

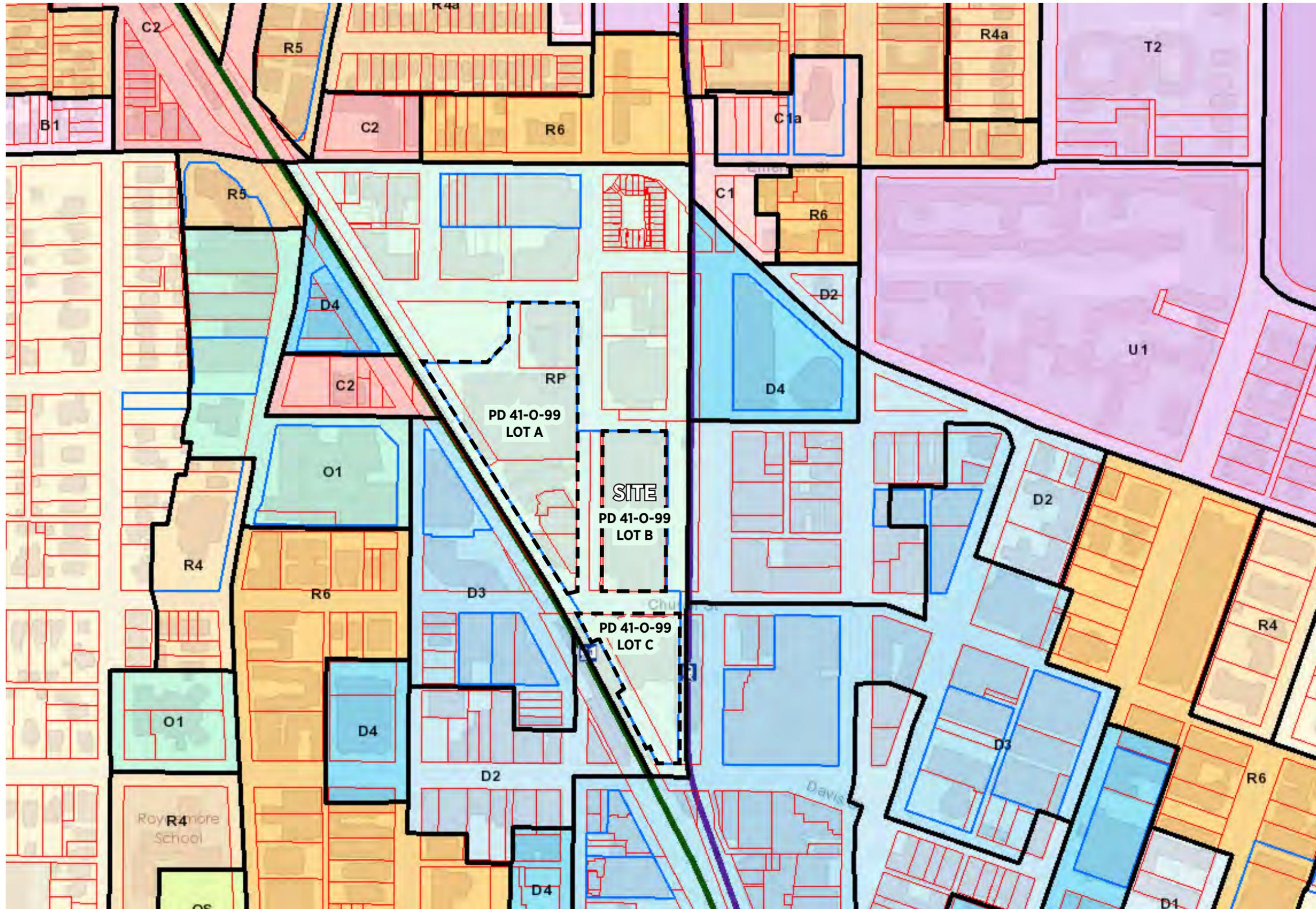


# CHURCH STREET PLAZA

ANTUNOVICH ASSOCIATES • ARCHITECTURE, PLANNING, INTERIOR DESIGN • CONTINUUM DEVELOPMENT / LUXURY LIVING • DEVELOPER

## PLANNED DEVELOPMENT SUBMISSION

EVANSTON, ILLINOIS • JANUARY 16, 2025



**Legend**

**Property Browser**

**Zoning Boundaries & Labels**

**Zoning Overlay Districts**

- oCSC - Central Street Corridor
- oDM - Dempster-Main Overlay
- oH - Hospital Overlay
- oRD - Redevelopment Overlay
- oWE - West Evanston Overlay

