



THE **LEGACY**
EVANSTON
A HORIZON REALTY GROUP PROPERTY

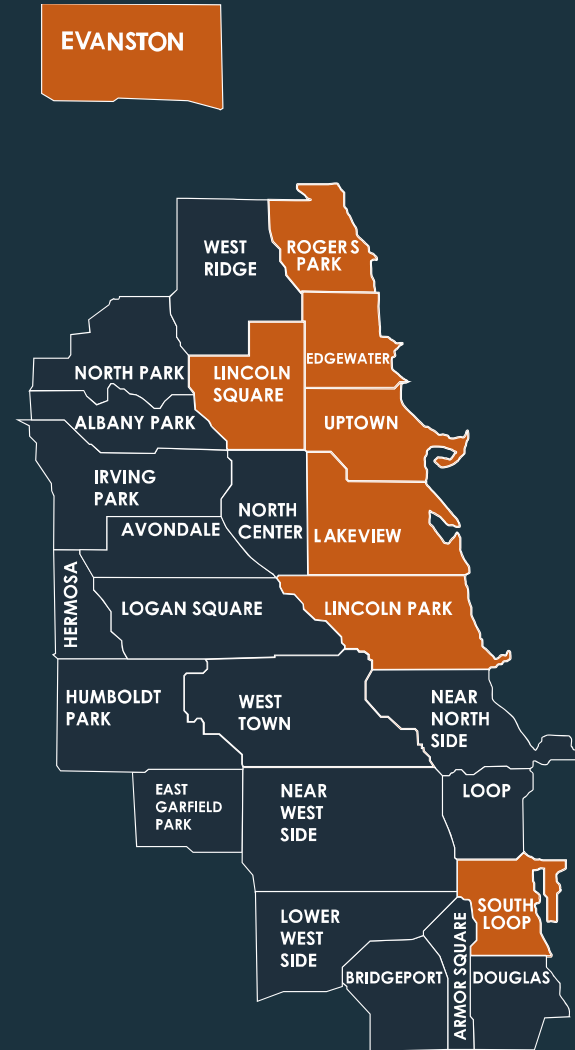
Jeffrey Michael - Horizon Realty Group
Tim Kent - Pappageorge Haymes
Sylvia Michas - Taft Law Firm
Jonathan Amarilio - Taft Law Firm

Daniel Michael - Horizon Realty Group
Graham Grady - Taft Law Firm
Jonathan Perman - The Perman Group

The Legacy Evanston: A Horizon Realty Group Property



- Family owned and operated since 1984; approximately 100 employees
- Developer and property management company
- Owns and operates over 2,400 market rate apartments
- Focus on renovation and revitalization of neglected properties
- Owner of The Merion at 1611 Chicago Avenue in Evanston



The Legacy Evanston: A Horizon Realty Group Property

THE MERION

- Owned and operated by Horizon Realty Group since 2012
- Horizon invested \$40 million in private capital to update what was a neglected senior living facility
- Home to more than 150 thriving Evanstonian seniors



The Legacy Evanston: A Horizon Realty Group Property

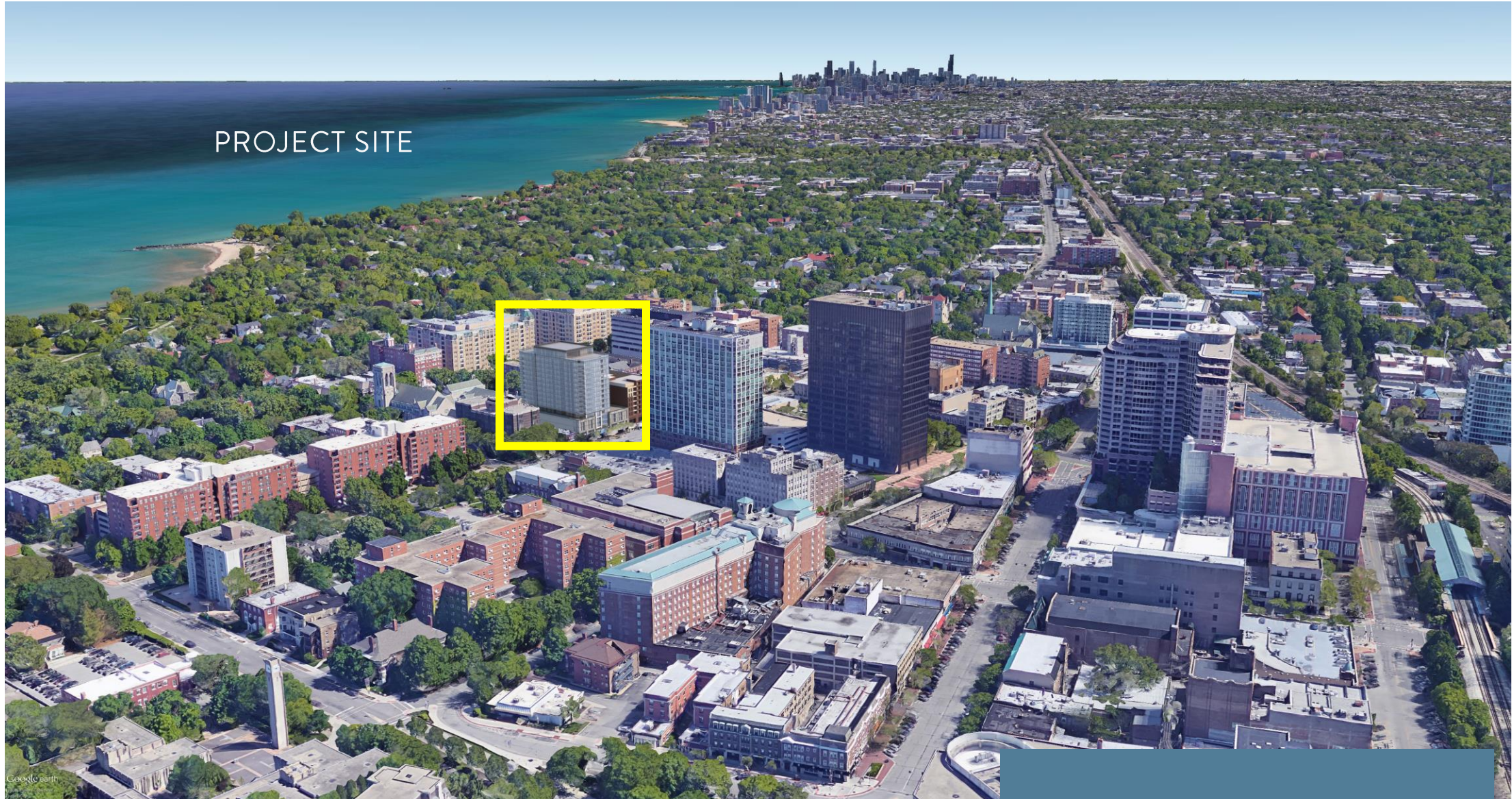
“The Horizon team and the Michael family are **exceptional** at running The Merion and continue to invest in all its offerings. The property is **immaculate**. The onsite dining is **superb**. And, all the staff from the General Manager to the housekeeping staff are so **friendly** and **helpful**. The car valet is the best, helping me with my groceries. The program director plans fun activities. I often see Danny Michael and his wife visiting The Merion. They are so **proud** to be the owners, and they should be, given what a **wonderful** place The Merion is to call home.”

— **LUBA AMES, RESIDENT OF THE MERION**



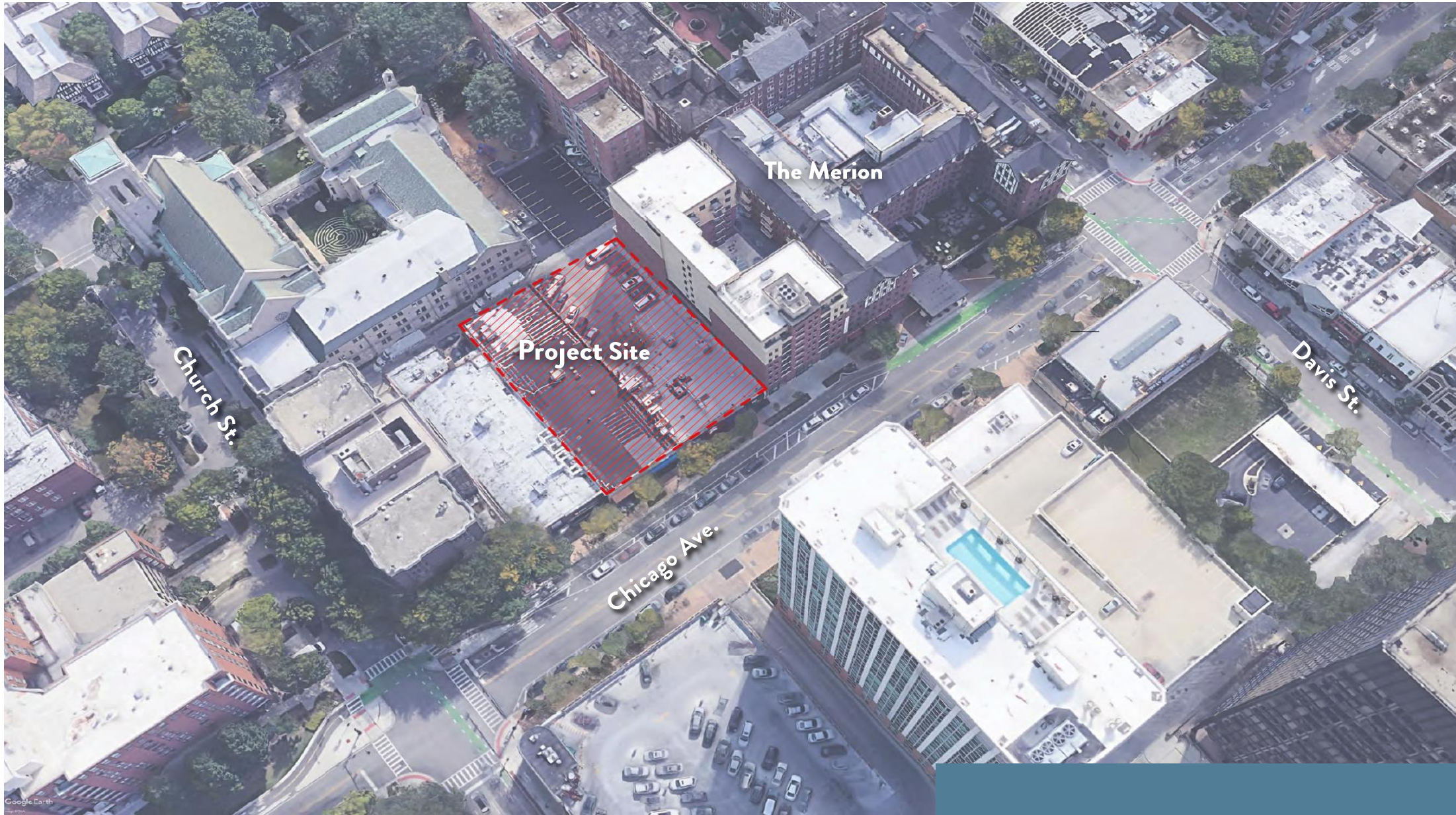
The Legacy Evanston: A Horizon Realty Group Property

PROJECT SITE



June 23, 2023





June 23, 2023



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SITE PHOTOS



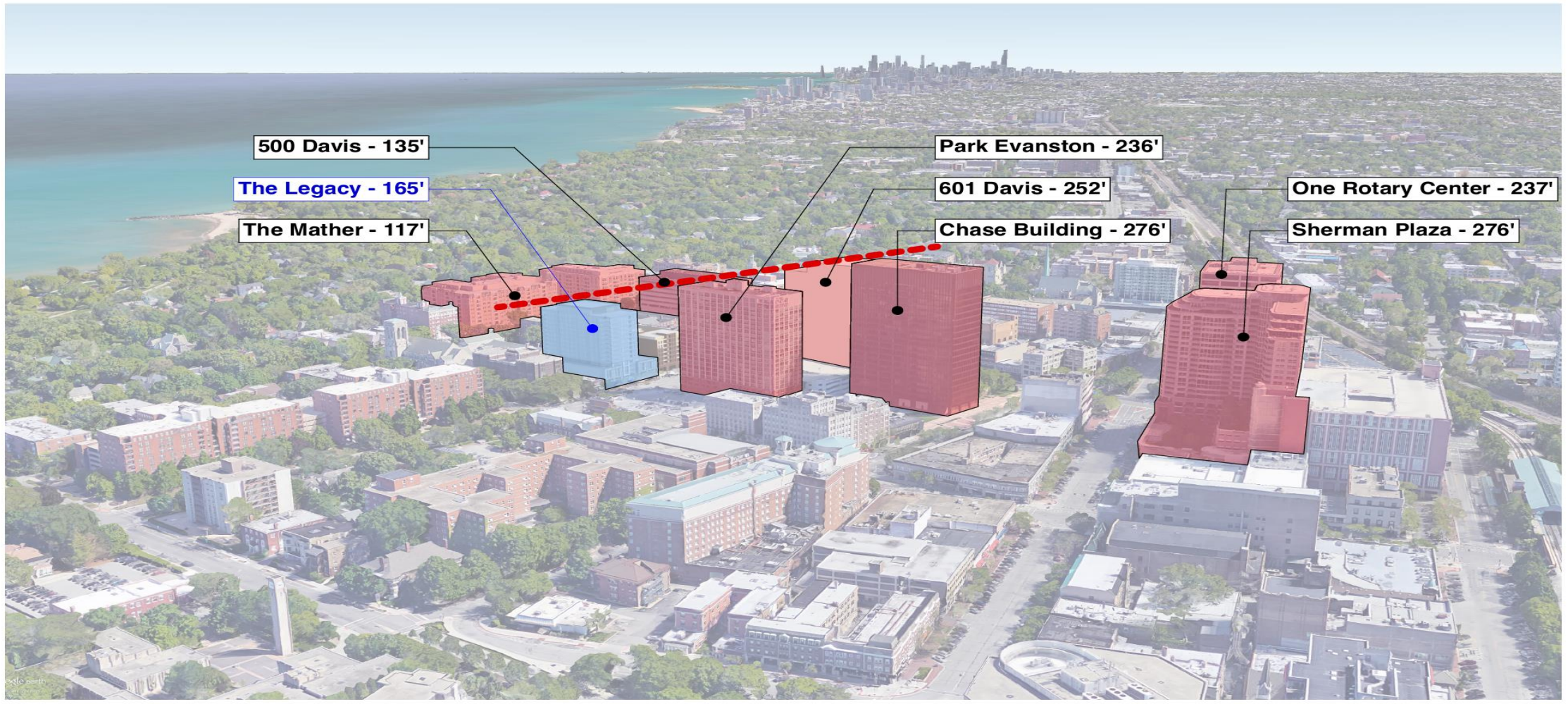
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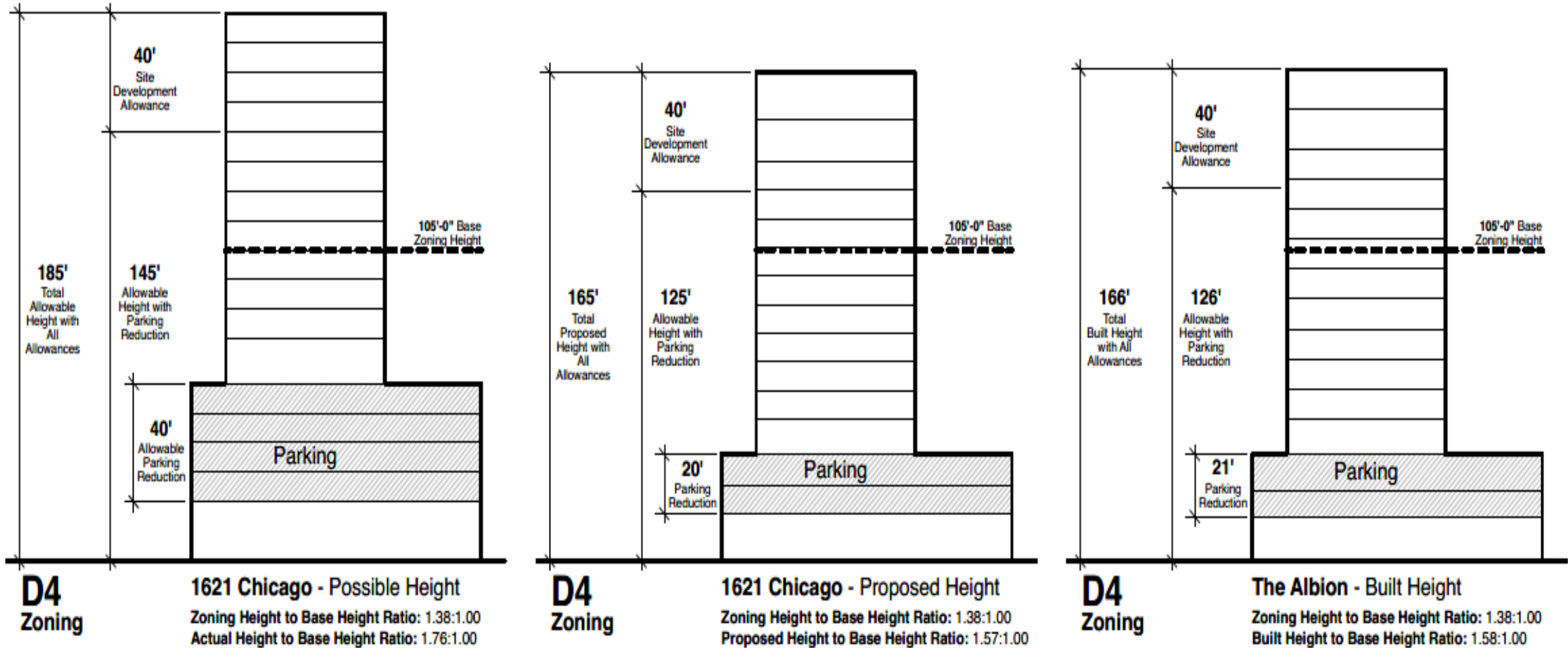
1621-31 Chicago Ave. - Evanston, IL

