

**Statement addressing how the planned development approval will further public benefits:**

The proposed planned development at 1621-31 Chicago Avenue (the “Legacy” or the “Property”) will bring Evanston a number of public benefits contributing to the continued revitalization, enhancement, and growth of Evanston and its downtown core. Section 6-3-6-3 of the City of Evanston’s Zoning Ordinance (“Ordinance” or “Code”) contains a non-exclusive list of criteria or factors which may be considered a public benefit in assessing Planned Developments. The Ordinance considers public benefits to be those that not only affect the surrounding area (i.e. the 1600 block of Chicago, downtown core), but also those that would benefit the entire City.

**a) Preservation and enhancement of desirable site characteristics, open space, topographic and geologic features, and historic and natural resources:**

Although some of these factors do not apply to this site or planned development, it should be noted that the proposed planned development enhances the pedestrian friendly street frontage with modern commercial ground floor space, improved landscaping, and a project that is informed by and complimentary to the protected bicycle lanes along Chicago Avenue.

**b) Use of design, landscape, and architectural features to create a pleasing environment:**

The proposed building is designed in an architectural contemporary style that fits well within the context of other buildings in downtown Evanston by using modern materials and providing modern amenities. The Legacy compliments the adjacent Merion senior living residences as the proposed building enhances the pedestrian experience and continues the existing pattern of development along the block. The Legacy's building height, which has been reduced from its previously proposed maximum heights of 211’ 8” feet and 165’ to the current 135’, fits very well into the context of the area and this block of Chicago Avenue especially given its proximity to the Park Evanston, which is 100’ taller than the Legacy. The proposed building’s height and density have been reduced significantly, making it well within the scale anticipated by the D4 Downtown Transition District. With its significant north-south setbacks, it reduces mass preserves view corridors to the east and west thereby complementing surrounding buildings, and providing a transition to the residential areas to the east. The proposed building’s ground floor retail space and resident lobby have large windows and prominent entrances that help activate the street by promoting an attractive atmosphere for pedestrians. The new facade of the building—which will be constructed of materials and color intended to create a frontage uniform with adjacent structures—will highlight the new businesses with contemporary architectural forms and signage. Additionally, The Legacy will improve and enhance existing landscape and streetscape areas fronting Chicago Avenue by incorporating curbing, sidewalk and new landscaping to promote and attract new potential outdoor dining experiences along Chicago Avenue, immediately adjacent to the protected bicycle lanes. This excellence in design is a project benefit for the immediate area and Evanston as a whole.

**c) Provide a variety of housing types in accordance with the City’s housing goals:**

The proposed building will offer 110 total rental units. Additionally, eight (8) inclusionary housing (“IHO”) units at 60% AMI will be disbursed throughout the building and will include 2-

bedroom and 1-bedroom units. The project will create the first ever IHO units in a market rate building in the First Ward. Evanston has several housing goals, and two such goals include expanding rental housing options and increasing the number of IHO units. These goals are aspired to maintain an economically diverse population in the City. The proposed development will add a variety of housing types ranging from studio to 2BR apartments, targeting a range of populations including but not limited to young professionals and empty-nest seniors. As the Integra Realty Resources market study describes, there is still a significant demand for new market-rate rentals in Evanston due to the City's outstanding quality-of-life, location, job opportunities, and attractive amenities. The project also aligns greatly with the 2009 Downtown Evanston Plan, which states, in part, that new rental apartments will help Evanston reach its overarching economic development goals. The creation of more housing, including affordable housing, will allow for a boost in the activity and economics in the downtown core.

**d) Eliminate blighted structures or incompatible uses through redevelopment or rehabilitation:**

The proposed redevelopment proposal will replace an old, functionally obsolete, vacant, one-story, commercial building with an attractive, mixed-use building that includes new ground floor commercial space built with proper design intent, high-quality materials and physical specifications required by today's commercial tenants. The aesthetic improvement to Chicago Avenue, as well as the economic impacts of the development are significant. Additionally, this state-of-the art building, with its sustainable features, including: all electric residential units, furthering the transit-oriented goals of reduced automobile and increased bicycle activity, landscaping and green roof features, all help to improve the character of Evanston's downtown.