**Federal Historic Districts**

- Northwest
- Ridge
- Lakeshore
- Oakton

**Local Historic Districts**

- Northwest
- Woman's Christian Temperance Union
- Ridge
- Lakeshore

**Planned Developments**

**TOD Area Parcels**

**Tax Parcels**

**CTA Stations**

**Metra Stations**

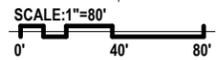
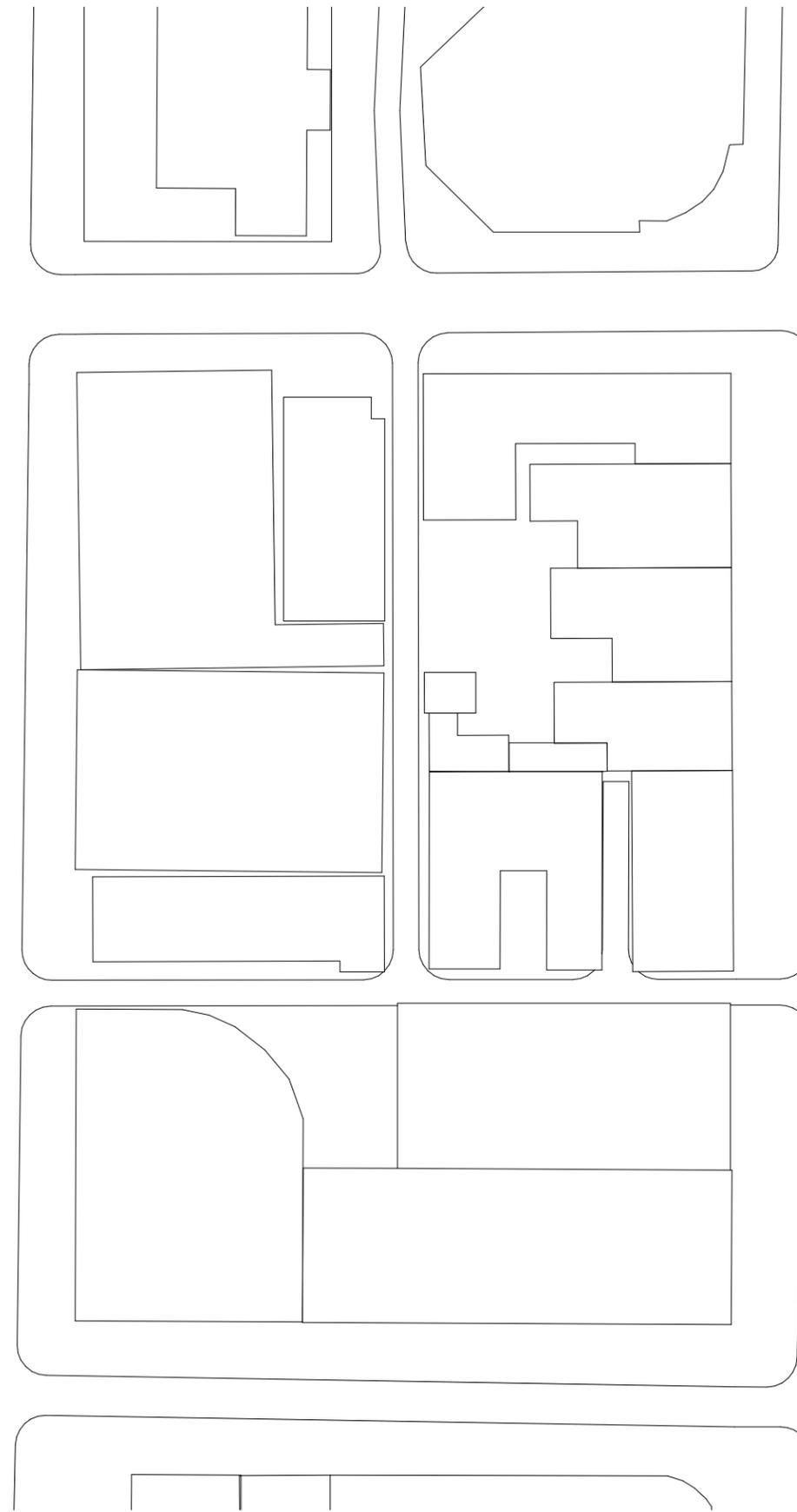
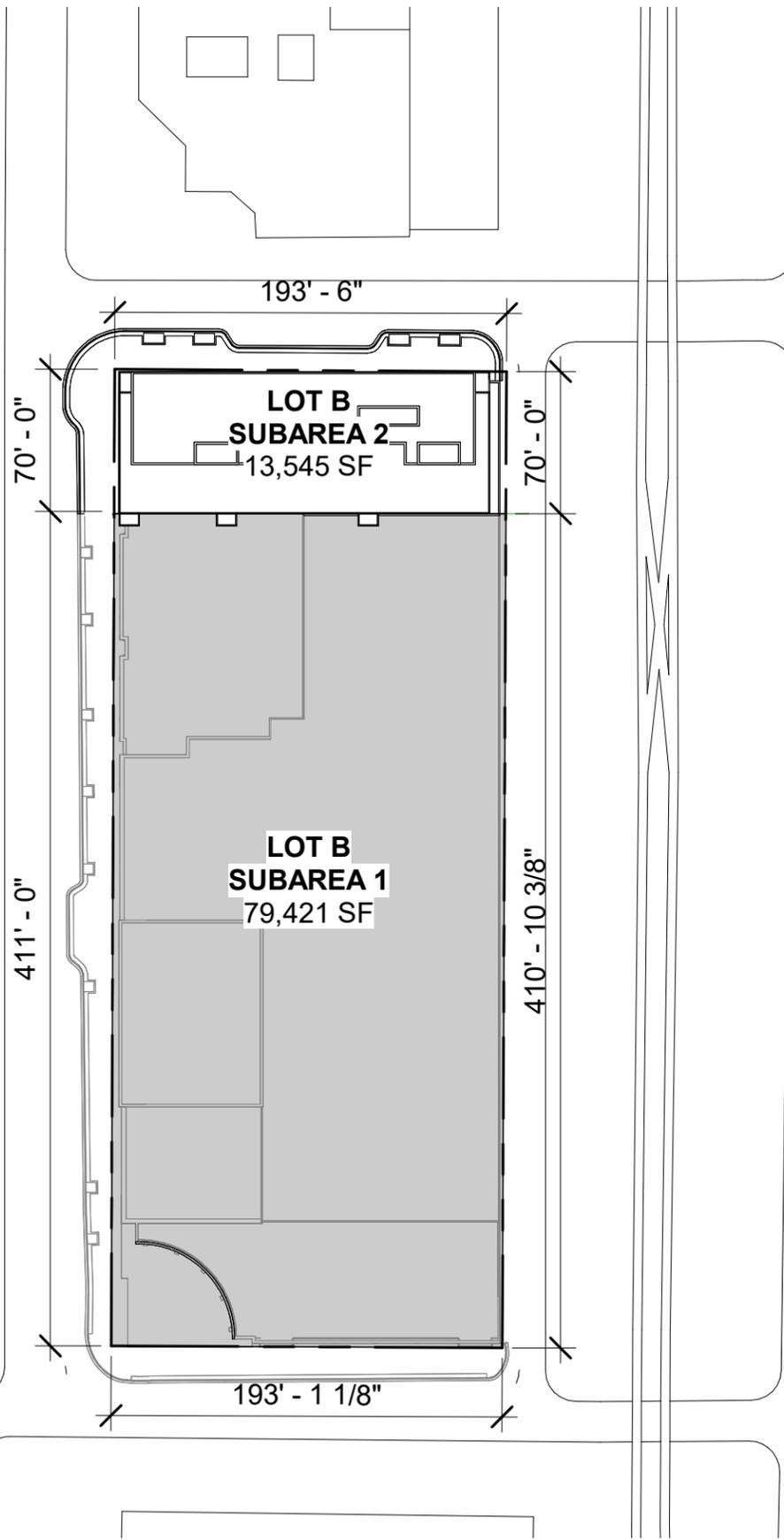
**CTA Train Lines**