Context View from Northwest
5/30/23

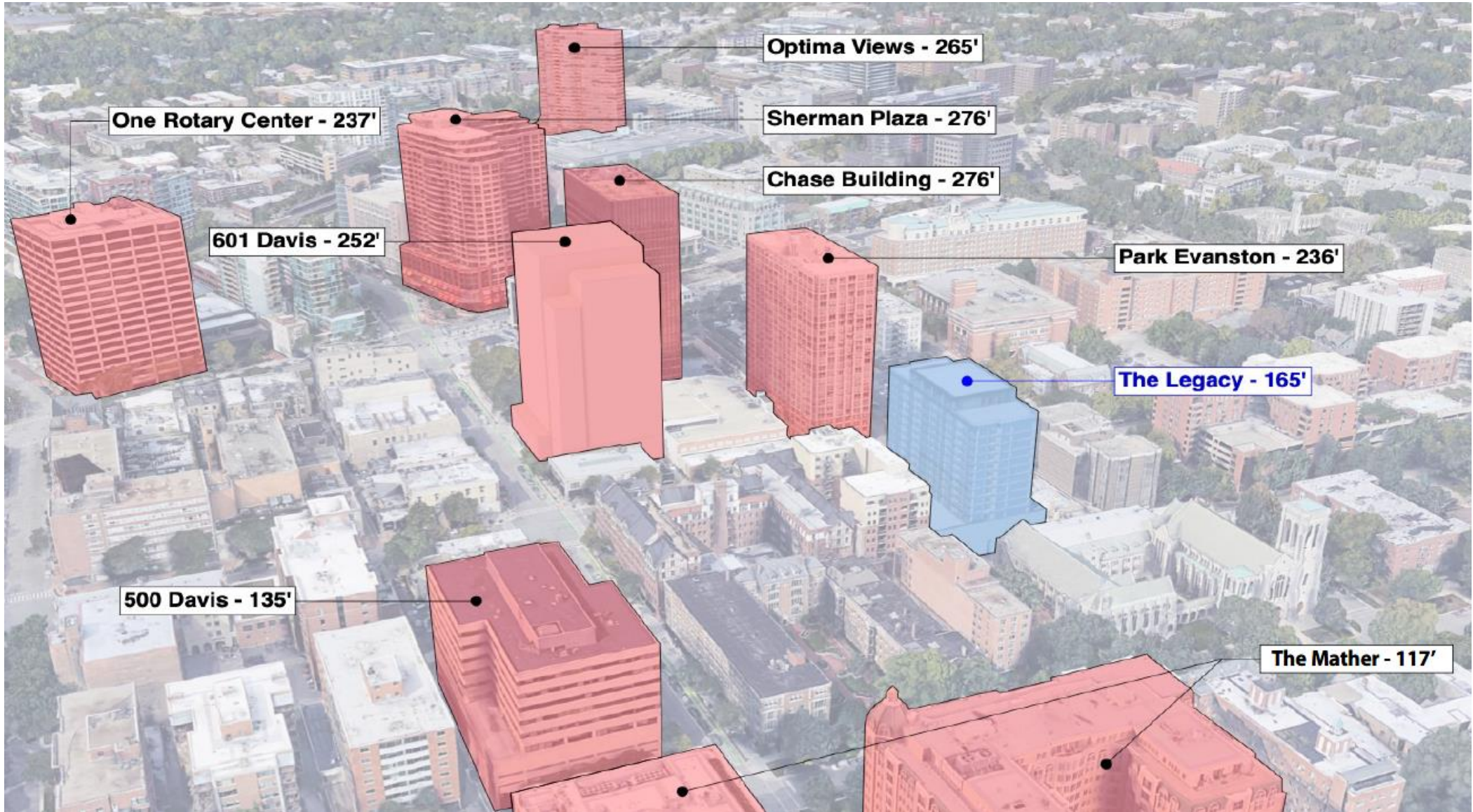
PAPPAGEORGE
HAYMES



The Legacy Evanston: A Horizon Realty Group Property



The Legacy Evanston: A Horizon Realty Group Property

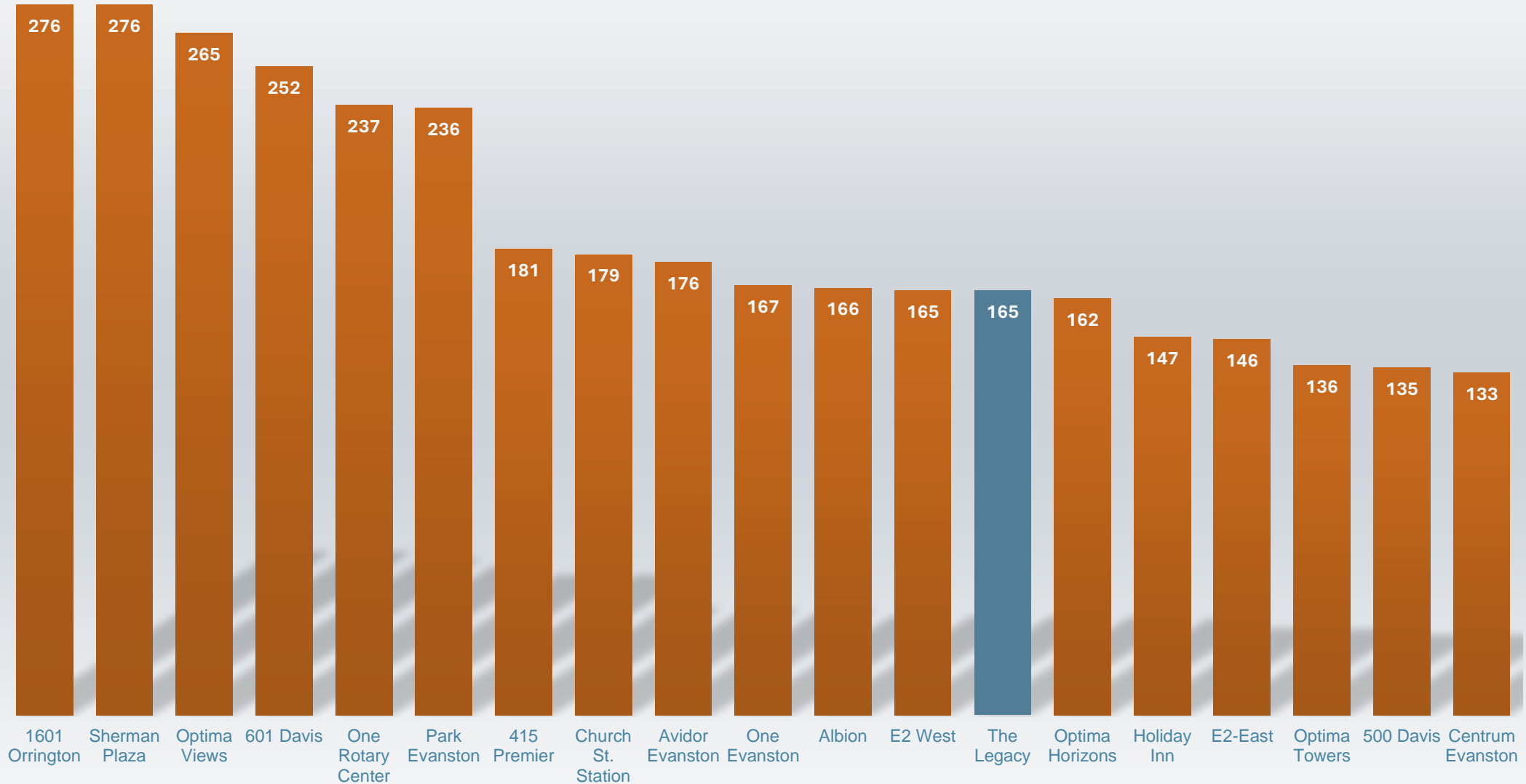


Evanston's Tallest Buildings

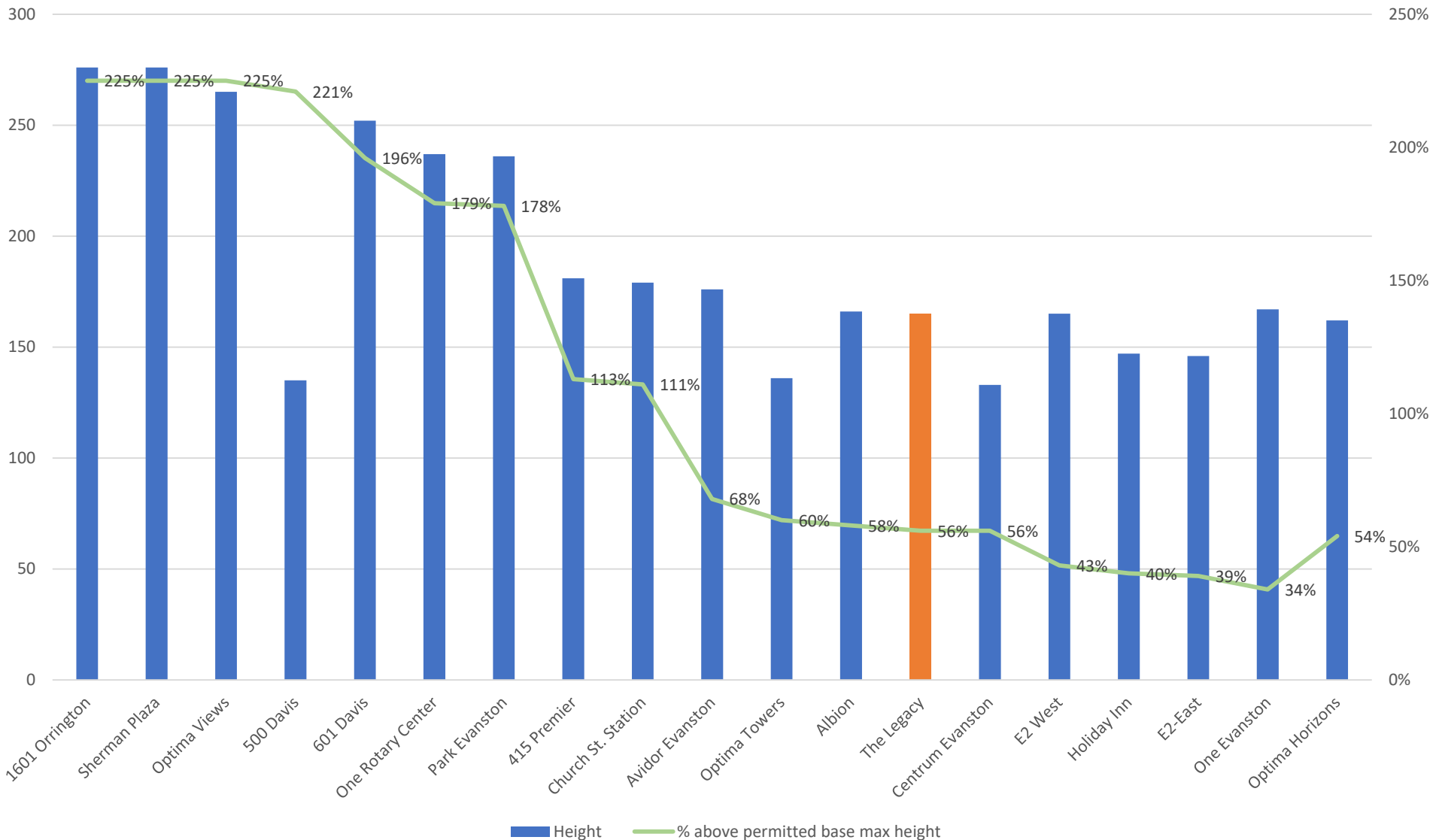
Buildings	Height	Zone	Year Built	% Above Permitted Base Maximum Height
1601 Orrington	276	D3	1969	225%
Sherman Plaza	276	D3	2007	225%
Optima Views	265	RP	2003	225%
601 Davis	252	D3	Approved	196%
One Rotary Center	237	D3	1977	179%
Park Evanston	236	D3	1997	178%
415 Premier	181	B3	2008	113%
Church St. Station	179	D3	2002	111%
Avidor Evanston	176	D3	2020	68%
One Evanston	167	D3	2009	34%
Albion	166	D4	2019	58%
E2 West	165	RP	2015	43%
The Legacy	165	D4	Proposed	56%
Optima Horizons	162	D4	2005	54%
Holiday Inn	147	D4	1973	40%
E2-East	146	RP	2015	39%
Optima Towers	136	D3	2002	60%
500 Davis	135	D1	1978	221%
Centrum Evanston	133	D3	2018	56%



Evanston's Tallest Buildings



The Legacy Will Be Substantially Below Other Approved Projects in Downtown Evanston



Comparables With Other Recent Approved Developments

<u>Relief Sought</u>	<u>The Legacy</u>	<u>Albion</u>	<u>The Link</u>	<u>1571 Maple</u>	<u>Chicago/Main</u>	<u>1727 Oak</u>
Height	105+40 to 165 ft.	105+40 to 166 ft.	67 to 103 ft.	85 to 133 ft.	67 to 97 ft.	85+85 to 176 ft.
FAR	None	5.4 to 5.99	4.0 to 4.66	None	4.0 to 4.86	None
Dwelling Units	94 to 140	93 to 273	121 to 242	73 to 101	87 to 112	117 to 169
Parking	118 to 57	None	358 to 174	142 to 12	216 to 152 (25% off-site)	None
Setback	None	Ziggurat	Rear + 2 sides Landscape Buffer	2 Ziggurat sides + a front	Parking	Front Yard
Loading Berth	None	None	Location, screen	None	2 rather than 5	1 rather than 2



Development Allowances and IHO Bonuses for proposed Planned Development in D4 District

Development Allowances: Section 6-3-6, of the Evanston Municipal Code (“Zoning Ordinance”), Land Use Commission may recommend approval of, and the City Council may grant, site development allowances for planned developments. Said allowances shall be limited as follows:

Inclusionary Bonus Ordinance: As provided in Section 6-11-1-11 of Zoning Ordinance, any covered development, as defined under City Code Section 5-7-3, providing on-site affordable units and that is otherwise compliant with the City’s Inclusionary Housing Ordinance is entitled to the development bonuses noted below:



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I. Height

A. Permitted “as of right” for residential projects (§6-11-5-8) = 105 feet

B. Development Allowance (§6-11-1-10(C)(1)) = +40 feet

The height of any story of a building approved as a planned development may be excluded from the calculation of building height when seventy-five percent (75%) or more of the gross floor area of such story consists of parking required for the building, excluding mechanical penthouse, however, in no case shall this exclusion be greater than four (4) stories or forty (40) feet, whichever is less.

C. Inclusionary Housing Bonus (§ 6-11-1-11)

Majority vote of City Council required to exceed maximum Site Development allowances for Developments, instead of Supermajority vote.

