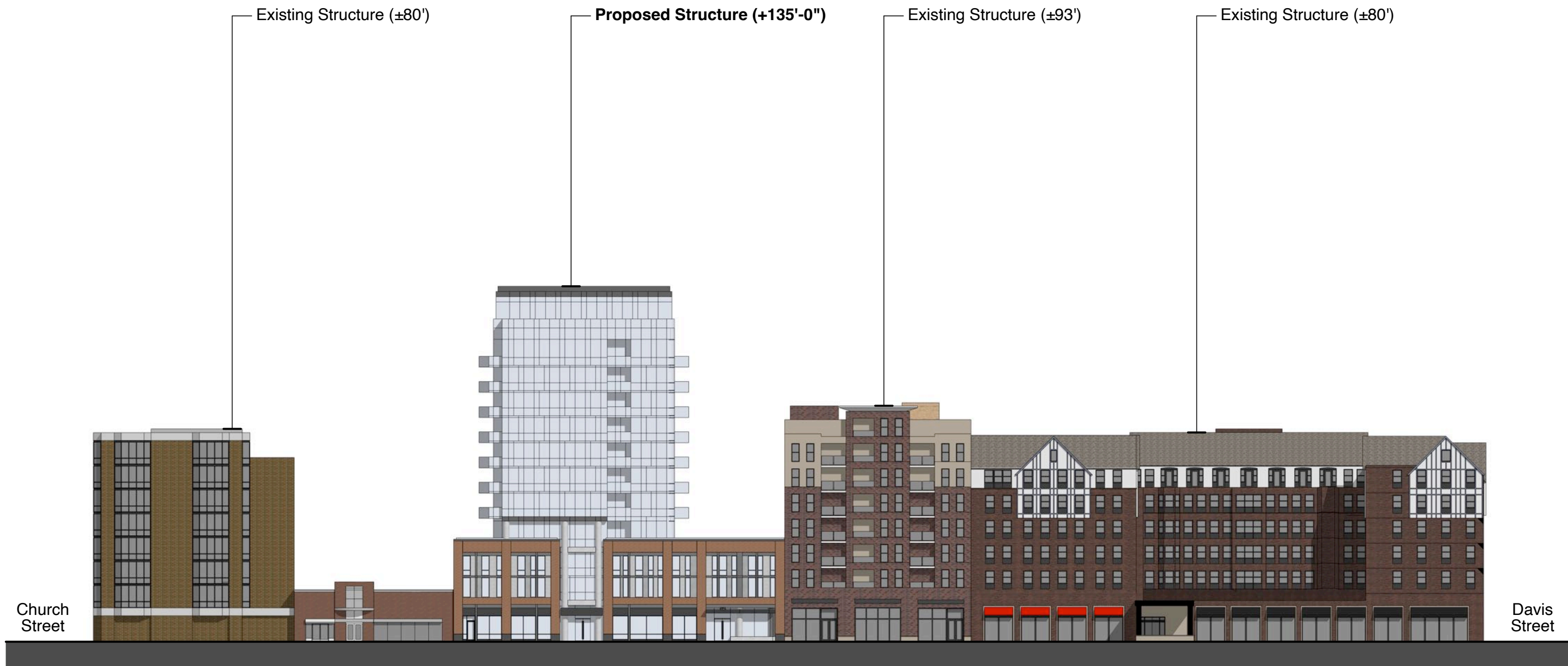
SCALE: 1/16" = 1'-0"