**e) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base:**

The proposed project will replace the one-story, partially vacant retail building with a new transit-oriented mixed-use development energizing the local economy with an increase in residents living downtown, while improving the ground floor retail and pedestrian experience, with a modern commercial space for downtown retailers or restaurateurs. As set forth in the Applicant's Fiscal and Economic Impact Study, from a financial perspective, these new residents, with the building fully occupied in 2028, will spend approximately \$7.1 million annually in the local economy of Evanston, generating almost \$300,000 in new sales tax revenue for the community each year. In addition, the new residents will also generate over \$56,000 annually in new income tax and utility taxes to the City of Evanston.

In terms of property taxes, beginning in 2029, the proposed development is estimated to pay over \$718,000 annually, which is approximately seven times more than the Subject Property currently yields. The City of Evanston's share in 2029 will be approximately \$112,000 compared to the approximate \$16,000 it currently receives. Finally, the addition of new residents will increase the local demand for goods and services, further activating the existing brick and mortar retail and restaurant businesses located within downtown Evanston, which remains challenging despite Evanston's enviable location and demographics.

**f) Efficiently use land resulting in more economic networks of utilities, streets, schools, public grounds, and other facilities:**

The property is currently improved with a functionally obsolete, one-story, vacant commercial/retail space which is clearly not the most efficient, highest and best use for the Property. The designated lot can be developed in a manner that is more efficient by replacing the structure with a mixed-use development, comprised of both residential and commercial uses.

Increasing density in an area that has an existing network of infrastructure improvements that can accommodate this density in an appropriate location addresses this standard. In fact, a key feature of The Legacy is that it fully embraces Evanston's goals surrounding transit-oriented development, thus lessening the need for dependency on automobiles. The proposed development is planned within close proximity to significant rail, bus, ride-hailing and the other alternative modes of transportation. The project is informed by and complements the protected bicycle lanes on Chicago Avenue. The project furthers transit-oriented development goals by providing less automobile parking, while including 110 bicycle parking spaces for the 110 residential units and exterior bicycle parking for guests and patrons of The Legacy. Additionally, alley improvements, as detailed in Applicant's alley management plan and diagram, will be made to accommodate a smoother flow of traffic and lessen the occasions when cars and trucks are unable to pass due to the existing poor design of loading locations. All of these features further a more efficient and environmentally friendly network of public right of ways for access to schools, public grounds, and other facilities. Not only is this use more in line with development in the downtown D4 district, it also appropriately brings density to a walkable, transit friendly area of Evanston.

**g) Incorporate recognized sustainable design practices and building materials to promote energy conservation and improve environmental quality:**

The Legacy will be designed to achieve Green Globes Certification in keeping with City of Evanston requirements. Additionally, the proposed development will meet current guidelines for bird-friendly design. A green roof will be located on the 12th floor of The Legacy. Finally, the most notable, new feature of the building includes the commitment of an all-electric residential portion of the building.

**h) Additional benefits related to transit alternatives, public art, public space improvements, etc:**

**1. Traffic and Public Alley Offerings**

- a. **Alley Repairs** – As set forth in the Alley Management Plan for the Legacy Apartments (“Alley Management Plan”), in addition to paying for repaving of the 127 linear feet of alley that abuts the subject property (at full depth to the east), the developer will contribute up to \$200,000 towards the repaving of the alley between Church and Davis Streets. Additionally, when the City of Evanston decides to move forward with the alley improvements, Horizon will pay its alley ownership percentage share of the costs associated with making repairs to the balance of the alley should an election be made to make such repairs pursuant to the Special Assessment Process.

- b. **Alley Management Program** - 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.
- c. **Public Safety** – Installation of cameras and lighting in the alley.
- d. **Loading & Unloading Spaces** – Creation of three (3) short-term standing/loading spaces along Chicago Avenue that 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.

## 2. Labor & Educational Offerings

- a. **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.
- b. **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.
- c. **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.
- d. **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.

## 3. Environmental & Green Initiatives Offerings

- a. **All Electric Apartments** – The project will contain apartments utilizing all electric appliances and mechanical equipment to provide in-unit energy and heating and cooling needs.
- b. **Creation of an Industry Leading Waste Management Plan** – The plan will establish best practices associated with waste composting and recycling, box bailing, waste hauling and maintaining the alley free of debris and providing clear passage.
- c. **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.
- d. **Green Certified Construction** - Building will be constructed utilizing and meeting Green Globes certification standards.