D. Proposed Development

105 ft. (Maximum permitted height (residential project))

40 ft. (Site Development allowance)

145 ft. = Maximum Zoning Height

40 ft. = (parking)

185 ft. = Maximum Tape Measure Height

165 ft. = Proposed Height

II. Dwelling Units

A. Permitted “as of right” (§6-11-5-4) = 54 dwelling units (Lot size of 21,644 s.f., /400 sq. per DU)

B. Inclusionary Housing Bonus (§ 6-11-1-11) = 10% on-site affordable housing units = + 4 market rate units per each IHO unit (10)

C. Proposed Development

Base no. of dwelling units = 100

Required IHO units (included in the 100 units) = 10 (10% of 140)

Bonus units (10 x 4) = 40

Total no. of proposed units = 140

III. Parking (§6-11-1-11)

A. Required parking spaces, residential = 95

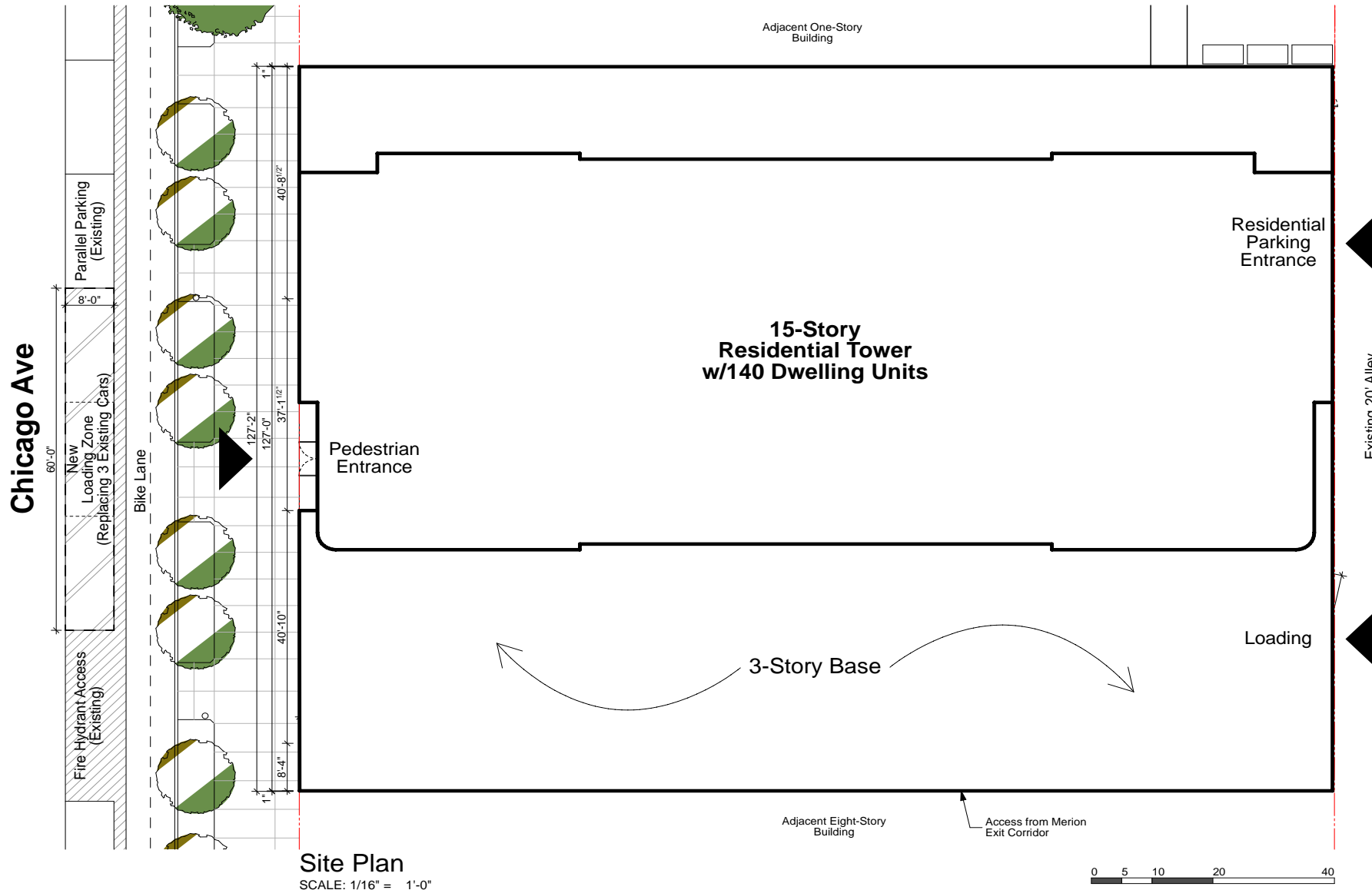
B. Required parking spaces, non-residential = 23

C. Total no. of required parking spaces = 118

D. Proposed Development = 57 parking spaces

E. Applicant will lease spaces from City of Evanston parking garages on an as-needed basis

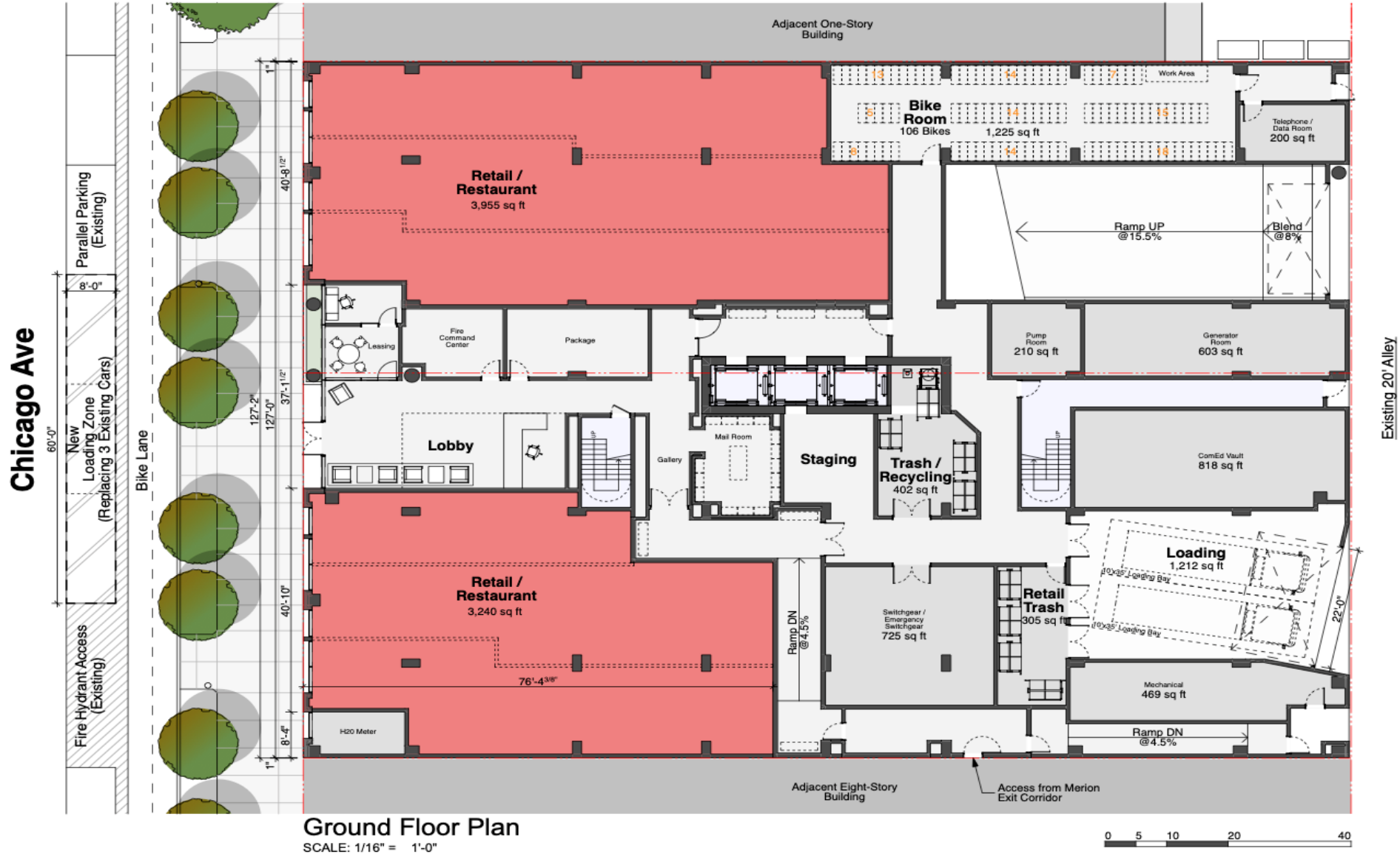
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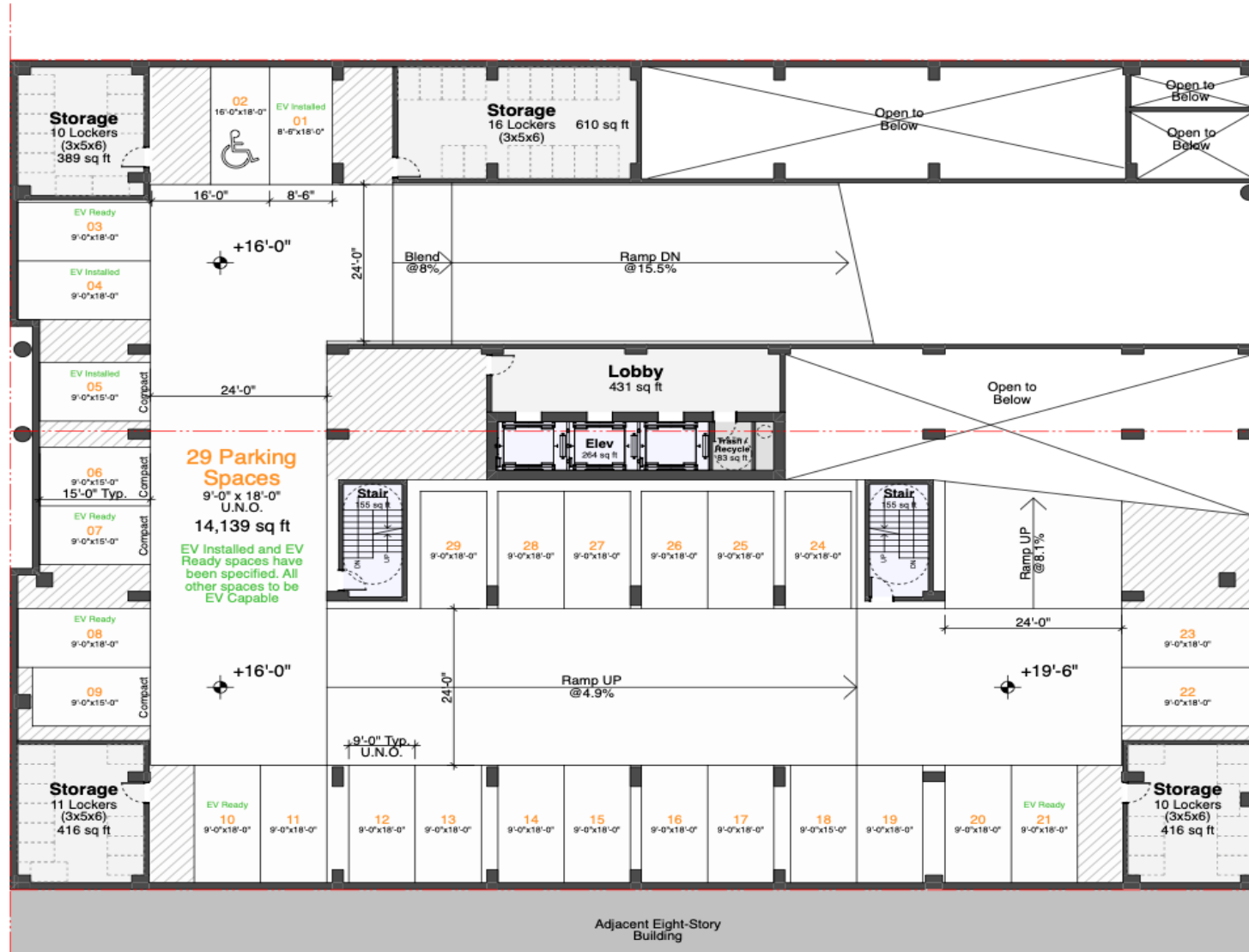
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The Legacy Evanston: A Horizon Realty Group Property



The Legacy Evanston: A Horizon Realty Group Property



57 Total Parking Spaces
6 (10.5%) EV-Installed Spaces
12 (21%) EV-Ready Spaces
39 EV-Capable Spaces

Parking Space Types
46 Standard
8 Compact
3 ADA Accessible

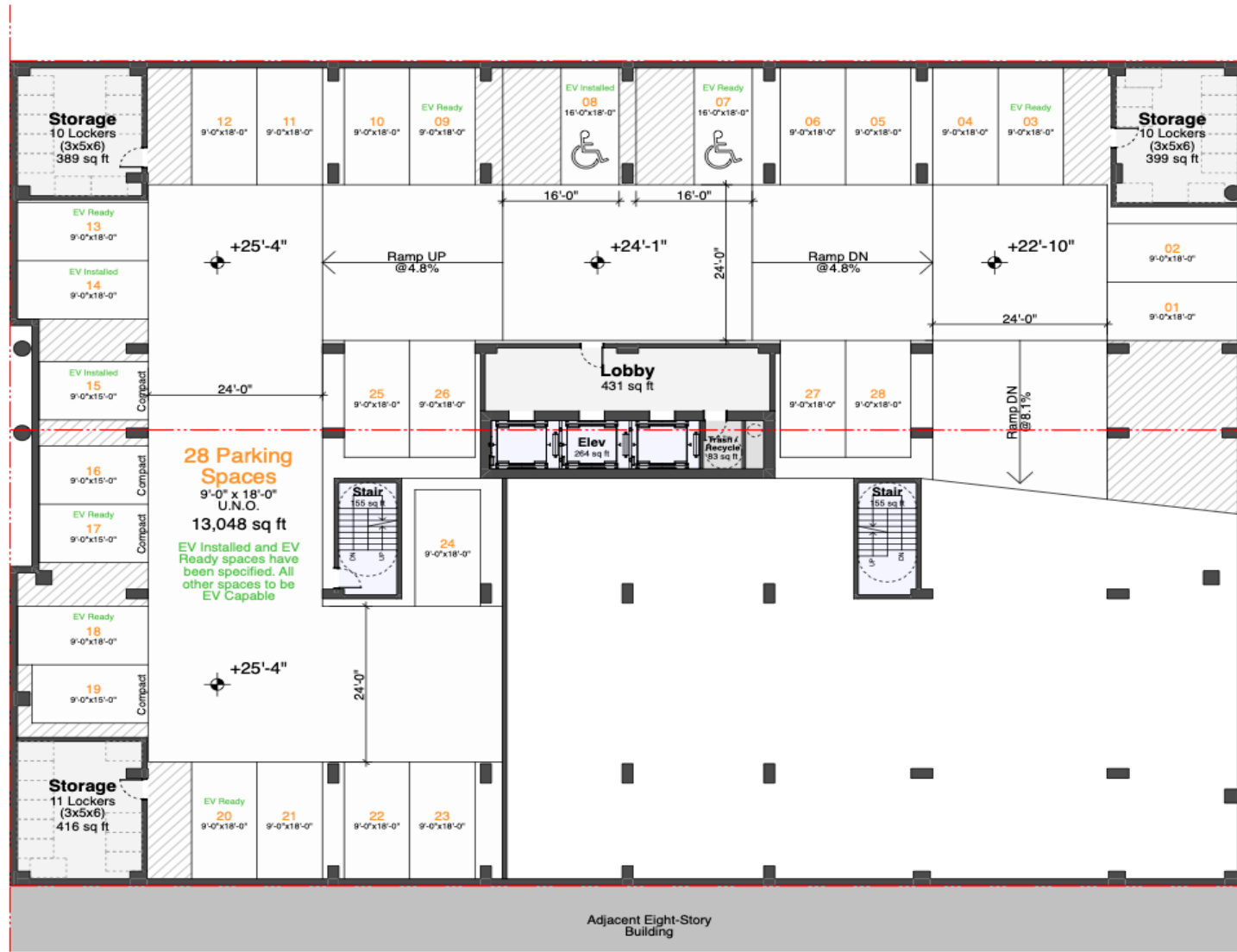
Second Floor

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

June 23, 2023



The Legacy Evanston: A Horizon Realty Group Property



57 Total Parking Spaces
 6 (10.5%) EV-Installed Spaces
 12 (21%) EV-Ready Spaces
 39 EV-Capable Spaces

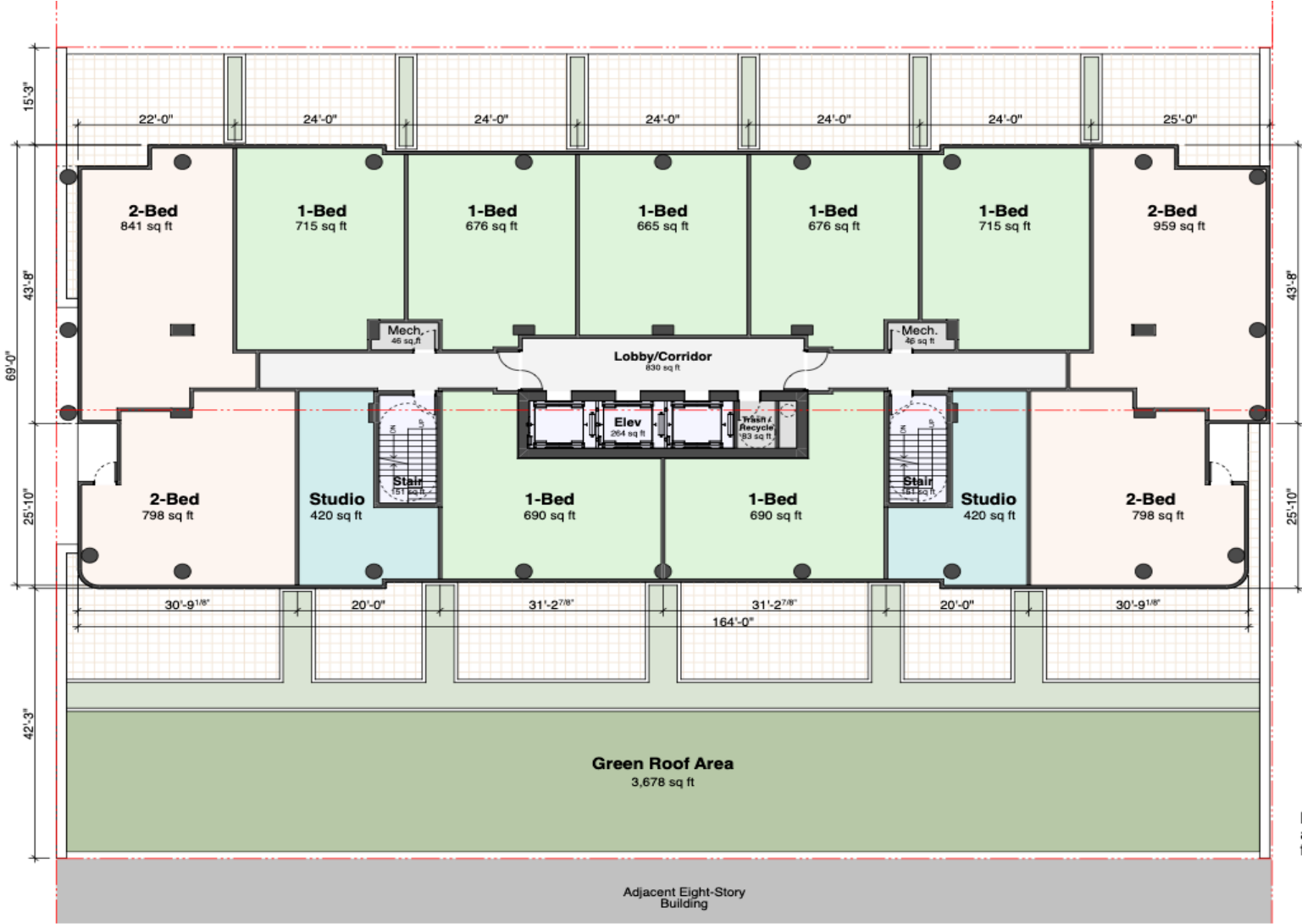
Parking Space Types
 46 Standard
 8 Compact
 3 ADA Accessible