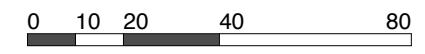


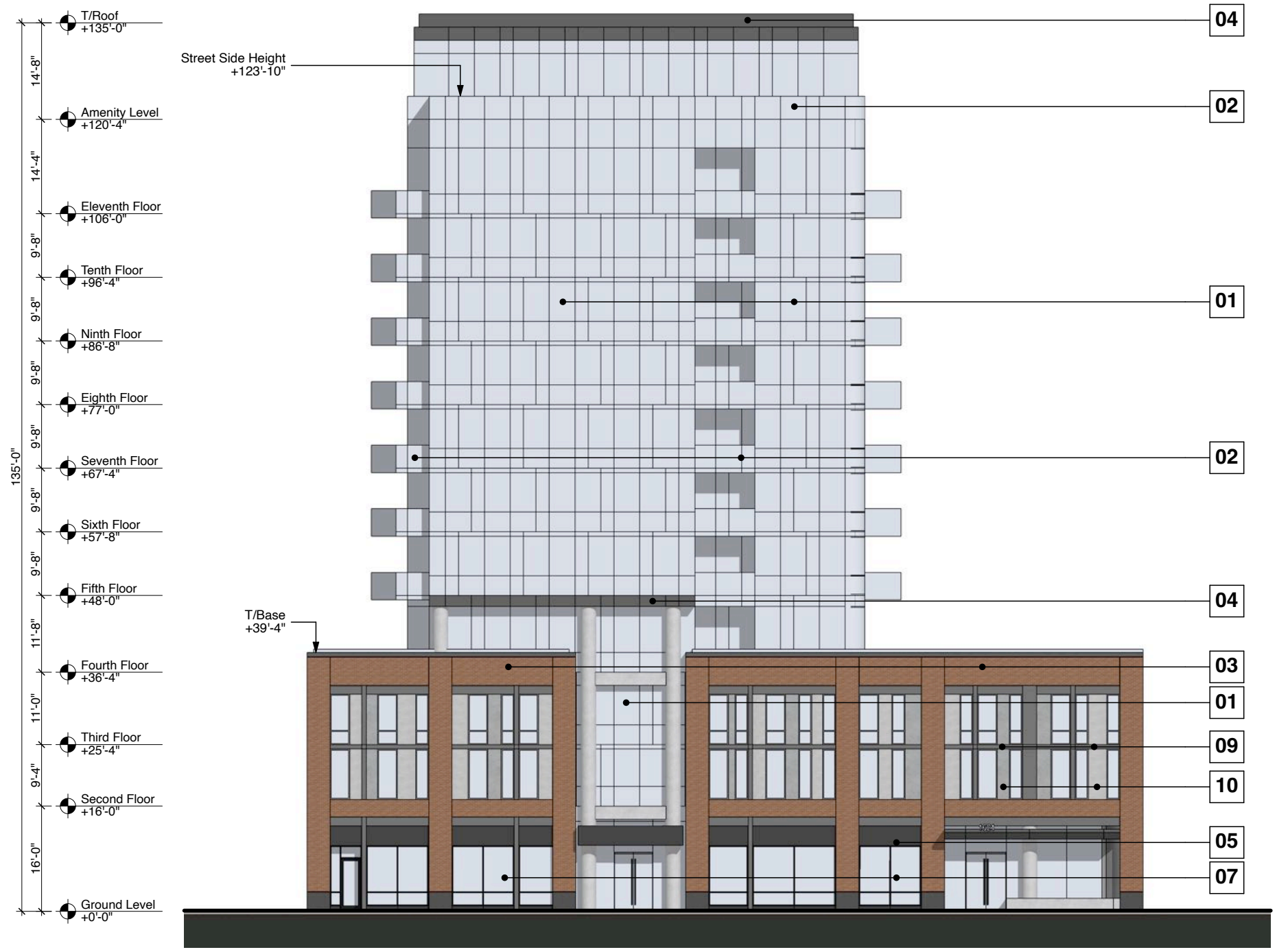
Amenity Level (12th Floor)
 SCALE: 1/16" = 1'-0"





Chicago Avenue Elevation
 SCALE: 1" = 40'