## **Statement Describing the Relationship of The Legacy to the Comprehensive General Plan and Other City Land Use Plans:**

### **A. Comprehensive General Plan**

The primary theme of the Comprehensive General Plan is the recognition that Evanston must allow growth to occur while enhancing the community's special character. The proposed development furthers these goals, and the Comprehensive Plan because it is consistent with the following principles articulated by Evanston:

#### **1. Encouraging new development that improves the economy, convenience, and attractiveness of Evanston while simultaneously working to maintain a high quality of life within the community.**

The Legacy will add to Evanston's minimal population growth; generate significant property taxes, sales taxes, and other revenue; provide new permanent and temporary employment; and bring new residential spending to downtown Evanston by providing new customers for the neighborhood's stores, services, and restaurants. The proposed development is a transit-oriented development that is close to public transportation, as well as nearby to an array of services and attractions in the urban center of Evanston. Also, The Legacy is designed in a contemporary architectural style that fits within the context of downtown Evanston. Finally, the building will offer a mix of apartment sizes to reflect the demand from both younger populations as well as active adults reaching the senior stages of their lives.

#### **2. Promote higher-density residential and mixed-use development in close proximity to transit nodes in order to support non-automobile dependent lifestyles. New developments should be integrated with existing neighborhoods to promote walking and the use of mass transit.**

The Legacy is located within walking distance to the CTA and Metra stations in downtown Evanston and several bus routes. In addition, the proposed development is located on protected bike lanes that will encourage bicycle ownership and use. To encourage biking, the proposed development will have one bicycle parking space for every residential unit, along with substantial bicycle parking and amenities for repair and storage. The Applicant will also provide eight (8) exterior bicycle spaces directly in front of the proposed building for patrons and guests. Additionally, the front entrance of the proposed building offers ample room for loading/unloading of ride hailing services without creating street conflicts. Last, the proposed development is set in the heart of one of the most walkable downtown communities in the country. With these project features, The Legacy is fully integrated into the existing neighborhood and promotes walking and the use of mass transit.

#### **3. Higher density residential and residential/commercial mixed-use buildings can be desirable additions along major corridors, including Chicago Avenue. The strong mass transit service along the corridor makes multifamily housing a strong possibility for redevelopment. Such housing will be desirable to both young professional households as well as retirees.**

The Legacy's location on Chicago Avenue is within an identified north-south transportation corridor which Evanston has encouraged and accepted higher density in the last several years because of its access to mass transit. The Legacy's target market for the tenant mix is consistent with the Comprehensive Plan, as is the careful design considerations that the development team and City staff have collaborated upon to ensure that the pedestrian experience and scale are taken into account and to avoid congestion. Examples of these considerations are the quality landscaping, fully embracing the protected bike lanes and alternative modes of transportation, reduced on site parking, building loading and parking occurring off of the 20-foot-wide public alley to the rear of the building, and maintaining short term loading zones in front of the building.

**4. Encourage new developments to complement existing street and sidewalk patterns.**

The Legacy is designed to enhance the pedestrian experience along Chicago Avenue and will continue the existing retail-oriented character of the street. The zero-setback placement of the proposed building on the Subject Property will ensure pedestrian engagement and be scaled in a manner appropriate to its downtown Evanston context. The first floor will include the residential lobby and approximately 6,812 SF of retail space suitable for restaurant use with sidewalk dining opportunities. Vehicular access will be located along the alley behind the property. All on-site parking will be located within the 2nd and 3rd floors of the proposed development, and well-hidden from view on the second floor through use of materials like opaque glass, and liner residential units on the third floor, which also serves to activate the street frontage of the building. The sidewalk will be designed to current Evanston standards and include enhanced paving and street trees.

**5. The height and mass of the building should be compatible with its particular site.**

Upon close review of its location and area context, The Legacy, with its proposed further reduction in height, massing and density, has been carefully scaled and proportioned. It clearly fits into the context of other buildings in the area, and despite the larger Mather buildings to the east, provides a transition in scale from the taller buildings to the west to the residential areas to the east. The architecture of The Legacy is designed to harmonize with the urban character of downtown Evanston's and Evanston's overall varied architectural vocabularies. The contemporary elements of its design and overall massing are designed with a striking glass exterior window-wall system. The building's base matches the zero-setback character of the existing block, promoting downtown's pedestrian nature. Furthermore, the building materials on the lower floors of Applicant's proposed building have been changed to a masonry brick application in order to be complementary with surrounding buildings.

**6. Encourage both new housing construction and the conversion of underutilized non-residential buildings to housing in order to increase housing variety and to enhance the property tax base.**

The Legacy allows for the redevelopment of obsolete and vacant commercial space and transforms the Property into a mixed-use residential development for all ages that will provide for improved retail space, along with a variety of housing options and generate much needed tax dollars.