28 Parking Spaces
 9'-0" x 18'-0"
 U.N.O.
 13,048 sq ft
 EV Installed and EV Ready spaces have been specified. All other spaces to be EV Capable

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



The Legacy Evanston: A Horizon Realty Group Property

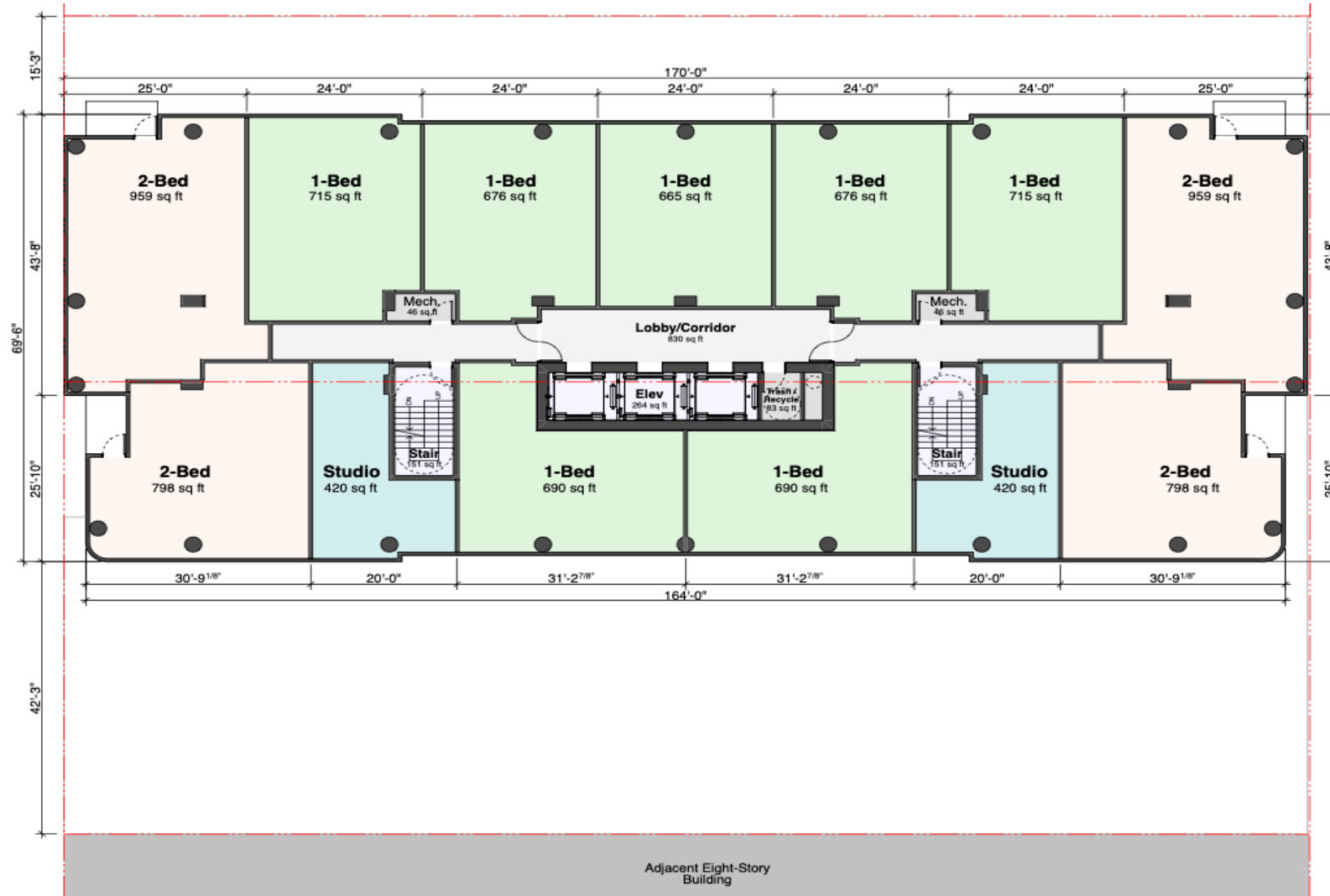


Note: Unit square footages are approximate and are subject to final engineering.

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



The Legacy Evanston: A Horizon Realty Group Property



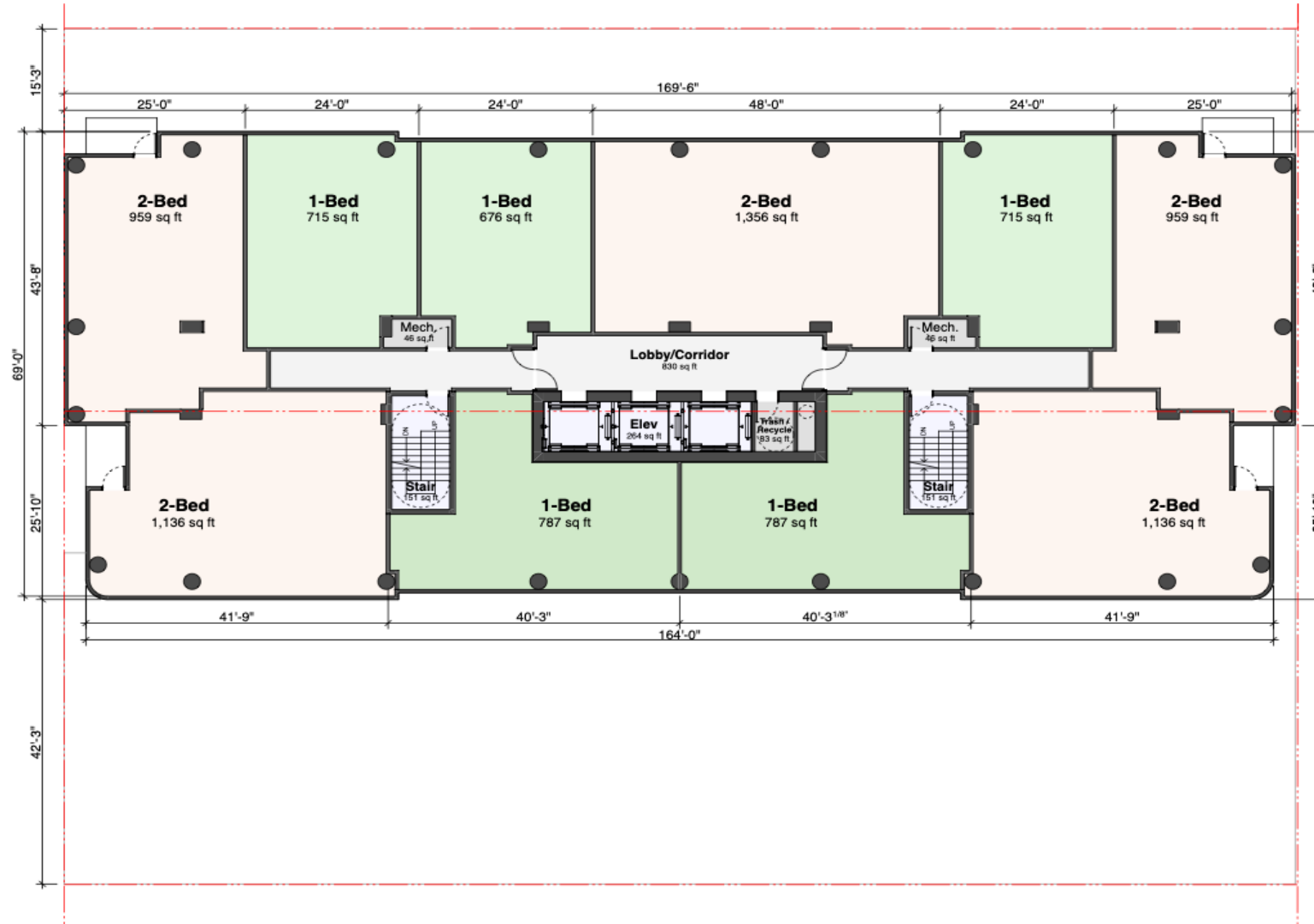
Note: Unit square footages are approximate and are subject to final engineering.

Typical Tower Plan - Tier 1 (5th-13th Floor)

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



The Legacy Evanston: A Horizon Realty Group Property



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

Penthouse Floor (14th Floor)

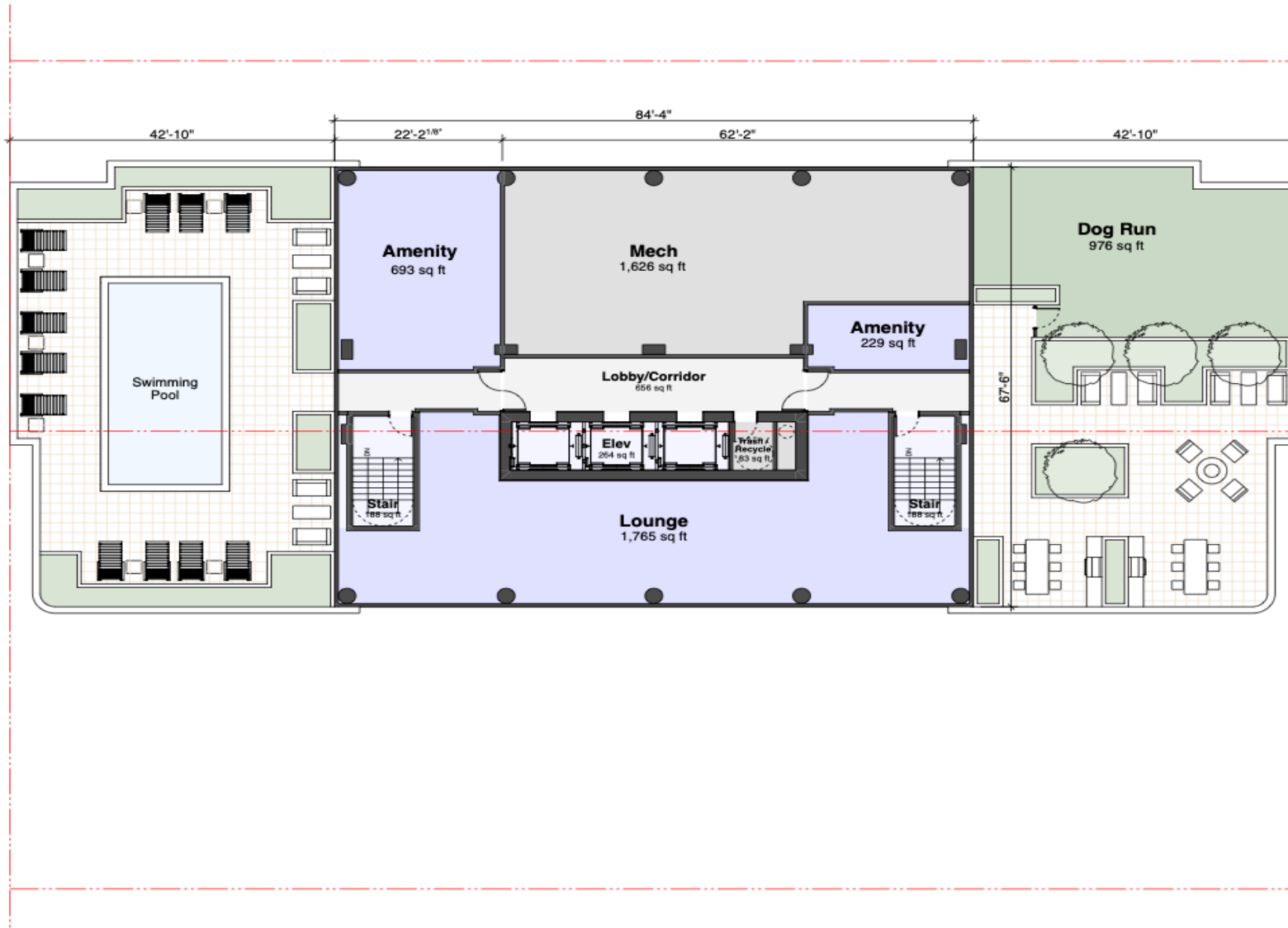
SCALE: 1/16" = 1'-0"



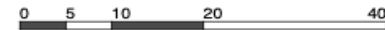
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The Legacy Evanston: A Horizon Realty Group Property



Amenity Level (15th Floor)
SCALE: 1/16" = 1'-0"



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PROJECT DATA

1621-31 Chicago Data - 2 Levels Above-Grade Parking, 165' Height

	Building				Unit Mix				Building Data									Parking				
	Floor	# Floors	Height (ft)	Height (in)	Studio (456sf)	1 Bed (698-856sf)	2 Bed (900-1256sf)	3 Bed (1100-1400sf)	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	
Parking	Ground Floor	1	16	0					0	7,195	0	6,427	0	2,576	852	3,824	20,874	13,622	0	0	0	
	Second Floor	1	9	4					0		0	2,263	0	14,139	573	83	17,058	2,263	24	4	1	
	Third Floor	1	11	0					0		0	1,636	0	13,048	573	83	15,340	1,636	22	4	2	
Tier 1	Fourth Floor	1	11	8		2	7	4	0	13		9,623	830	0	0	566	176	11,195	10,453			
	Fifth Floor	1	9	8		2	7	4	0	13		9,744	830	0	0	566	176	11,316	10,574			
	Sixth Floor	1	9	8		2	7	4	0	13		9,744	830	0	0	566	176	11,316	10,574			
	Seventh Floor	1	9	8		2	7	4	0	13		9,744	830	0	0	566	176	11,316	10,574			
	Eighth Floor	1	9	8		2	7	4	0	13		9,744	830	0	0	566	176	11,316	10,574			
	Ninth Floor	1	9	8		2	7	4	0	13		9,744	830	0	0	566	176	11,316	10,574			
	Tenth Floor	1	9	8		2	7	4	0	13		9,744	830	0	0	566	176	11,316	10,574			
	Eleventh Floor	1	9	8		2	7	4	0	13		9,744	830	0	0	566	176	11,316	10,574			
	Twelfth Floor	1	9	8		2	7	4	0	13		9,744	830	0	0	566	176	11,316	10,574			
	Thirteenth Floor	1	9	8		2	7	4	0	13		9,744	830	0	0	566	176	11,316	10,574			
	Penthouse Floor	1	14	4		0	5	5	0	10		9,744	830	0	0	566	176	11,316	10,574			
Amenity Level	1	15	8		0	0	0	0	0		0	656	2,687	0	640	1,710	5,693	3,343				
Total	15		165.000		20	75	45	0	140	7,195	107,063	20,112	2,687	29,763	8,864	7,636	183,320	137,057	46	8	3	
Percentage					14%	54%	32%	0%												Total Cars	57	
Affordable Units (% of Units per Unit Type)					2 (20%)	5 (50%)	3 (30%)	0 (0%)	10 Total													

*FAR SF is calculated from the Gross SF minus Mechanical, Vertical Service and Parking/Loading areas.