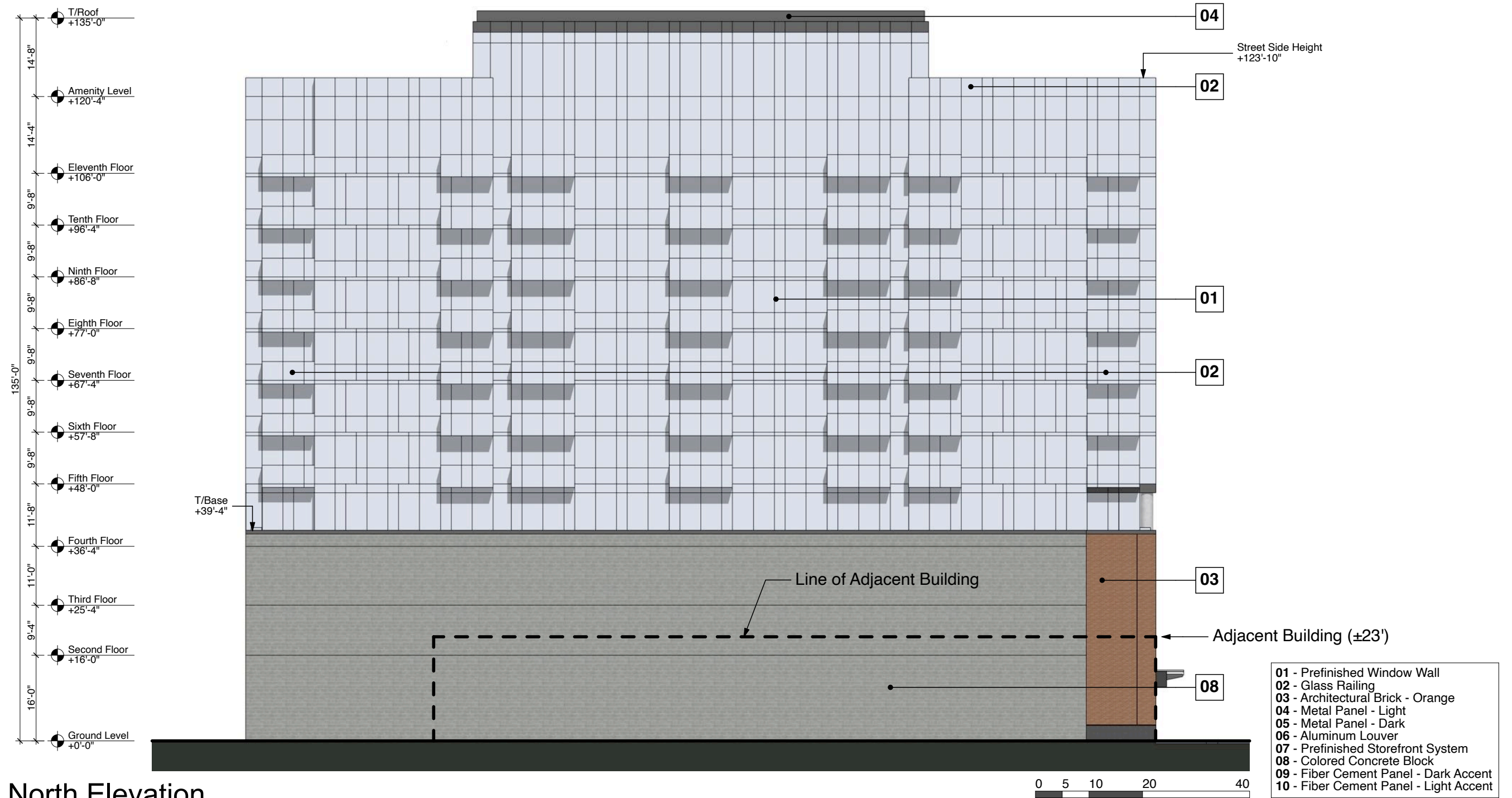




West Elevation

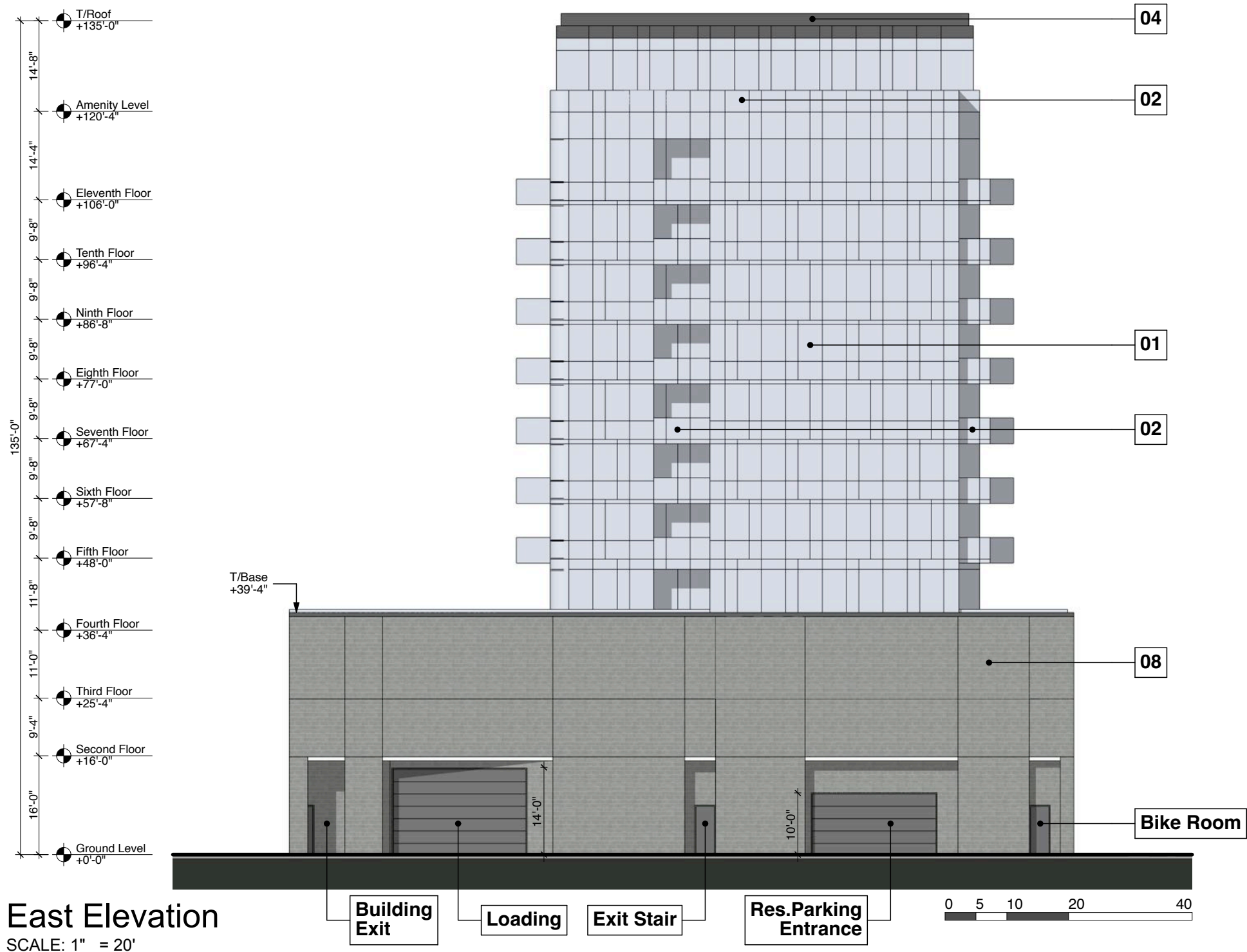
SCALE: 1" = 20'