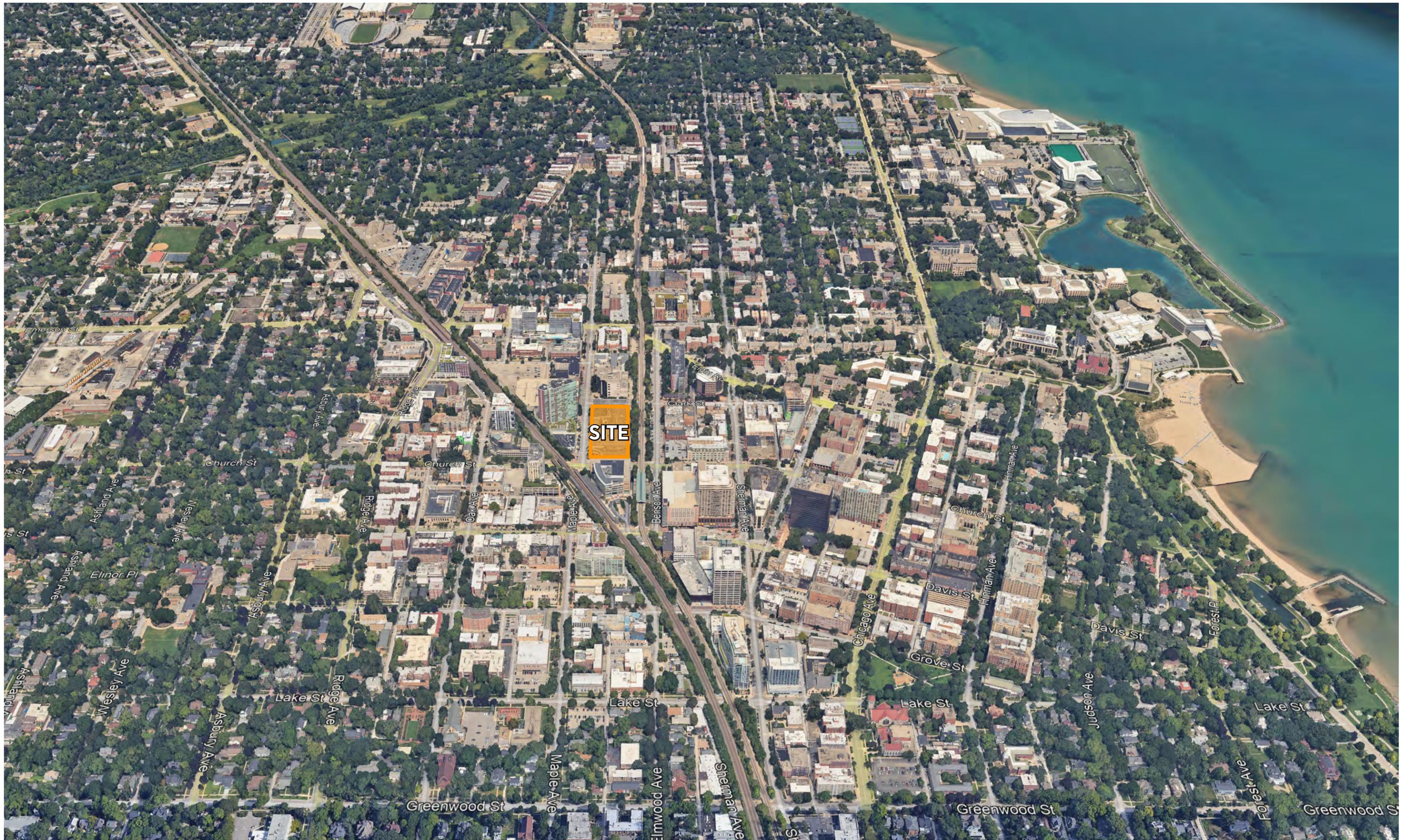
- Purple
- Yellow (Skokie Swift)
- Metra Union Pacific North Line

**Zoning Districts**

- B1 - Business
- B1a - Business
- B2 - Business
- B3 - Business
- C1 - Commercial
- C1a - Commercial Mixed-Use
- C2 - Commercial
- D1 - Downtown Fringe
- D2 - Downtown Retail Core
- D3 - Downtown Core Development
- D4 - Downtown Transition
- I1 - Industrial / Office
- I2 - General Industrial
- I3 - General Industrial
- MUE - Transitional Manufacturing-Employment
- MXE - Mixed Use Employment
- O1 - Office
- OS - Open Space
- R1 - Single-Family Residential
- R2 - Single-Family Residential
- R3 - Two-Family Residential
- R4 - General Residential
- R4a - General Residential
- R5 - General Residential
- R6 - General Residential
- RP - Research Park
- T1 - Transitional Campus
- T2 - Transitional Campus
- U1 - University Housing
- U1a - University Housing and Parking
- U2 - University Athletic Facilities
- U3 - University Lakefront Campus
- WE1 - West Evanston Transitional

**City Boundary**











VIEW FROM CHURCH STREET LOOKING NORTH



VIEW FROM INTERSECTION OF MAPLE AVENUE AND CHURCH STREET LOOKING NORTHEAST



VIEW FROM INTERSECTION OF MAPLE AVENUE AND CLARK STREET LOOKING SOUTHEAST



VIEW FROM CLARK STREET LOOKING SOUTH



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## AERIAL CONCEPTUAL RENDERING

EVANSTON, ILLINOIS • JANUARY 16, 2025





# CHURCH STREET PLAZA

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## AERIAL CONCEPTUAL RENDERING

EVANSTON, ILLINOIS • JANUARY 16, 2025



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## STREETLEVEL CONCEPTUAL RENDERING