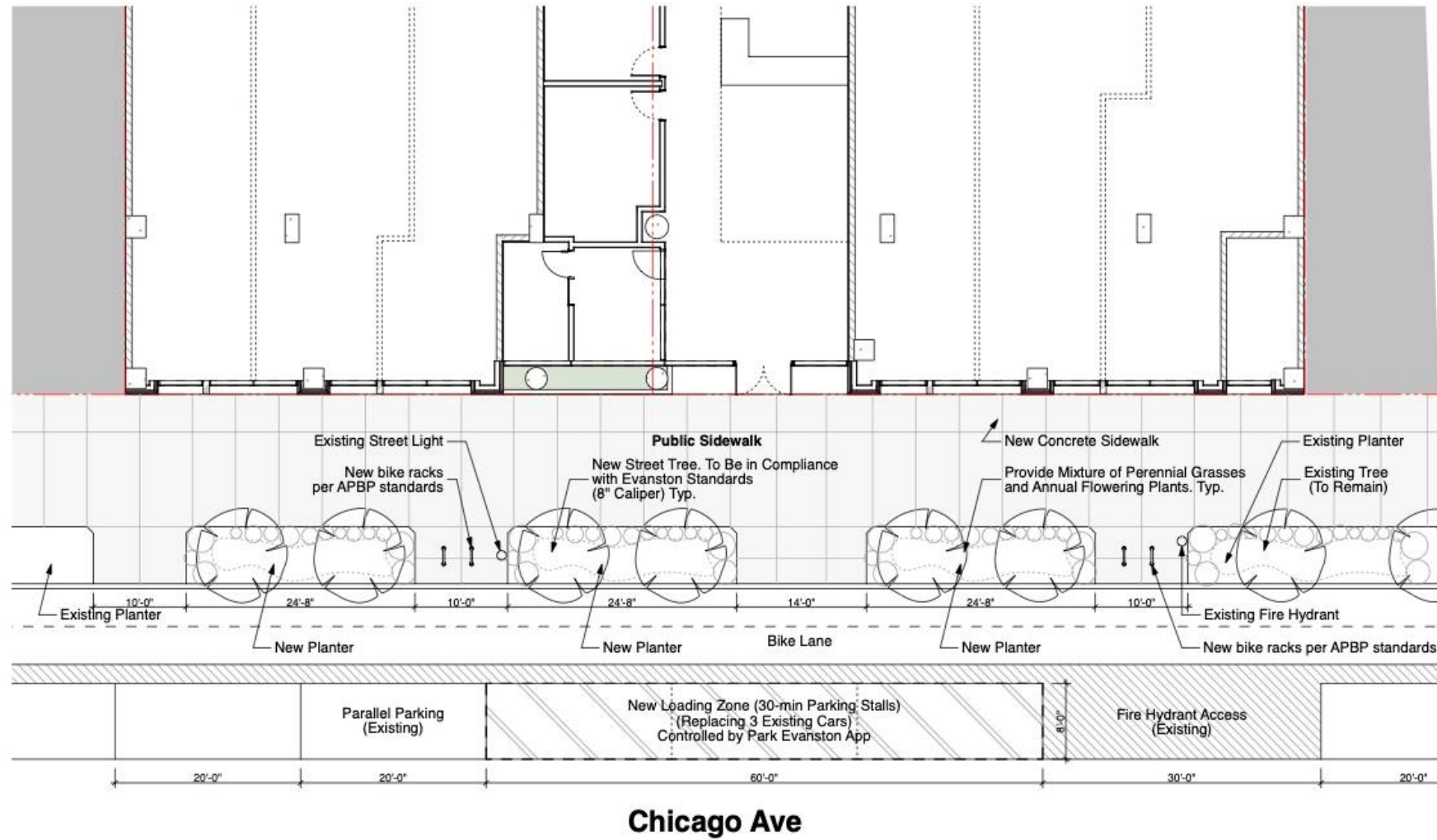
Building Information	
Total Units	140 DU
Avg Unit Size	765 SF
Typ. Floor Eff. - Tier 1	86.11%
Total Eff.	62.33%
Amenity/Unit	19.19 SF

Site Information	
Site Area	21,644 SF
Total FAR Allowed (8.0)	173,152 SF
Proposed FAR Ratio	6.332
FAR Overage	-36,095 SF

Parking Information	
Total Cars Provided	57
Parking Ratio	0.41 /DU
Parking Efficiency	522 SF/Space
Total Cars Required*	118
*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). 10 Affordable units not included in calculation	



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Chicago Ave

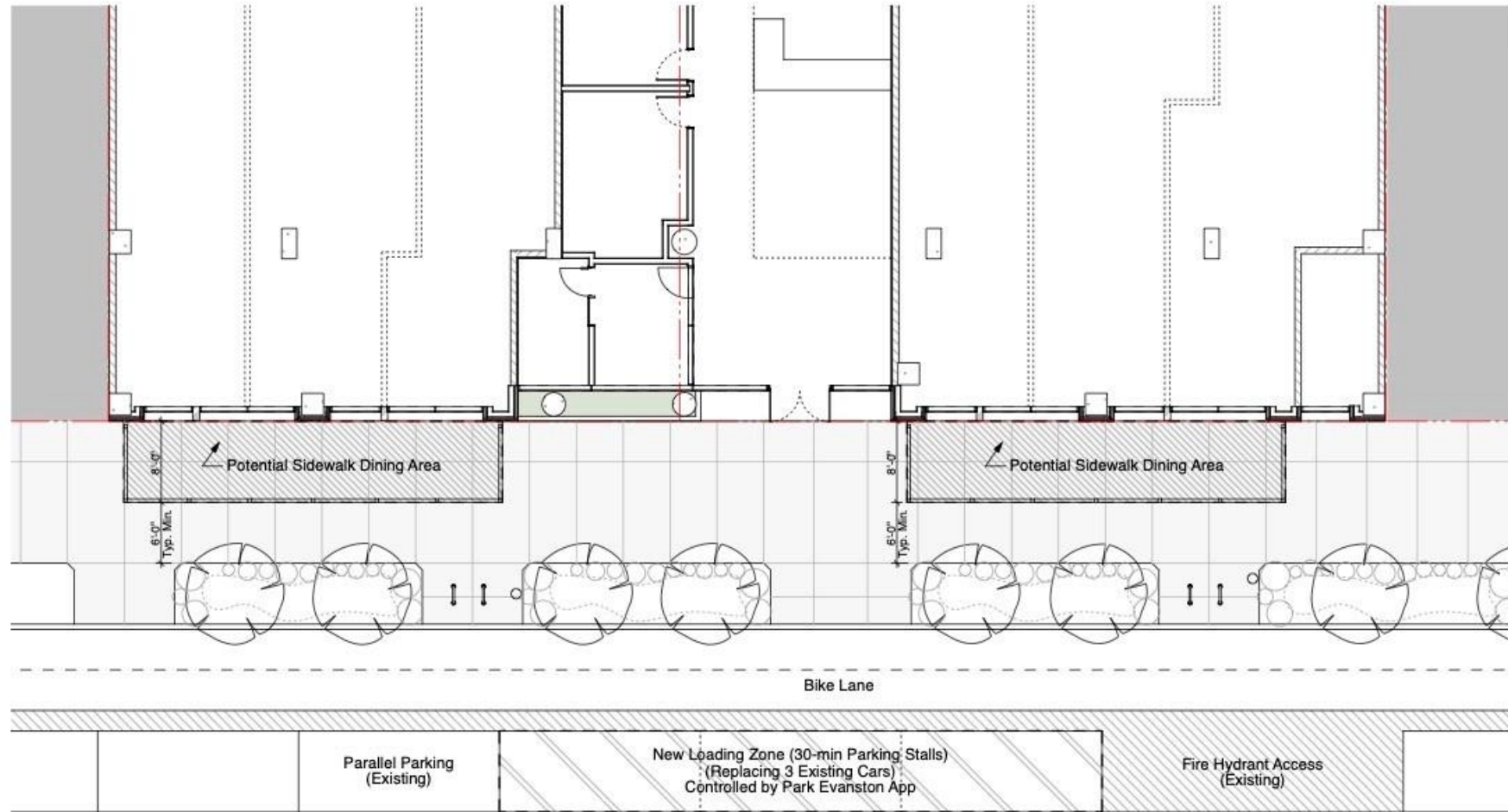
Landscaping Plan
SCALE: 1" = 10'



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The Legacy Evanston: A Horizon Realty Group Property



Chicago Ave

Sidewalk Dining Plan
SCALE: 1" = 10'



Public Benefits

Applicant's proposed development will add ten (10) on-site affordable units in compliance with the Inclusionary Housing Ordinance. Thus, Applicant's proposed development materially increases the supply of affordable housing and the overall housing supply, thereby helping to depress rental costs in Evanston.

Applicant shall also provide significant public benefits, as noted below:

- 1. Alley Repairs** – In addition to paying for repairs to the 127 L.F. of alley that abuts the subject property (at full depth to the east), Horizon Realty Group will contribute up to \$200,000 towards the City of Evanston's share of the costs associated with repaving the balance of the alley, should an election be made by the City of Evanston to make such repairs.
- 2. GC Apprenticeship Program** - As a condition to being awarded the General Contracting job, Horizon Realty Group will require the GC to implement an apprentice program to make career opportunities in the building trades available to local residents. The program will create at least 5 apprentice opportunities in building trades including sponsorship and support of entry into trade union training programs, and a guarantee of employment as an apprentice on the Legacy project during its construction.



Public Benefits

- 3. LEP Participant Hiring** - As a condition to being awarded the General Contracting job, Horizon Realty Group will require the GC to hire at least one (1) Local Employment Program (LEP) participant.
- 4. Education Scholarship Contribution** - Partnering with Oakton Community College to fund a property management or building maintenance scholarship program for students that are residents of Evanston, capped at \$10,000 per student and \$50,000 in the aggregate.
- 5. Ownership Apprenticeship Program** - Enter into a workforce agreement with the City of Evanston whereby Horizon Realty Group shall commit to provide at least one paid apprenticeship program for at least 12 weeks with the intention of providing full-time employment thereafter for a staff position of assistant property manager, assistant building engineer or door attendant.
- 6. Alley Management Plan** – Implementation of a thoughtful and effective plan that will tackle the issue of alley traffic and congestion by properly managing the activities that will take place in the alley. The Alley Management Plan will be strictly enforced and overseen by Horizon Realty Group and will be formulated with input from affected property owners. (*Refer to Alley Management Plan (enclosed)*)



Public Benefits

- 7. Creation of Three (3) Short-Term Parking Spaces on Chicago Avenue** – these three spaces will ensure the availability of parking in front of the property so as to eliminate the potential for double parked cars on Chicago Avenue while performing deliveries and drop-offs.
- 8. Creation of an Industry Leading Waste Management Plan** – The plan will establish best practice associated with waste composting and recycling, box bailing, waste hauling and maintaining the alley free of debris and providing clear passage. (*Refer to enclosed Waste Management Plan*)
- 9. Environmental Site Clean-Up:** Clean up a site that is currently subject to a No Further Remediation Plan by removing contaminated soil and further ensuring public safety.
- 10. Divvy:** Applicant shall make a donation of \$5,000 for a lightweight Divvy e-bike station purchase.
- 11. Promote local artists.**



The Legacy Evanston: A Horizon Realty Group Property



June 23, 2023

CURRENT ALLEY CONDITIONS



The Legacy Evanston: A Horizon Realty Group Property



June 23, 2023

FUTURE ALLEY CONDITIONS



THE LEGACY

A bold new place for residents of all ages and interests to call home

June 23, 2023



The Legacy Evanston: A Horizon Realty Group Property

	PREVIOUS APPLICATION	CURRENT APPLICATION
BUILDING HEIGHT	195'-0"	165'-0"
STORIES	18 (17 + sky deck)	15
INGRESS/EGRESS	Alley	Alley
TOTAL UNITS	180	140
ON-SITE AFFORDABLE UNITS	18	10
FAR SQUARE FEET	168,779 (7.8)	137,057 (6.33)
EXTERIOR LOOK	Predominantly Glass	Predominantly Glass with masonry at ground level
LOADING BERTHS	2	2
PUBLIC BENEFITS	<ul style="list-style-type: none"> • Establish scholarship fund for continued education • Promote local artists • Environmental site clean up • EV stations • Composting & recycling of waste • Construction job preference for Evanston residents • Alley improvements 	<ul style="list-style-type: none"> • Contribute to the cost of resurfacing of the entire alley from Davis St. to Church St. • Implementation of an alley management plan for The Legacy and adjacent neighbors to eliminate alley congestion and ensure safe passage • An apprenticeship program for career opportunities for Evanston residents in the building trades • Waste management plan, to establish best practices for waste composting and recycling, waste hauling, box bailing and maintaining the alley free of debris • Partner with local trade colleges and fund a property management scholarship program (max. \$10,000) for its students • Hiring opportunities for Evanston residents • Promote local artists



The Legacy Evanston: A Horizon Realty Group Property

THE LEGACY

Increased luxury rental options

Increased economic benefit to Evanston

Increased affordable housing

Increased jobs

- **Amenity-full and unparalleled living** option in the heart of downtown Evanston
- Mixed-use building more than 7,100 sq ft of ground floor **commercial space** and **140 luxury apartments** for rent
- Outdoor **sidewalk dining** and open-air features on a block that needs reinvigorating
- Dramatic **Lake Michigan views**
- **Walkable** to excellent restaurants, public transit, green space, walking trails and the lakefront



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THE LEGACY

Increased luxury rental options

Increased economic benefit to Evanston

Increased affordable housing

Increased jobs

- **213 new Evanston residents** that will live, shop and dine at the local small businesses
- Current property tax revenue, \$110,000; Expected property tax revenue more than \$700,000 by stabilization
- **Estimated \$11.9 million of new net revenue** within the first 13 years to City of Evanston and two school districts
- Horizon is not seeking any public funding from Evanston. The Legacy will be built with **100% private capital from Horizon**



The Legacy Evanston: A Horizon Realty Group Property

THE LEGACY

Increased luxury rental options

Increased economic benefit to Evanston

Increased affordable housing

Increased jobs

- **10 affordable housing units** – In compliance with Evanston’s Inclusionary Housing Ordinance (IHO)
- This will add **10% more affordable units to Evanston’s current inventory** in prime downtown Evanston location
- Affordable unit mix will mirror the overall mix of units in the building
- All 10 affordable housing units’ rents will comply with Evanston’s Inclusionary Housing Ordinance (IHO) by setting rental rates at 60% AMI



The Legacy Evanston: A Horizon Realty Group Property

THE LEGACY

Increased luxury rental options

Increased economic benefit to Evanston

Increased affordable housing

Increased jobs

- Construction will create **hundreds of new jobs**
- The Legacy will create approximately **35 new full- and part-time jobs**
- Committed to giving Evanston residents priority in hiring



The Legacy Evanston: A Horizon Realty Group Property

THE LEGACY

A bold new place for residents of all ages and interests to call home

- 24-hour doorman
- Rooftop pool
- Shared demonstration kitchen
- Dog spa & run
- Fitness room
- Work lounge
- Private balconies (limited units)
- Garage parking for lease
- Café with outdoor dining; priority on finding an independent, locally-owned operator



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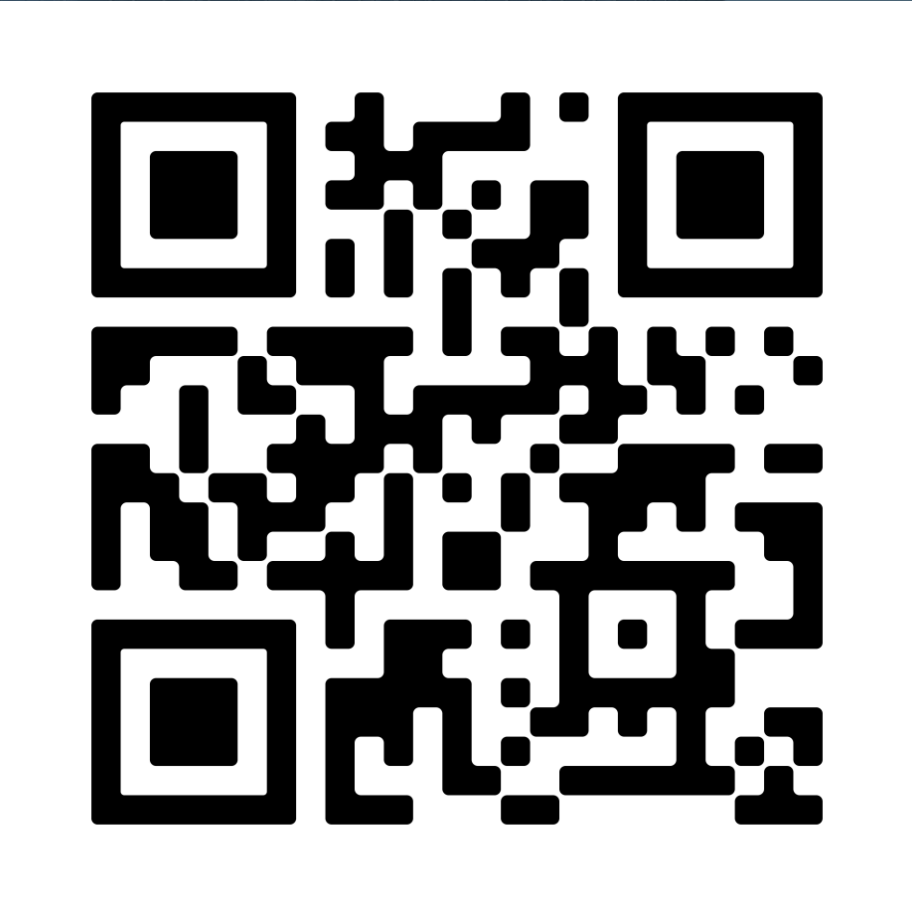
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APPENDIX



The Legacy Evanston: A Horizon Realty Group Property



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: The Legacy Evanston
Date: 1/23/2023

Y ? N

1 **0** **0** Credit Integrative Process **1**

14 **0** **2** Location and Transportation **16**

Y			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

4 **3** **0** Sustainable Sites **10**

Y			Prereq	Construction Activity Pollution Prevention	Required
	1		Credit	Site Assessment	1
1			Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
	2		Credit	Rainwater Management	3
1			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

5 **2** **0** Water Efficiency **11**

Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
2			Credit	Indoor Water Use Reduction	6
	2		Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

15 **1** **0** Energy and Atmosphere **33**

Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
2			Credit	Enhanced Commissioning	6
9			Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
1			Credit	Demand Response	2
	1		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
1			Credit	Green Power and Carbon Offsets	2

7 **1** **0** Materials and Resources **13**

Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
2			Credit	Building Life-Cycle Impact Reduction	5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

12 **0** **0** Indoor Environmental Quality **16**

Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1			Credit	Interior Lighting	2
1			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

2 **0** **0** Innovation **6**

1			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0 **0** **0** Regional Priority **4**

			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

60 **7** **2** **TOTALS** **Possible Points: 110**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