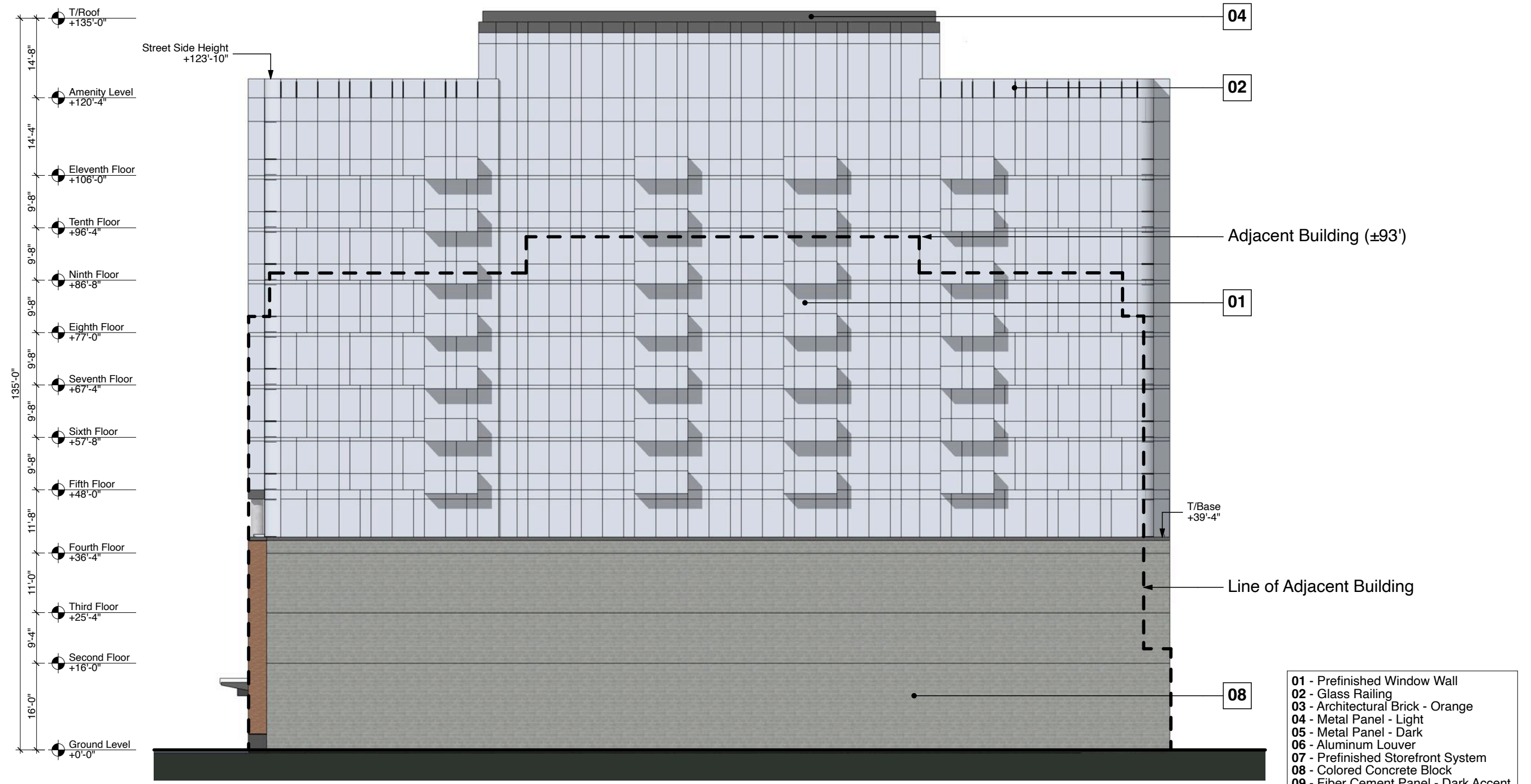
- 01 - Prefinished Window Wall
- 02 - Glass Railing
- 03 - Architectural Brick - Orange
- 04 - Metal Panel - Light
- 05 - Metal Panel - Dark
- 06 - Aluminum Louver
- 07 - Prefinished Storefront System
- 08 - Colored Concrete Block
- 09 - Fiber Cement Panel - Dark Accent
- 10 - Fiber Cement Panel - Light Accent