EVANSTON, ILLINOIS • JANUARY 16, 2025



THE LINCOLN COMMON



THE LEO



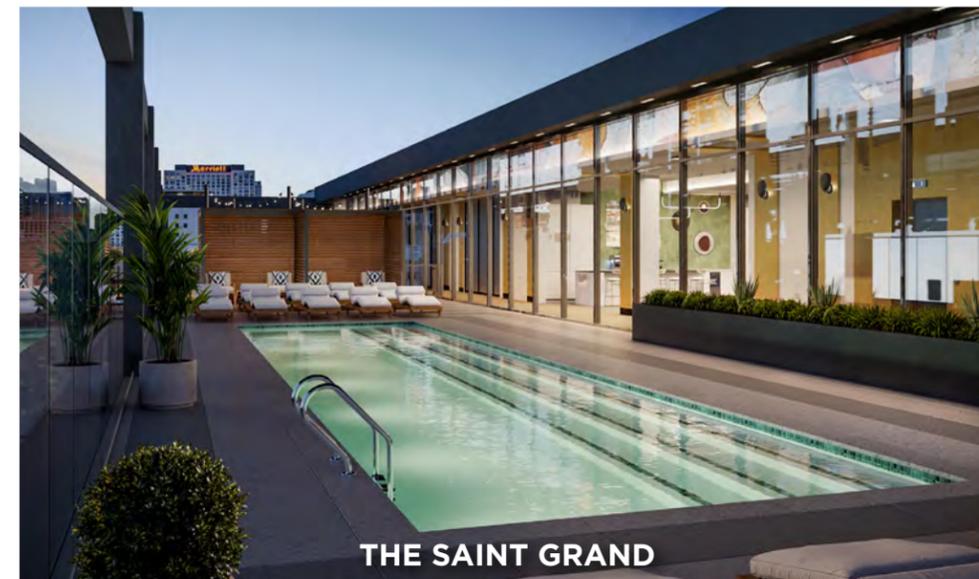
MARLOWE



400 W. HURON



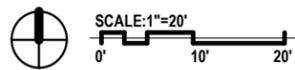
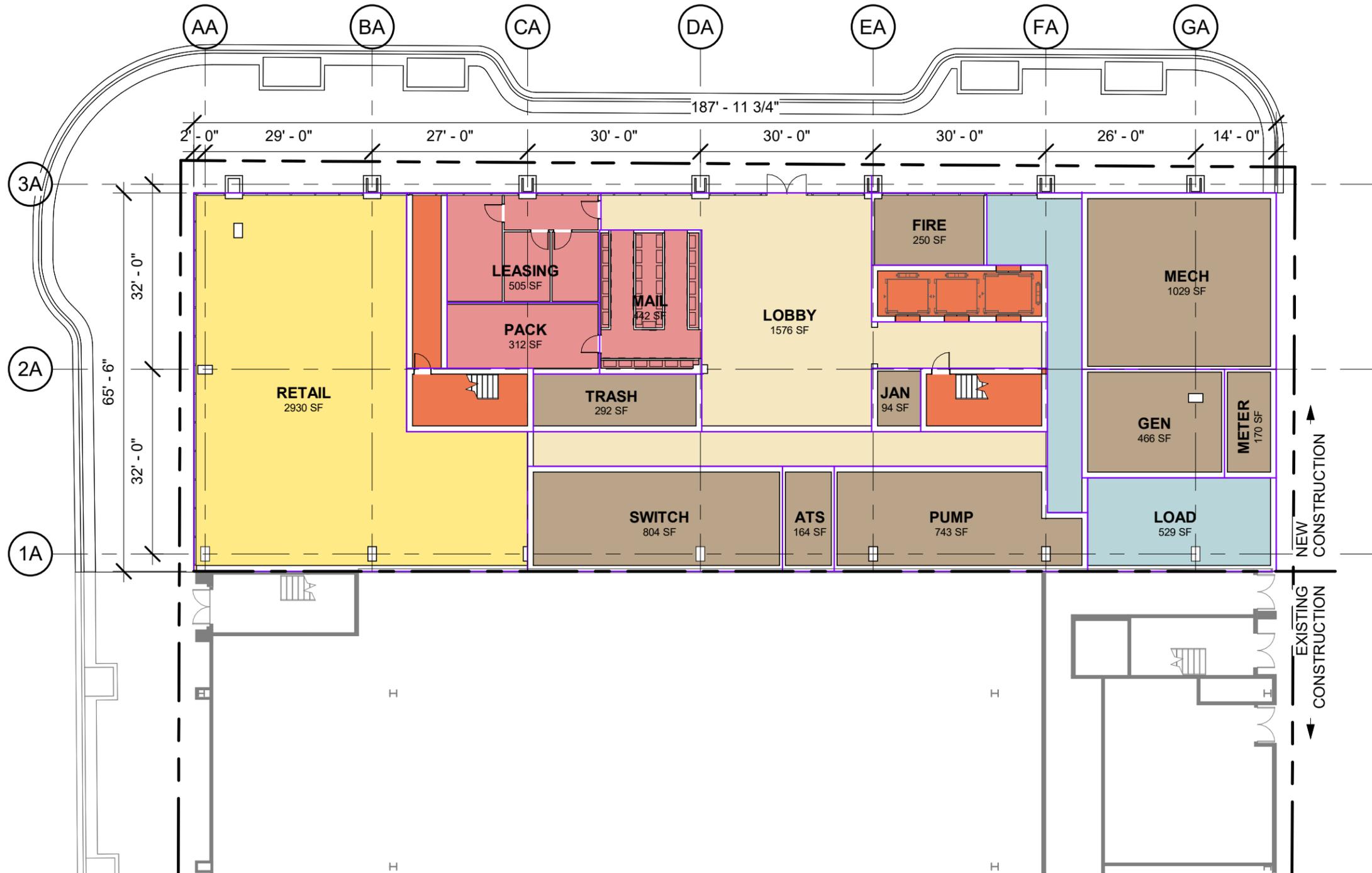
THE SAINT GRAND