1621-31 Chicago Ave. - Evanston, IL

LEED Checklist
7/6/22

June 23, 2023



The Legacy Evanston: A Horizon Realty Group Property



Prefinished Window Wall



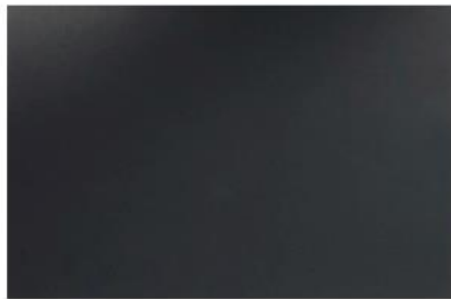
Fiber Cement Panel - Dark Accent



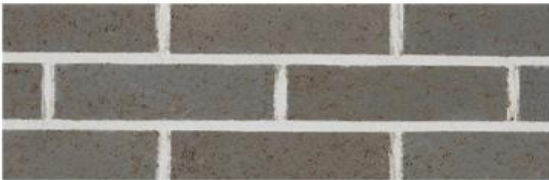
Metal Panel - Light



Fiber Cement Panel - Light Accent



Metal Panel - Dark



Architectural Brick - Gray

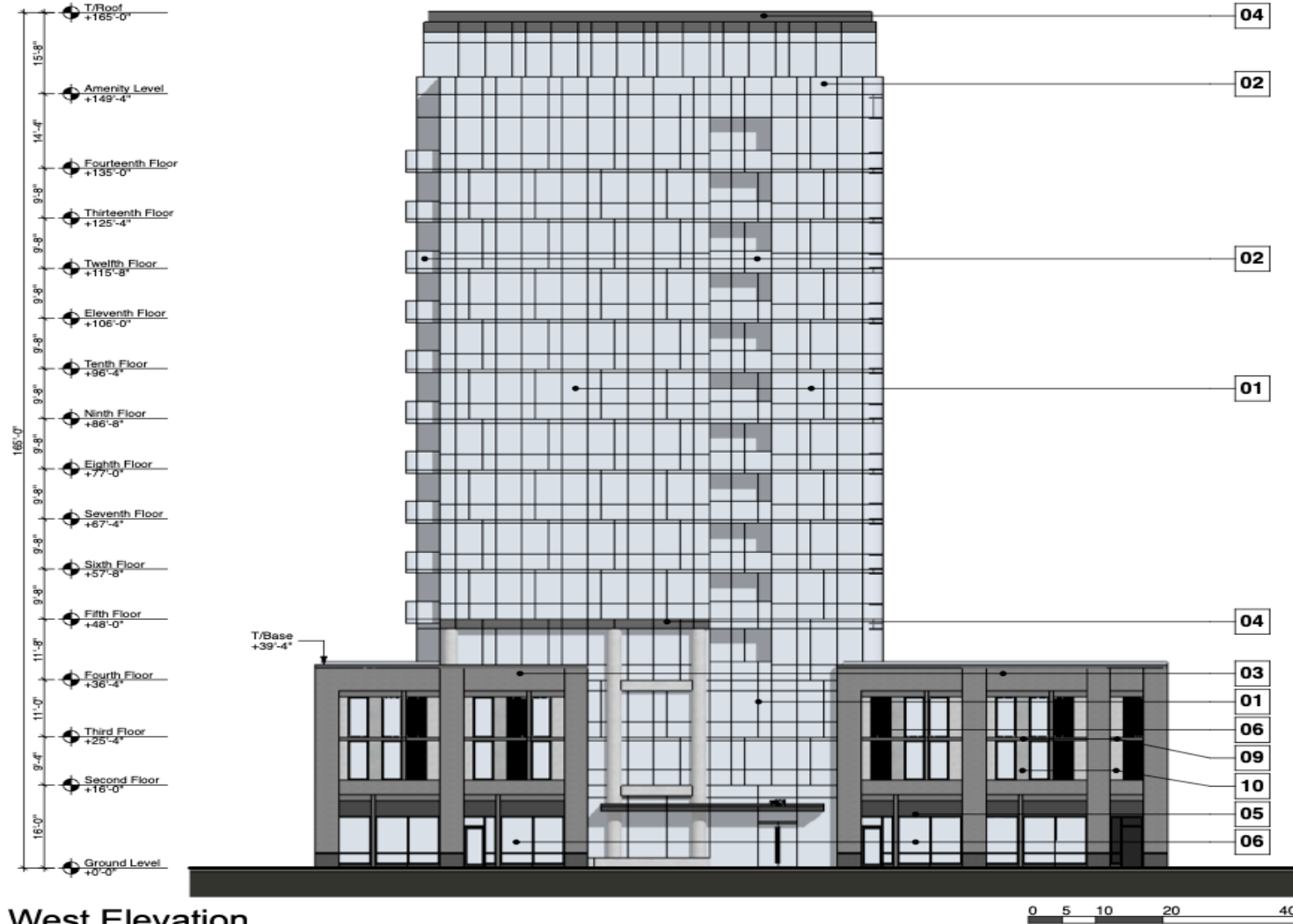


Sack Finish Concrete



The Legacy Evanston: A Horizon Realty Group Property

WEST ELEVATION

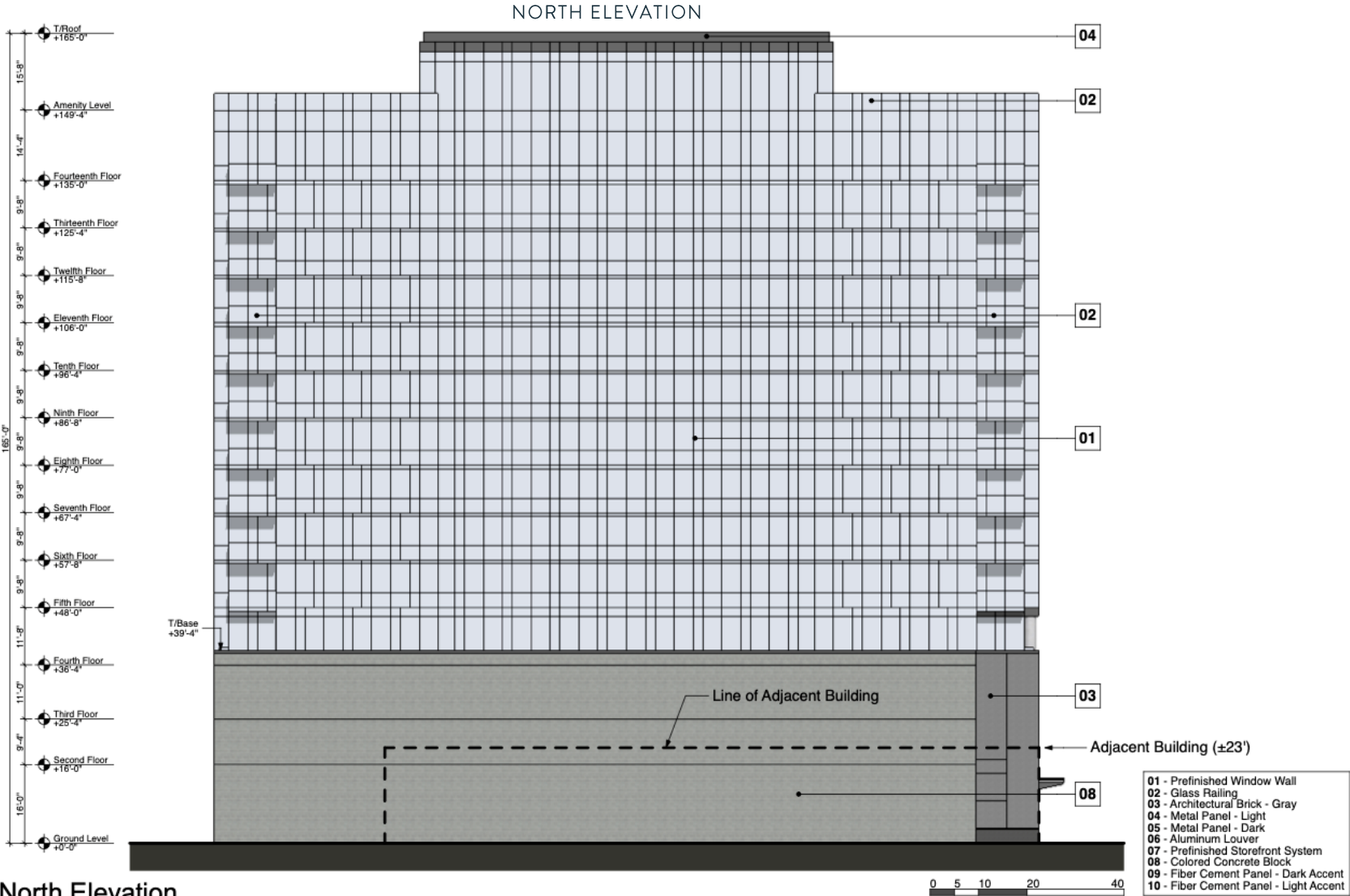


- 01 - Prefinished Window Wall
- 02 - Glass Railing
- 03 - Architectural Brick - Gray
- 04 - Metal Panel - Light
- 05 - Metal Panel - Dark
- 06 - Aluminum Louver
- 07 - Prefinished Storefront System
- 08 - Colored Concrete Block
- 09 - Fiber Cement Panel - Dark Accent
- 10 - Fiber Cement Panel - Light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

West Elevation
SCALE: 1" = 20'



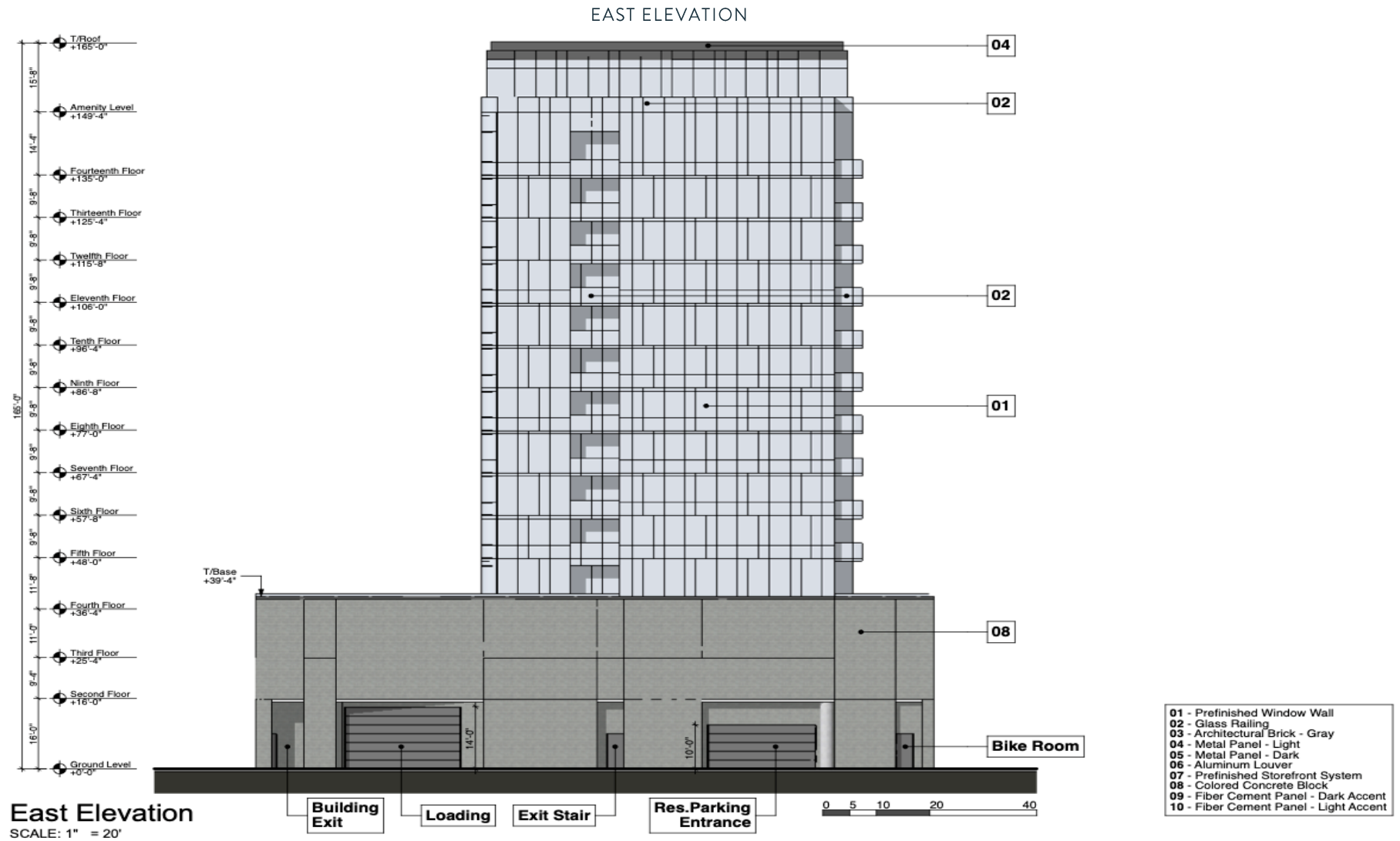
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North Elevation
 SCALE: 1" = 20'

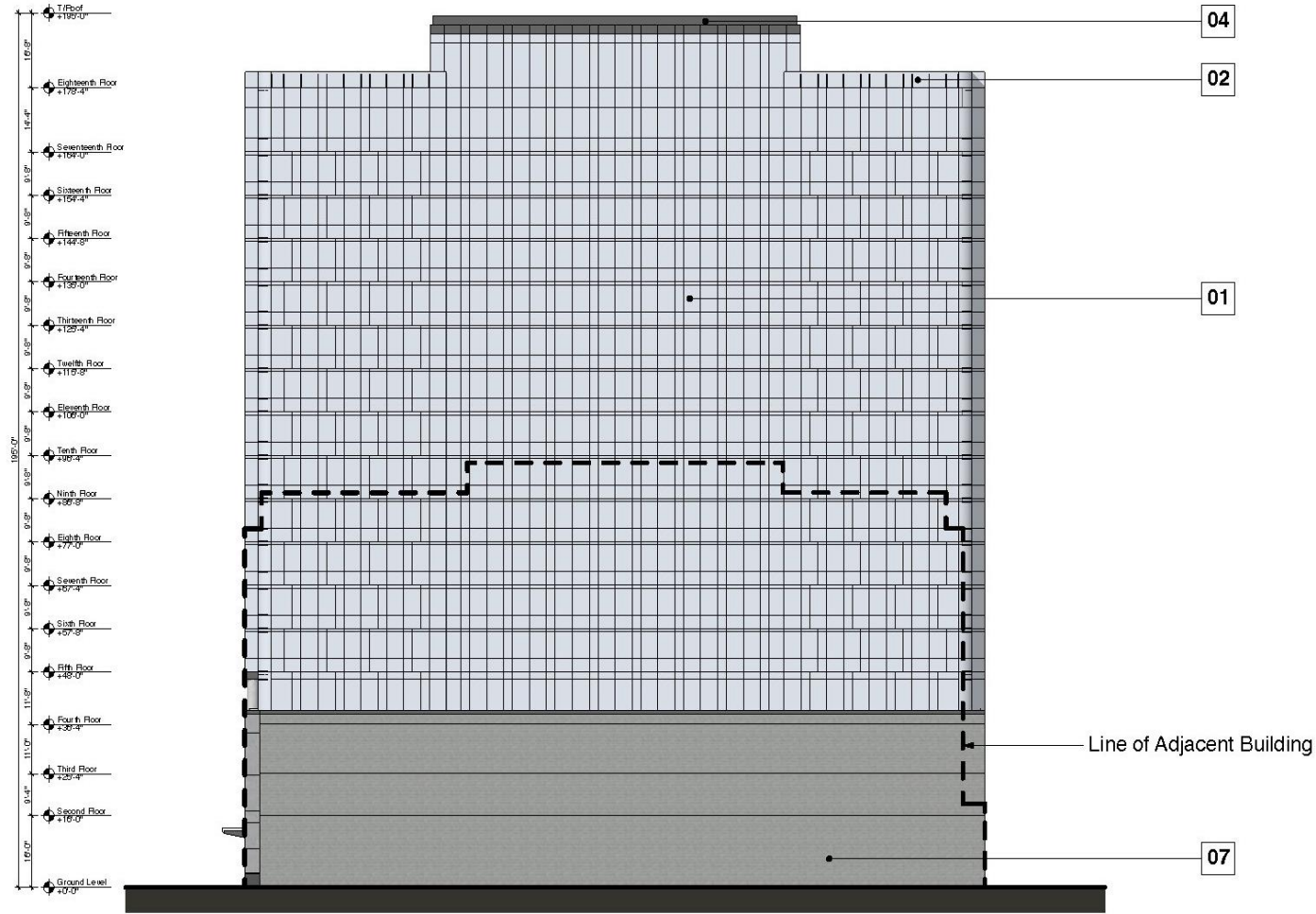


The Legacy Evanston: A Horizon Realty Group Property



The Legacy Evanston: A Horizon Realty Group Property

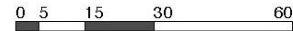
SOUTH ELEVATION



- 01 - Prefinished Window Wall
- 02 - Glass Railing
- 03 - Fiber Cement Panel
- 04 - Prefinished Metal Panel
- 05 - Aluminum Louver
- 06 - Prefinished Storefront System
- 07 - Colored Concrete Block