North Elevation

SCALE: 1" = 20'





South Elevation
 SCALE: 1" = 20'



1621-31 Chicago Data - 2 Levels Above-Grade Parking, 12 Stories

	Floor	Building			Unit Mix				Building Data								Parking				
		# Floors	Height (ft)	Height (in)	Zoning Height (ft)	Studio (442-592sf)	1 Bed (683-822sf)	2 Bed (899-1062sf)	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
	Basement	1	12	0	0				0	4,020	0	870	0	0	530	0	5,420	N/A	0	0	0
	Ground Floor	1	16	0	16				0	6,812	0	6,006	0	2,523	1,162	4,231	20,734	12,818	0	0	0
Parking	Second Floor	1	9	4	0				0		0	3,571	0	13,280	661	60	17,572	3,571	22	2	2
	Third Floor	1	11	0	0	2	4	0	6		4,211	996	0	15,059	661	122	21,049	5,207	22	0	0
Tier 1	Fourth Floor	1	9	8	9.67	4	5	4	13		9,582	910	0	0	514	190	11,196	10,492			
	Fifth Floor	1	9	8	9.67	4	5	4	13		9,715	910	0	0	502	190	11,317	10,625			
	Sixth Floor	1	9	8	9.67	4	5	4	13		9,715	910	0	0	502	190	11,317	10,625			
	Seventh Floor	1	9	8	9.67	4	5	4	13		9,715	910	0	0	502	190	11,317	10,625			
	Eighth Floor	1	9	8	9.67	4	5	4	13		9,715	910	0	0	502	190	11,317	10,625			
	Ninth Floor	1	9	8	9.67	4	5	4	13		9,715	910	0	0	502	190	11,317	10,625			
	Tenth Floor	1	9	8	9.67	4	5	4	13		9,715	910	0	0	502	190	11,317	10,625			
	Eleventh Floor	1	14	4	14.33	4	5	4	13		9,715	910	0	0	502	190	11,317	10,625			
	Amenity Level	1	16	8	16.67	0	0	0	0		0	744	2,426	0	680	1,843	5,693	3,170			
Total		12	135.000	114.690		34	44	32	110	6,812	81,798	18,597	2,426	30,862	7,192	7,776	155,463	109,633	44	2	2
Percentage						31%	40%	29%							Total FAR (7.4 Allowable)			5.07	Total Cars		48
Affordable Units (% of Units per Unit Type)						2 (25%)	4 (50%)	2 (25%)	8 Total	*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	744 SF
Typ. Floor Eff. - Tier 1	85.84%
Total Eff.	57.00%
Amenity/Unit	22.05 SF

Site Information	
Site Area	21,644 SF
Total FAR Allowed (7.4)	160,166 SF
Proposed FAR Area	109,633 SF
Proposed FAR Ratio	5.07
Unused FAR	50,533 SF

Parking Information	
Total Cars Provided	48
Parking Ratio	0.47 /DU
Parking Efficiency	643 SF/Space
Total Cars Required*	94
*Cars required assumes .55 cars for units 1-Bed or less, 1.10 cars for 2-Bed units and 80% of the cars required for a restaurant use (1 per 250sf). 8 Affordable units not included in calculation	