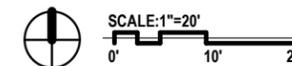


THE SAINT GRAND

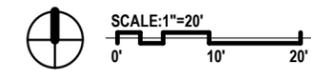
MAPLE AVENUE

CLARK STREET

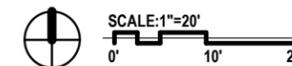
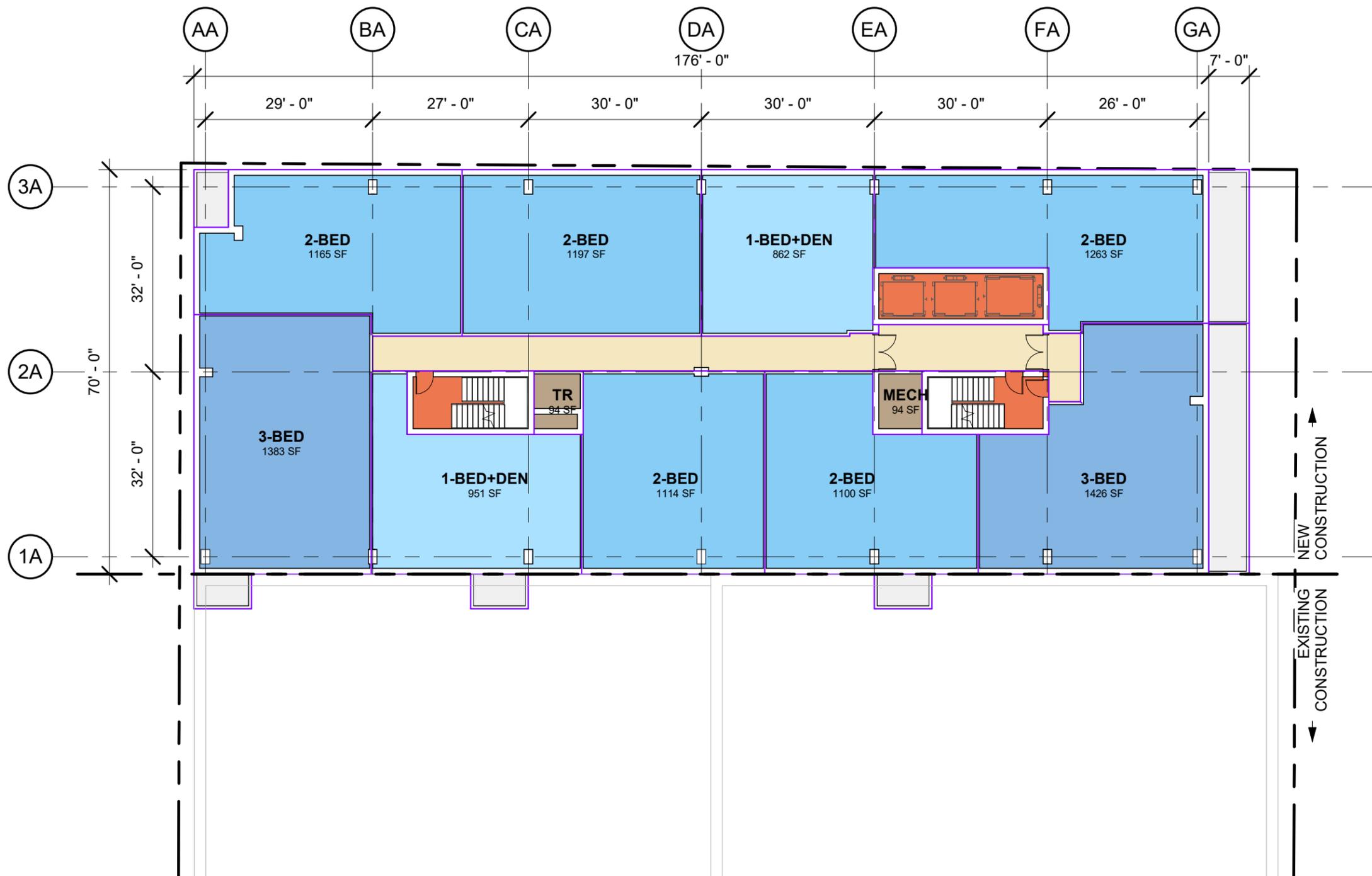


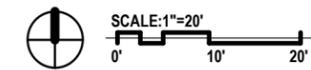
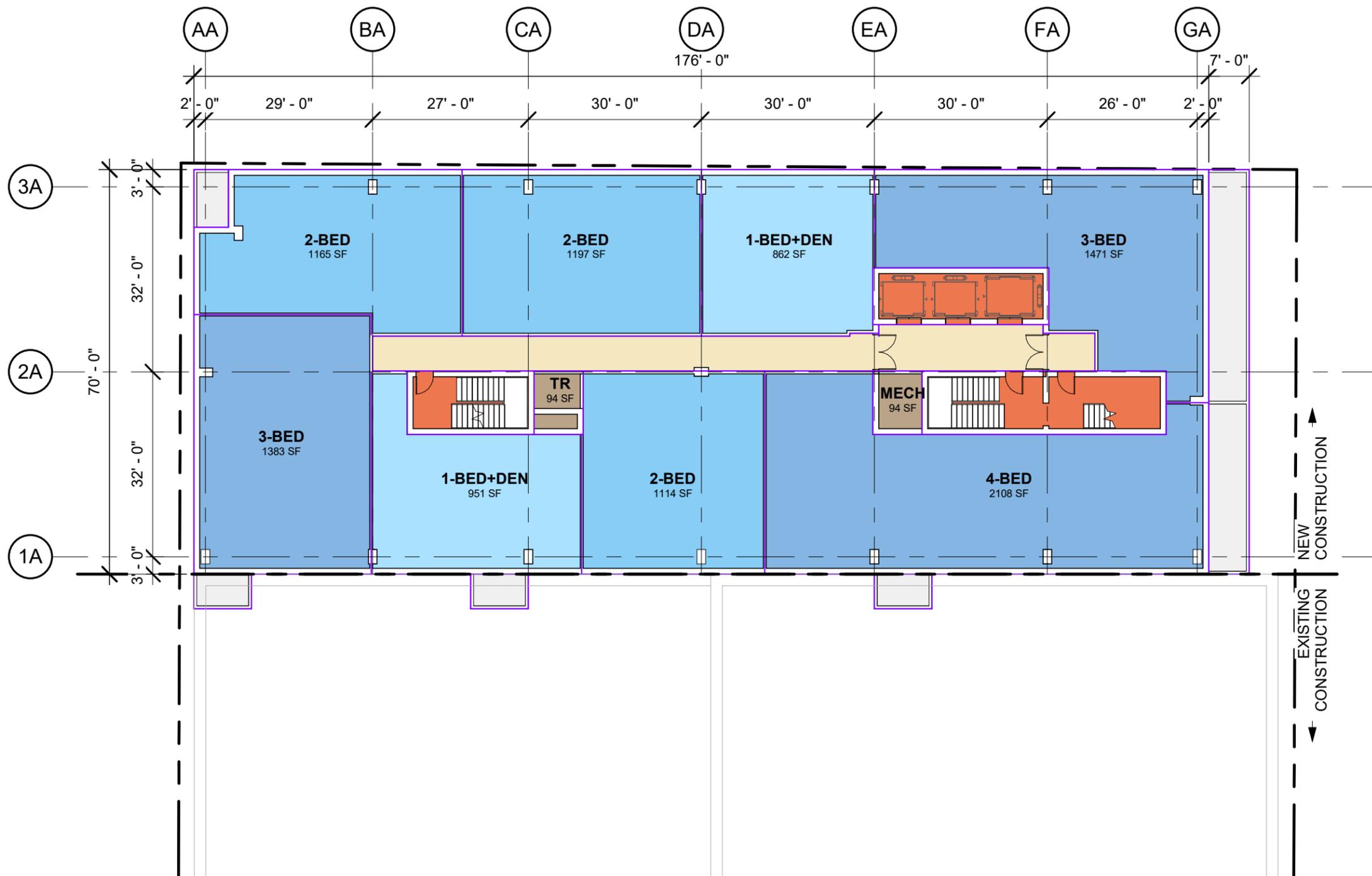