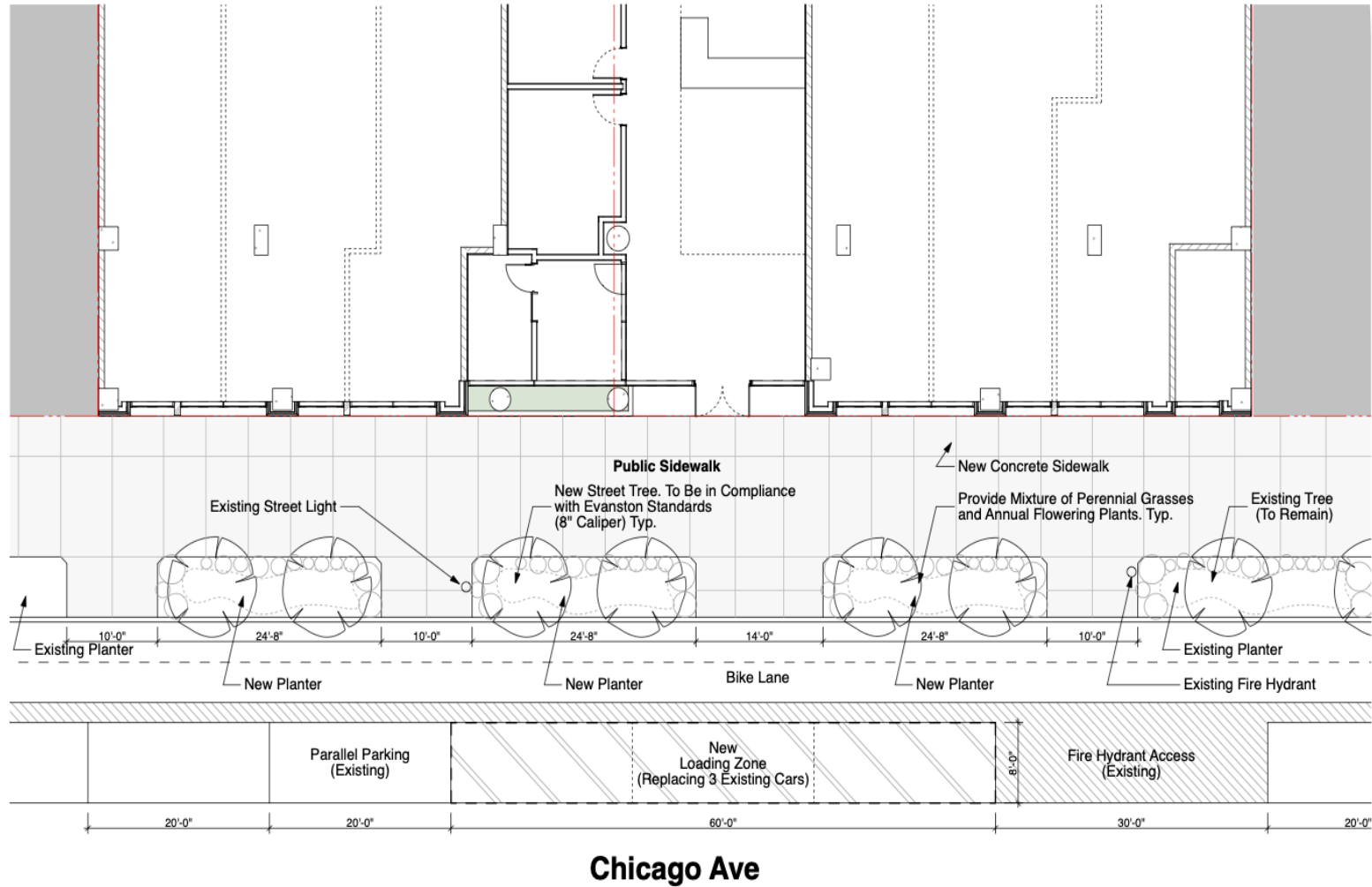
South Elevation

SCALE: 1" = 30'



The Legacy Evanston: A Horizon Realty Group Property

LANDSCAPING MAP

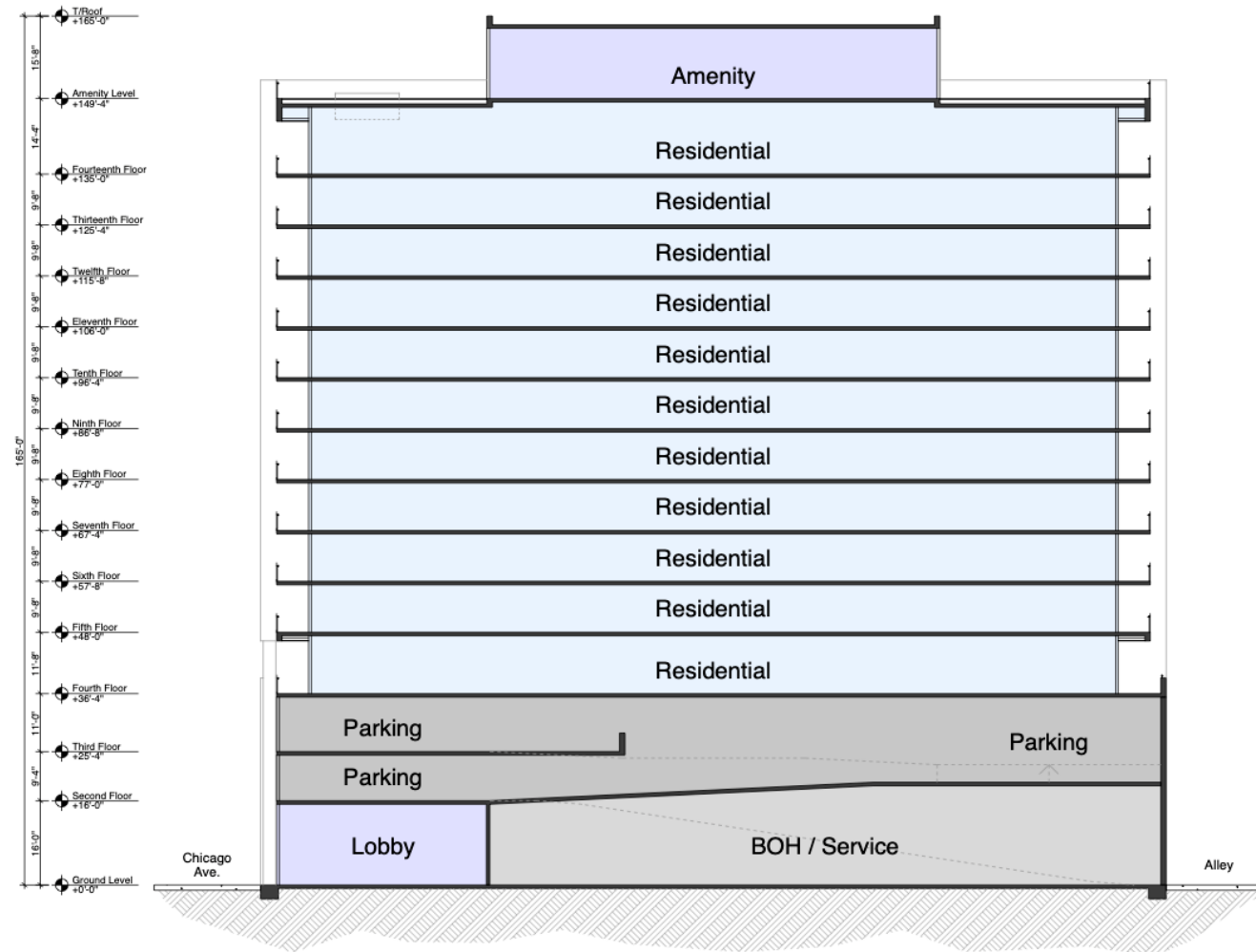


Landscaping Plan
SCALE: 1" = 10'



The Legacy Evanston: A Horizon Realty Group Property

BUILDING SECTION



Building Section
SCALE: 1" = 20'

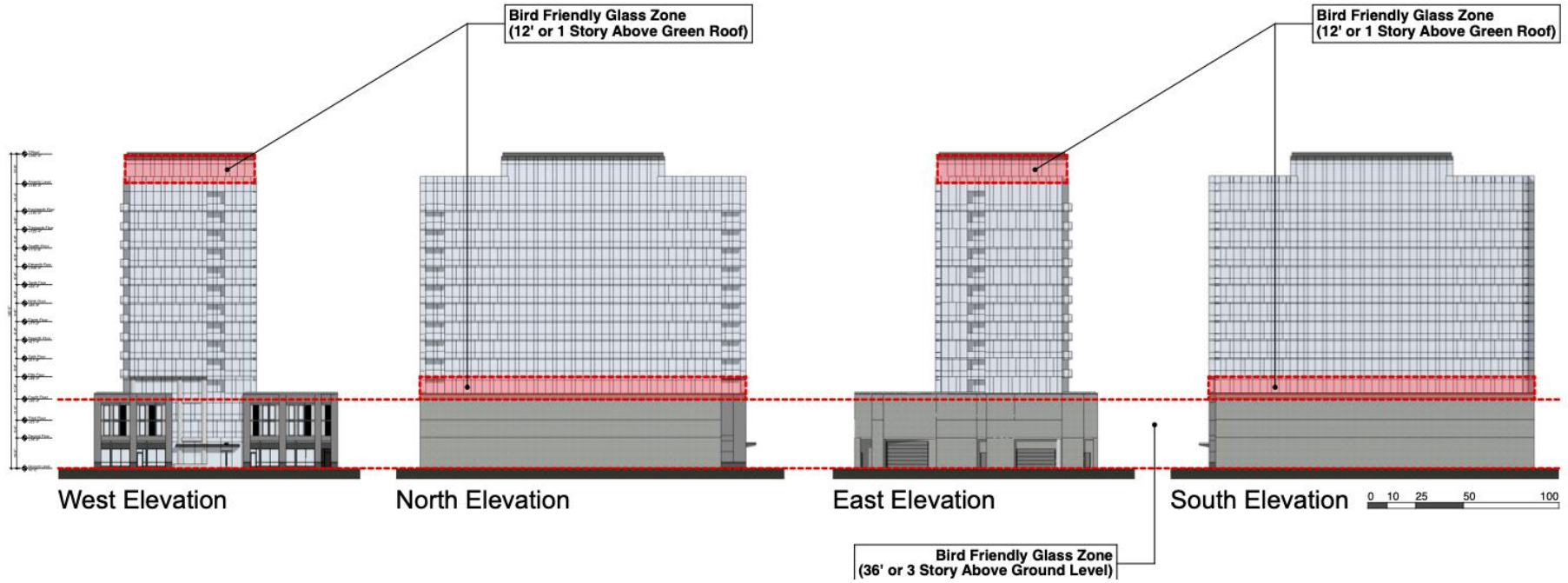


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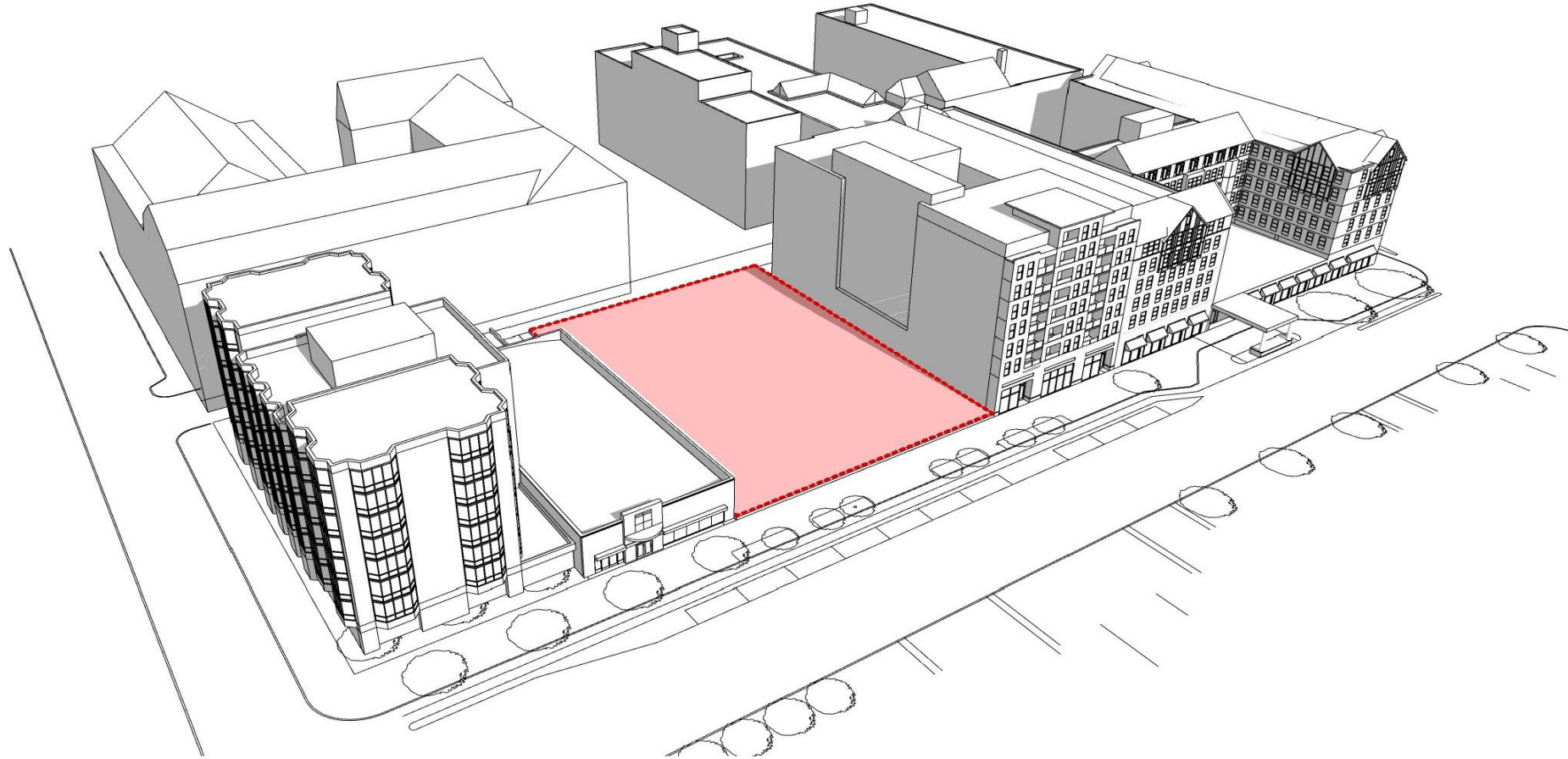
Facade Zones per LEED Pilot Credit 55

Zone 1
- 36' or 3 Stories above the Ground Level
- 12' or 1 Story above the Green Roof

Zone 2
- All Facade that is not Zone 1



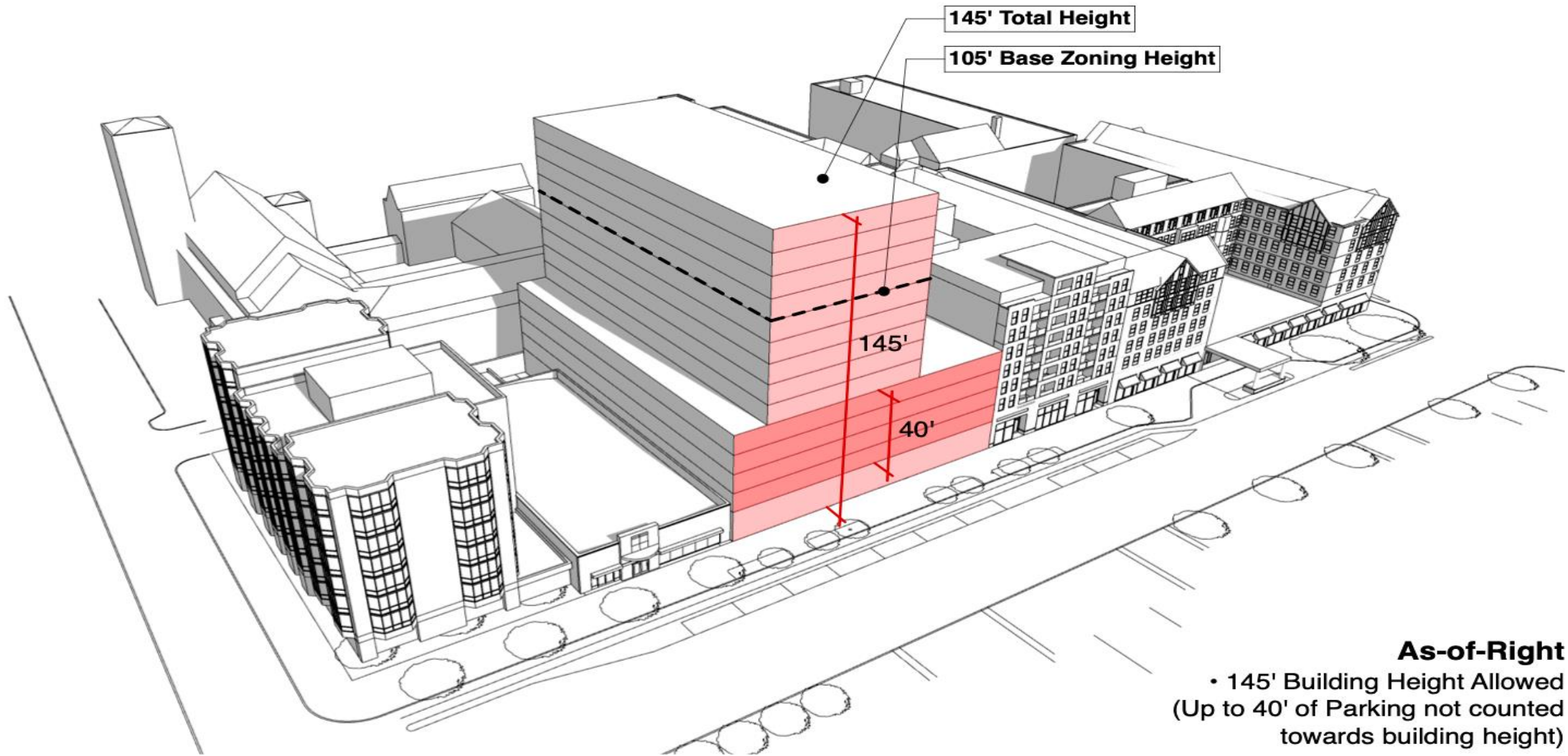
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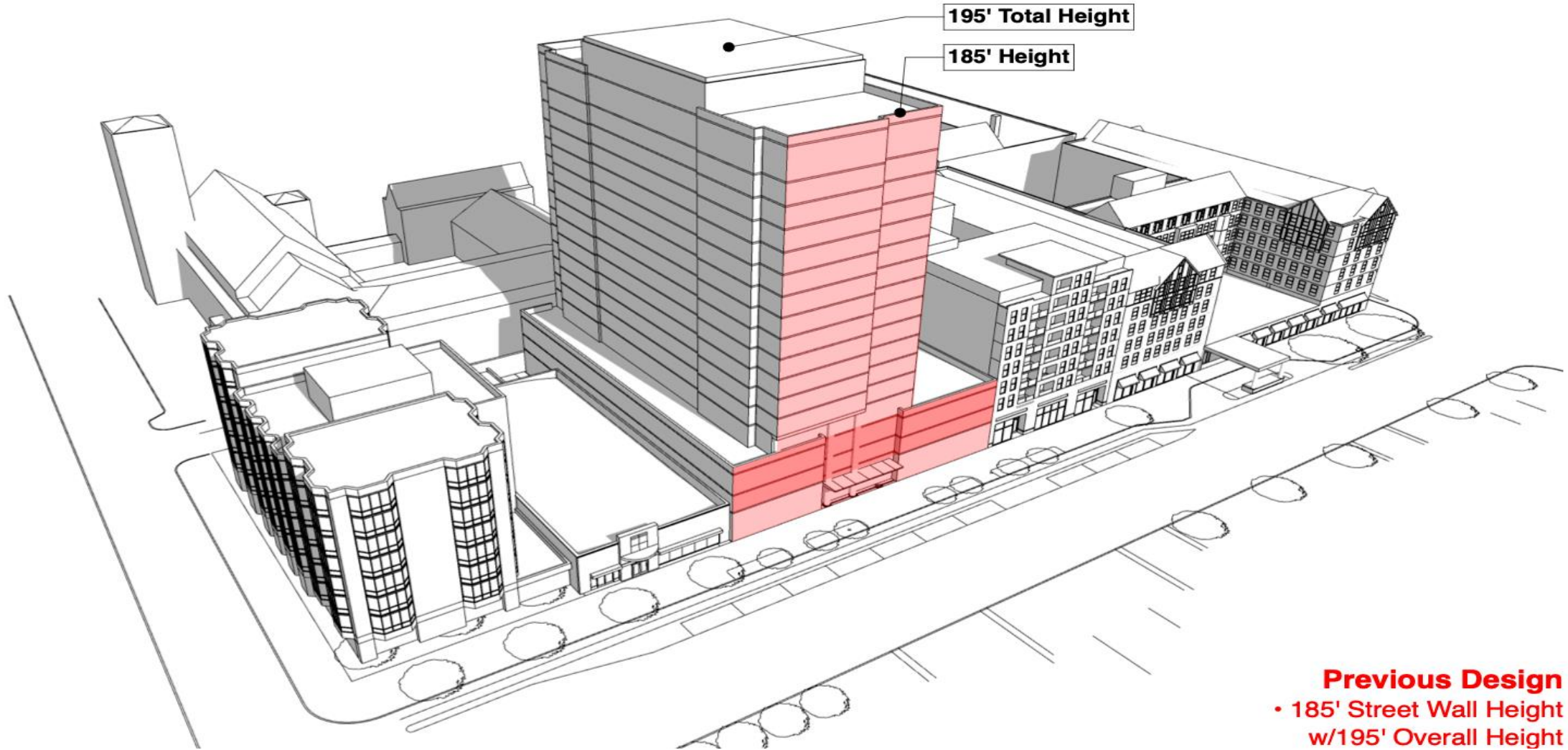
June 23, 2023