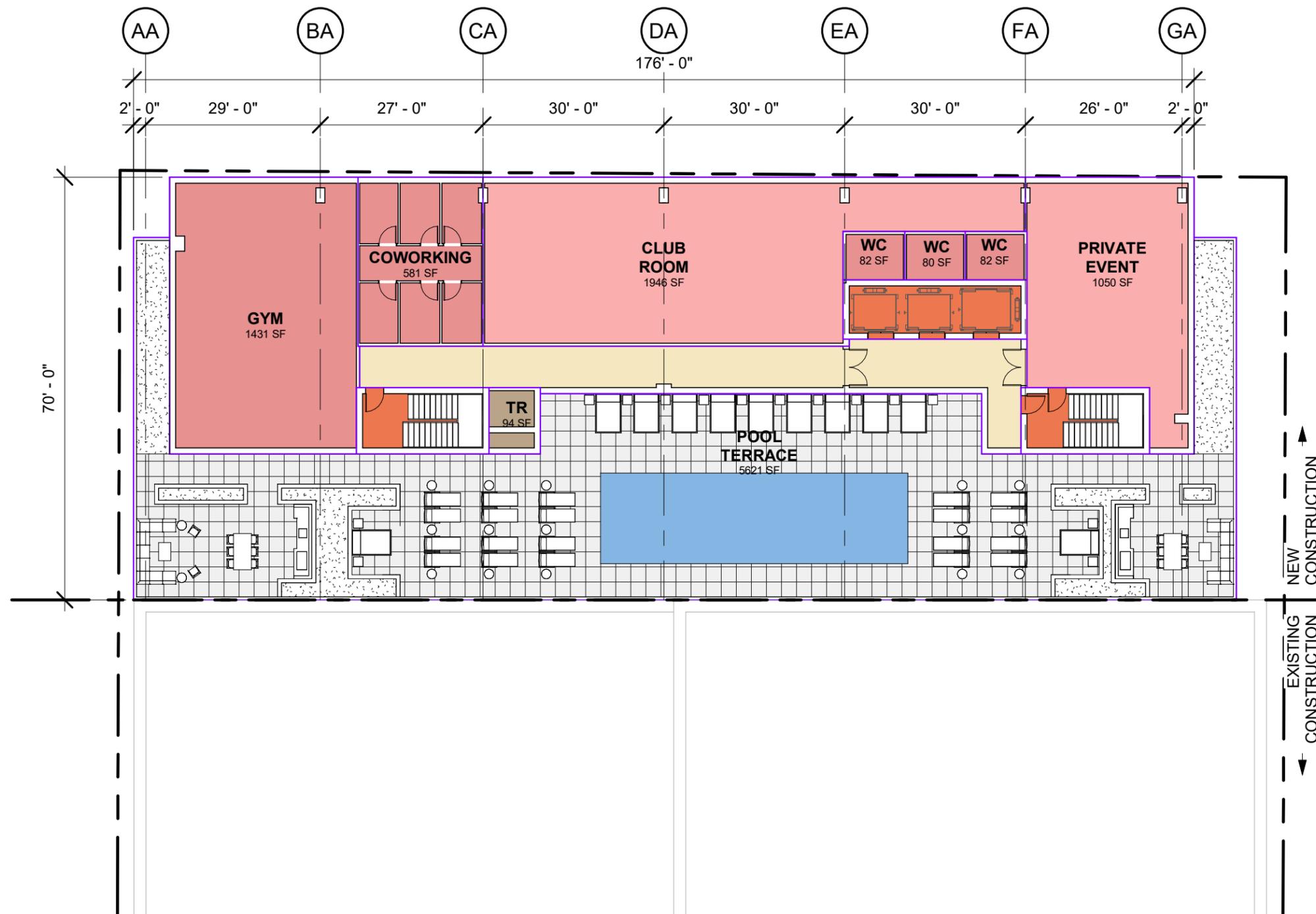








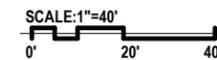


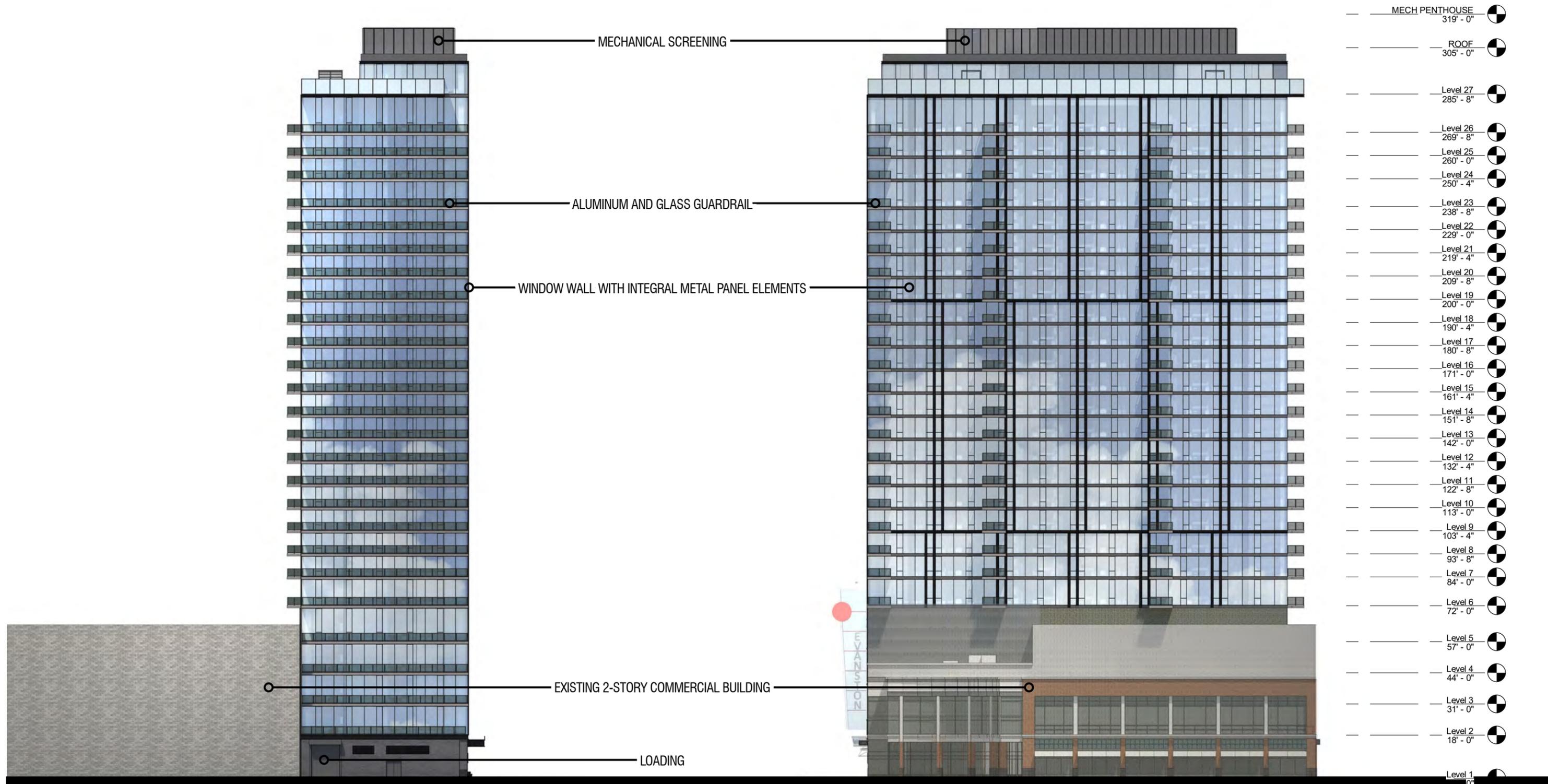




**NORTH ELEVATION**

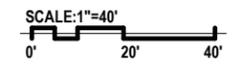
**WEST ELEVATION**

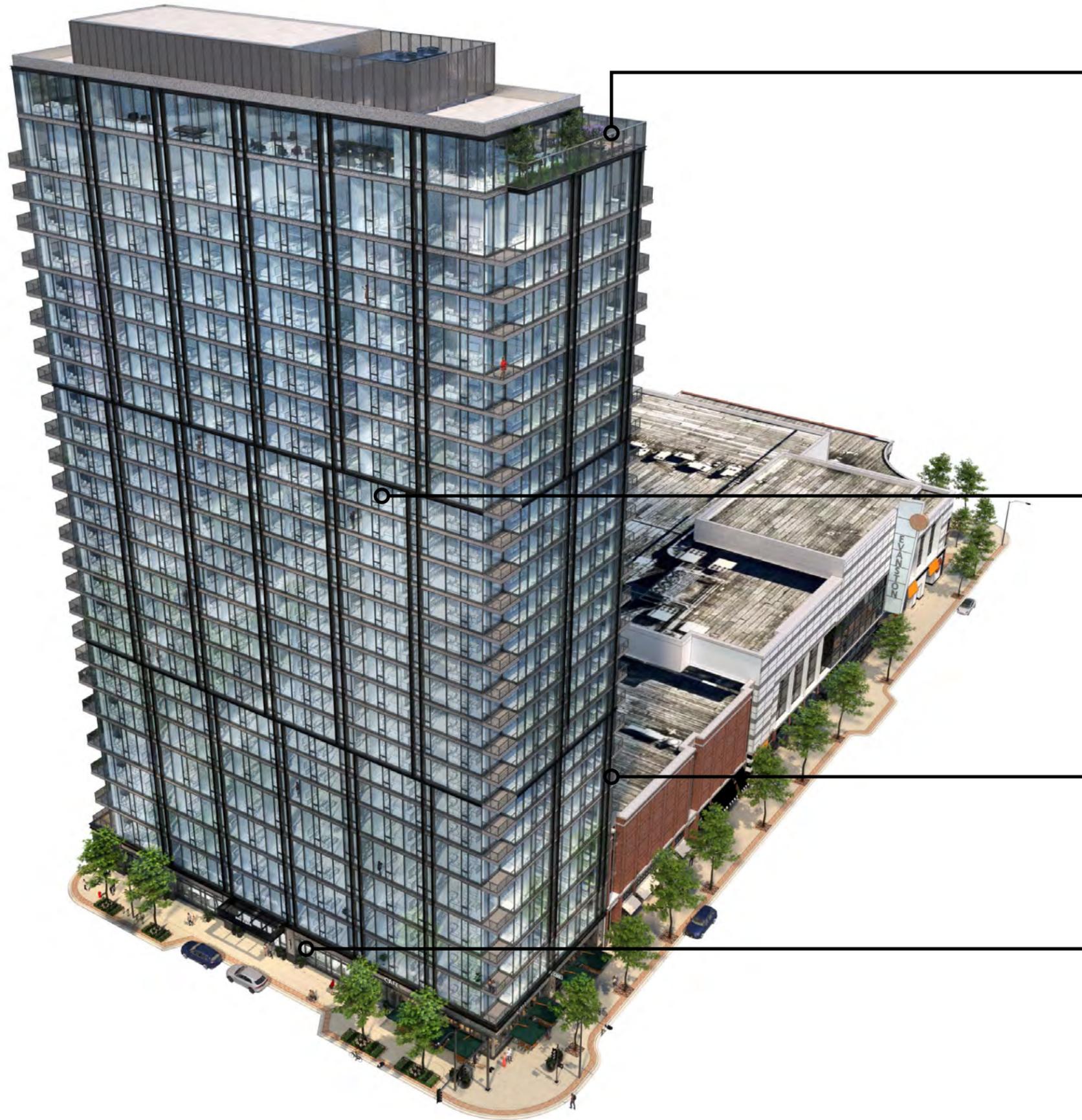




**EAST ELEVATION**

**SOUTH ELEVATION**





**ROOFTOP AMENITIES:**

-  CLUB ROOM
-  OPEN AIR TERRACE
-  POOL DECK
-  CO-WORKING
-  PRIVATE EVENT SPACE
-  FITNESS CENTER

**RESIDENTIAL FLOORS:**

-  PRIVATE TENANT TERRACES
-  HIGH-PERFORMANCE GLAZING, LOW-E COATING

**LOWER PODIUM AMENITIES:**

-  BICYCLE ROOM
-  DOG RUN
-  GOLF SIMULATOR

**GROUND FLOOR:**

-  RESIDENTIAL LOBBY
-  COMMERCIAL SPACE SIZED TO COMPLIMENT THE NEIGHBORHOOD

PROPOSED - LOT B - SUBAREA 1 - Existing Theater & Retail								
	Parking / Loading	Dwelling Units	Hallways / Lobby	Elevator / Stairs	Mechanical / Accessory Space	Commercial (Non-Residential Gross Leasable Area)	Other	Gross Floor Area*
Basement	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1st Floor	(0) Auto stalls Alley Loading	-	6,830		8,200	57,585		64,880
2nd Floor	-	-	8,420			64,610		68,810
Mezzanine	-	-	430			5,650		5,645
3rd Floor								
4th Floor								
5th Floor								
6th Floor								
7th Floor								
8th Floor								
9th Floor								
10th Floor								
11th Floor								
12th Floor								
13th Floor								
14th Floor								
15th Floor								
16th Floor								
17th Floor								
18th Floor								
19th Floor								
20th Floor								
21st Floor								
22nd Floor								
23rd Floor								
24th Floor								
25th Floor								
26th Floor								
27th Floor								
Roof				0				
TOTALS			15,680	0	8,200	127,845	0	139,335

PROPOSED - LOT B - SUBAREA 2 - Mixed Use Residential Building									
	Parking / Loading	Dwelling Units	Common (Hallways / Leasing / Lobby, etc.)	Vertical Areas (Elevator / Stairs)	Mechanical / Accessory Space	Amenity	Commercial (Non-Residential Gross Leasable Area)	Residential	Gross Floor Area*
Basement	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
1st Floor	529 sf Loading	0	3,995	996	4,012		2,930	0	6,925
2nd Floor	3025 SF Bike Parking	11	1,131	784	187			7,283	8,414
Mezzanine	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
3rd Floor		11	4,156	784	187			7,283	11,439
4th Floor		11	4,156	784	187			7,283	11,439
5th Floor		11	1,131	784	187	2,291		7,283	10,705
6th Floor		16	1,014	784	187			10,425	11,439
7th Floor		16	1,014	784	187			10,425	11,439
8th Floor		16	1,014	784	187			10,425	11,439
9th Floor		16	1,014	784	187			10,425	11,439
10th Floor		16	1,014	784	187			10,425	11,439
11th Floor		16	1,014	784	187			10,425	11,439
12th Floor		16	1,014	784	187			10,425	11,439
13th Floor		16	1,014	784	187			10,425	11,439
14th Floor		16	1,014	784	187			10,425	11,439
15th Floor		16	1,014	784	187			10,425	11,439
16th Floor		16	1,014	784	187			10,425	11,439
17th Floor		16	1,014	784	187			10,425	11,439
18th Floor		16	1,014	784	187			10,425	11,439
19th Floor		16	1,014	784	187			10,425	11,439
20th Floor		16	1,014	784	187			10,425	11,439
21st Floor		16	1,014	784	187			10,425	11,439
22nd Floor		16	1,014	784	187			10,425	11,439
23rd Floor		16	1,014	784	187			10,425	11,439
24th Floor		9	979	784	187			10,461	11,440
25th Floor		9	979	784	187			10,461	11,440
26th Floor		8	966	1,008	187			10,251	11,217
27th Floor		0	1,076	777	94	5,253			6,329
Roof		0	0	0	3,000			0	0
TOTALS	3,360	358	36,821	21,597	11,781	7,544	2,930	247,955	295,250

Site Area - Subarea 1	79,421 sf
Site Area - Subarea 2	13,545 sf
Site Area - Lot B Total	92,966 sf
FAR - Lot B - Blended	4.67

(Gross Floor Area definition from Zoning Analysis Application & Code Section 6-18-3)

\*GROSS FLOOR AREA: The sum of areas of all floors of a building measured from the exterior walls or from the center line of walls separating 2 buildings. The gross floor area of a building shall also include but not be limited to: basements, interior balconies and mezzanines, enclosed porches, and attic space finished or unfinished having minimum 5-foot floor to rafters height. The following areas shall be excluded from the calculation of gross floor area: elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, off-street parking and loading.

**CHURCH STREET PLAZA DEVELOPMENT**  
**Zoning Analysis Application Unit Mix**

UNIT MIX																														
LEVEL	STUDIO						CONVERTIBLE				1 BED						1 BED + DEN			2 BED						3 BED			4 BED	
	STUDIO (1)	STUDIO (2)	STUDIO (3)	STUDIO (4)	STUDIO (5)	STUDIO (6)	CONV. (1)	CONV. (2)	CONV. (3)	CONV. (4)	1 BED (1)	1 BED (2)	1 BED (3)	1 BED (4)	1 BED (5)	1 BED (6)	1 BED + DEN (1)	1 BED + DEN (2)	1 BED + DEN (3)	2 BED (1)	2 BED (2)	2 BED (3)	2 BED (4)	2 BED (5)	2 BED (6)	3 BED (1)	3 BED (2)	3 BED (3)	4 BED (1)	
Roof																														
27																														
26																		951 sf	862 sf		1,165 sf	1,197 sf		1,114 sf			1,383 sf		1,471 sf	2,108 sf
25																		951 sf	862 sf		1,165 sf	1,197 sf	1,263 sf	1,114 sf	1,100 sf	1,383 sf	1,426 sf			
24																		951 sf	862 sf		1,165 sf	1,197 sf	1,263 sf	1,114 sf	1,100 sf	1,383 sf	1,426 sf			
23	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
22	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
21	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
20	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
19	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
18	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
17	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
16	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
15	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
14	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
13	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
12	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
11	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
10	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
9	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
8	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
7	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
6	477 sf	454 sf	461 sf	461 sf	461 sf	461 sf			564 sf	562 sf	740 sf	714 sf	754 sf	719 sf	774 sf	829 sf	859 sf			1,136 sf										
5	477 sf	454 sf	461 sf	461 sf			615 sf	584 sf			740 sf	714 sf	754 sf				877 sf			1,147 sf										
4	477 sf	454 sf	461 sf	461 sf			615 sf	584 sf			740 sf	714 sf	754 sf				877 sf			1,147 sf										
3	477 sf	454 sf	461 sf	461 sf			615 sf	584 sf			740 sf	714 sf	754 sf				877 sf			1,147 sf										
2	477 sf	454 sf	461 sf	461 sf			615 sf	584 sf			740 sf	714 sf	754 sf				877 sf			1,147 sf										
1																														
<b>TOTAL</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>18</b>	<b>18</b>	<b>4</b>	<b>4</b>	<b>18</b>	<b>18</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>22</b>	<b>3</b>	<b>3</b>	<b>22</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1</b>	
	<b>124 Studio Units</b>						<b>44 Convertible Units</b>				<b>120 1-Bed Units</b>						<b>28 1-Bed + Den Units</b>			<b>35 2-Bed Units</b>						<b>6 3-Bed Units</b>			<b>1 4-Bed Unit</b>	
	<b>358 Units</b>																													