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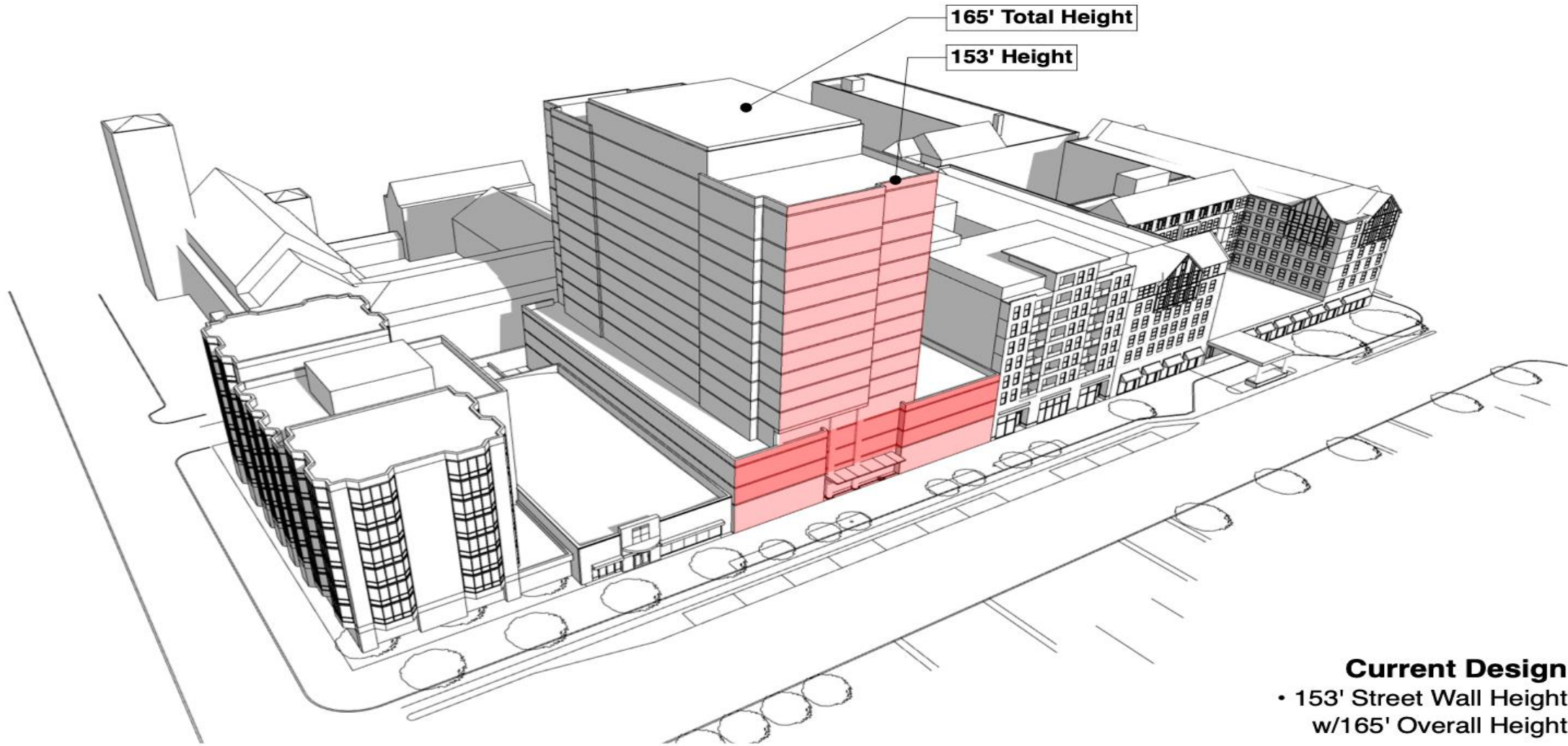
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June 23, 2023



The Legacy Evanston: A Horizon Realty Group Property



Current Design
• 153' Street Wall Height
w/165' Overall Height



PLANNED DEVELOPMENT STANDARDS
Special Use Standards (§6-3-5-10)

For the Land Use Commission to recommend that the City Council grant a planned development, they must find that the proposed planned development meets the following standards for a special use.

1. It is one of the special uses specifically listed in the zoning ordinance;

Standard met, as a Planned Development is allowed in a D4 Downtown District.

2. It is in keeping with the purposes and policies of the adopted Comprehensive General Plan and the Zoning Ordinance as amended from time to time;

Standard met, as due to the significant decrease in no. of units and height, the current proposed building is more in scale, given its more gradual change, than the previous design thus respecting the transitional nature of the block. The proposed development's location on Chicago Avenue is located within an identified north-south transportation corridor which Evanston has encouraged and accepted higher density due to the close proximity to mass transit.



PLANNED DEVELOPMENT STANDARDS
Special Use Standards (§6-3-5-10)

3. It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;

Standard met, as by decreasing the number of dwelling units (-40 dwelling units = -22%) and building height (-30 feet = -15%), the current development continues to maintain Evanston's goal of providing ample housing within its downtown, and provide a building which is more in scale with the property's existing D4 Transition District. The development materially increases the supply of affordable housing and the overall housing supply, thereby helping to depress rental costs in Evanston.

4. It does not interfere with or diminish the value of property in the neighborhood;

Standard met. No empirical evidence has been presented that would support the notion that the proposed development would diminish the value of local properties. Rather, once completed, the proposed development is estimated to generate over \$814,000 annually, which is eight (8) times more than the Subject Property currently generates.



**PLANNED DEVELOPMENT STANDARDS
Special Use Standards (§6-3-5-10)**

5. It can be adequately served by public facilities and services;

Standard met, as the property is served by gas and electric utilities, as well as access to an alley.

6. It does not cause undue traffic congestion;

Standard met. No empirical evidence has been presented that supports the notion that this development would cause undue traffic congestion. While it is likely the development would create additional alley traffic, such traffic will not be idling in the alley thereby causing congestion. Residents will have direct access to the garage. Commercial tenants will have loading berths for which to conduct business activities. Additionally, the alley will be subject to an alley management plan.

7. It preserves significant historical and architectural resources;

Standard met, as even with testimony of the church located behind the site, these resources apply to the subject property.



PLANNED DEVELOPMENT STANDARDS
Special Use Standards (§6-3-5-10)

8. It preserves significant natural and environmental features;

Standard met, as the property currently does not have a lot of open space.

and

9. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent with regulations have been modified through the planned development.

Standard met.



Standards for Planned Development
§6-3-6-9 (new (additional) standards enacted 6/3/22)

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowances of the Planned Development location.

Standard met. The height and density has been reduced significantly, therefore current proposed building is more in scale with the D4 district, and will have nominal impact on surrounding buildings.

2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property.

Standard met. The building materials have been changed on the lower floors to a masonry brick application to be in congruence with surrounding structures.



Standards for Planned Development
§6-3-6-9 (new (additional) standards enacted 6/3/22)

3. The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area.

Standard met. KLOA's multi-nodal traffic report supports the finding that the development has de minimus impact. No empirical evidence refuting the report has been presented.

4. The proposed development aligns with current and future climate and sustainability goals of the City.

Standard met, as the Applicant is providing a roof "green" garden, LEED Gold and bird-friendly measures.

5. Public benefits that are appropriate to the surrounding neighborhood and the City as whole will be derived from the approval of the requested Site Development Allowances.

Standard met. By decreasing the no. of units and height, the current planned development will be of a public benefit as it will transition seamlessly with the existing residential area. Other public benefits include i. alley improvement, ii. alley management plan, GC apprenticeship program, LEP participant hiring. Education scholarship contribution, ownership apprenticeship program, waste management plan, monetary donation towards Divvy e-bike station and environmental site cleanup.



The Legacy Evanston: A Horizon Realty Group Property

General Conditions of Planned Developments within Downtown Districts Standards (§6-3-6-10 (A))

1. Each planned development must be compatible with surrounding development and not be of such a nature in height, bulk or scale as to exercise influences contrary to the purposes and intent as set forth in §6-1-2, "Purpose and Intent."

Standard met. With proposed reduction in density and height, it leads the current development to be more in scale with the existing D4 Transitional District.

2. Each planned development shall enhance the identity and character of the downtown, by preserving where possible character-giving buildings, enhancing existing streetscape amenities, maintaining retail continuity in areas where it is prominent, strengthening pedestrian orientation and scale, and contributing to the mixed use vitality of the area.

Standard met, as the City of Evanston is looking for large-scale buildings within downtown Evanston and the building has nice setback with tower, so not taking entire block.



The Legacy Evanston: A Horizon Realty Group Property

General Conditions of Planned Developments within Downtown Districts Standards (§6-3-6-10 (A))

3. *Each planned development and shall be compatible with and implement the Comprehensive General Plan, the Plan for Downtown Evanston, any adopted land use or urban design plan, specific to this area, this Zoning Ordinance, and any other pertinent city planning and development policies, particularly in terms of:*

a) Land use;

Transitioning the site from commercial uses to a mix of commercial and residential use is appropriate for and is contextual within this part of Chicago Avenue, which is an urban mixed-use neighborhood.

b) Land use intensity;

- The redevelopment of the subject property, with Horizon’s proposed mixed-use transit-oriented development will bring more residents due to the housing opportunities it will provide, and the retail activity which remains.

c) Housing;

- Provide more affordable rental housing opportunities by adding a variety of housing types ranging from studio to 2-bedroom apartments, targeting a range of populations including but not limited to young professionals and empty-nest seniors.

d) Preservation;

- The proposed development will preserve a continuous streetscape of retail activity in the 1600 block of Chicago Avenue.



The Legacy Evanston: A Horizon Realty Group Property

General Conditions of Planned Developments within Downtown Districts Standards (§6-3-6-10 (A))

e) Environmental;

- The proposed development will seek to attain LEED Gold status and provide EV-capable, EV-ready and EV-capable interior parking spaces.

f) Urban design;

- The design of the proposed development is contemporary thus appropriate to the context of downtown Evanston, due to its large windows, ground floor retail space which activates Chicago Avenue and its location at the edge of the public sidewalk, thus maintaining the existing pattern of development.

g) Traffic impact and parking;

- The traffic study prepared by KLOA states that the proposed development would have nominal impact on traffic. The proposed Transit-served development includes Fifty-seven (57) on-site parking spaces, and based on parking demand, will arrange for off-site parking for its commercial tenants' employees and patrons.

h) Impact on schools, public services and facilities;

- The proposed development will have a nominal impact on schools, public services and facilities, due to the small number of students the proposed development will generate, yet the net gain to two (2) Evanston school districts is over \$322,000 annually once the proposed development is fully occupied.



**General Conditions of Planned Developments within Downtown Districts
Standards (§6-3-6-10 (A))**

i) Essential character of the downtown district, the surrounding residential neighborhood, and abutting residential lots;

- The proposed development will retain the essential character of downtown Evanston as a vibrant, mixed-use transit-oriented area.

j) Neighborhood planning;

- By providing increased residential density and maintaining retail uses, the proposed development complies with Evanston's Comprehensive Plan and Downtown Plan.

and

k) Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls.

- The proposed development will have a net positive impact on the taxable value of land and buildings by increasing the tax base and thus, making Evanston marginally more affordable for Evanston taxpayers.

Above standard met



The Legacy Evanston: A Horizon Realty Group Property

General Conditions of Planned Developments within Downtown Districts Standards (§6-3-6-10 (A))

4. Each planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development. If extensive or staged development is approved as part of the planned development, however, the two (2) year requirement may be extended to provide for a more reasonable time schedule. The expanded time schedule shall be adopted as part of the planned development and so noted on the special use permit for a planned development.

No special use permit for a planned development shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is diligently pursued to completion. The City Council may, however, for good cause shown, extend the one (1) year period for such time as it shall determine, without further hearing before the Plan Commission. The City Council may, at its sole discretion, place conditions on the extension in order to assure that the planned development is diligently pursued to its completion.

Standard met, as Applicant plans to begin construction immediately upon securing its building permits.



The Legacy Evanston: A Horizon Realty Group Property

General Conditions of Planned Developments within Downtown Districts Standards (§6-3-6-10 (A))

5.. All landscaping treatment within the planned development shall be provided in accordance with the requirements set forth in Chapter 17, "Landscaping and Screening," and shown on the required landscape plan that shall be submitted as part of the planned development application.

Standard met, as set forth in landscape plan submitted as part of PD application



The Legacy Evanston: A Horizon Realty Group Property

Site Controls and Standards for Planned Developments within Downtown Districts (§6-11-1-10 (B))

Site Controls and Standards: The following site controls and standards are established to provide a regulatory framework that will promote excellence in site design. Their establishment is not intended to restrict or inhibit the Design and Project Review Committee or the applicant from applying other site design principles and standards that may be applicable to the planned development being proposed and that may be found in or interpolated from the Plan for Downtown Evanston, and the City's Manual of Design Guidelines or in common use by design professionals.

1. *Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities and off-site destinations likely to attract substantial pedestrian traffic. Pedestrian ways shall not be used by other automotive traffic.*

Standard met, as no proposed curb cuts.



The Legacy Evanston: A Horizon Realty Group Property

Site Controls and Standards for Planned Developments within Downtown Districts (§6-11-1-10 (B))

2. The location, construction and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and, where possible, provide additional parking beyond that required for the planned development to service the downtown district in which it is located.

Standard met, as the only way the proposed development can be serviced is through alley, yet by reducing the number of units any concern regarding proximity to adjacent residential should be alleviated.

Applicant plans to secure off-site parking (max. 23 spaces) for use by employees and patrons of proposed development's commercial tenants within private or city-owned lot located within close proximity of the subject property.

3. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. If the planned development employs local streets within the development, said streets shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.

Standard met, as vehicular access is solely off the alley located behind the subject property. The auto turn exhibits prepared by KLOA, included in Applicant's application, support smooth traffic flow.



The Legacy Evanston: A Horizon Realty Group Property

Site Controls and Standards for Planned Developments within Downtown Districts (§6-11-1-10 (B))

4. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.

Standard will be met as part of Applicant's design of its civic drawings.

5. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed and other pertinent information concerning the need or demand for such uses of land.

Standard met, as an updated market feasibility study, reflecting proposed development, was submitted as part of Applicant's current Planned Development application.



The Legacy Evanston: A Horizon Realty Group Property

Site Controls and Standards for Planned Developments within Downtown Districts (§6-11-1-10 (B))

6. For every planned development there shall be provided a traffic circulation impact study which shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study shall also show the amount and direction of anticipated traffic flow and clearly describe what road and traffic control improvements might become necessary as a result of the construction of the proposed development.

Standard met, as an updated traffic study, reflecting proposed development was submitted as part of Applicant's current Planned Development application.

7. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

Standard met, as procurement of a wind study will take place as part of the building permit process.





THE **LEGACY**
EVANSTON
A HORIZON REALTY GROUP PROPERTY