**7. Develop strategies where feasible for addressing parking and circulation of merchants and surrounding residents in areas of neighborhood business activity.**

The Legacy fully embraces the goals of transit-oriented development. There is reduced automobile parking in conjunction with one-to-one bicycle parking for residents plus additional on-site guest bicycle parking. In contrast to the current, disorganized loading for the commercial spaces, the proposed project places its loading internal to the building off of the 20 foot, public alley to the rear, separated from the residential parking. The proposed development provides a 48-space parking garage which helps to reduce vehicular activity for the area, but also reflects the true demand in an urban transit-oriented downtown like Evanston. The close proximity the City-owned Church/Chicago parking garage is available to assist with additional parking demand, if any, generated by the project. This creates a win-win by decreasing undesirable parking in the building, and potentially increasing parking revenue for the City.

**8. Sensitivity to environmental concerns should be reflected in building design, site planning, and landscaping.**

Prior to the construction of The Legacy, the development team will undertake an environmental clean-up of the Property. Additionally, The Legacy will be designed to achieve Green Globes Certification in keeping with City of Evanston requirements. The proposed development will also meet current guidelines for bird-friendly design. A green roof will be located on the 12th floor of The Legacy. Finally, the most notable, new feature of the building includes the commitment of an all-electric, fossil-free residential portion of the building.

**B. Downtown Evanston Plan**

The Legacy is also consistent with and furthers many of the Downtown Plan (2009) Objectives and Recommendations. The overarching priorities noted for downtown are to maintain the diversity of land uses, reinforce downtown's pedestrian character, encourage density to support healthy and viable downtown businesses, and maintain a pedestrian friendly, walkable environment.

The Legacy is consistent with several elements noted in the Downtown Plan including:

1. The notion that the downtown is well suited for taller and denser development with a mix of uses based on its traditional role as an urban core rather than a low-rise shopping center/main street.
2. Protection of the downtown's compact, walkable, mixed-use and transit-oriented character.

3. Downtown infrastructure should be maintained in order to promote the efficient movement of vehicles, bicyclist, commuters, and pedestrians to and through downtown.
4. Downtown should continue as the economic engine of Evanston. Downtown businesses and downtown development should continue as the major source of sales and property tax revenues in order to help mitigate the tax burdens on Evanston homeowners. City policies should foster downtown's role as the shopping and entertainment center of Evanston.
5. Development policies should promote sustainability and environmentally responsible development.
6. Maintain a Strong Multi-Modal Transportation System and encourage mass transit use.

### **C. Chicago Avenue Corridor Recommendations Report**

Although the recommendation report is more than 24 years old, The Legacy is also consistent with a variety of the Chicago Avenue Corridor Recommendations as follows:

1. **Encourage attractive new development that harmonizes Chicago Avenue with the surrounding neighborhoods and complements the adjacent historic districts. Mixed-use development that combines residential and retail is desired.**

The Legacy is mixed-use building, designed with architectural design excellence in mind. Improved pedestrian experience informed by the protected bicycle lanes and complimentary landscaping and modern aesthetic all contribute to this notion. The building itself utilizes high-quality materials and a variety of sustainable features. The building fits well into the context, tapering from taller buildings to the west as a transition to the residential to the east. The building's massing thoughtfully reduces the appearance of mass by providing significant setbacks, in a thinner tower form, from the properties to the north and south, while also materially setting back the top -12<sup>th</sup> Floor – mitigating any impact from the pedestrian, on street experience.

2. **Promote development that enhances Chicago Avenue and the tax base of Evanston. Chicago Avenue historically has been a major commercial corridor that is also a gateway to residential neighborhoods to the east and west. Any new development that occurs should be an asset to the appearance and economic vitality of the area and the City as a whole.**

The Legacy enhances the aesthetic appearance and pedestrian experience along this stretch of Chicago Avenue. It adds much needed density as well as on-site affordable housing. The modern, on-site retail will also be a significant improvement to the existing commercial space. The project will certainly contribute to the economic vitality of the area and the City generally.

3. **Maintain and improve the overall streetscape to foster a greener, more pedestrian-friendly environment.**

The Legacy has been designed with the human-scale and pedestrian-friendly environment in mind. The programming, architecture, use of materials, and setbacks, along with enhanced



landscaping that respects and is informed by the Chicago Avenue bike lanes furthers these goals. The additional amenities for bicyclists, including bicycle parking, have the potential to reduce automobile trips in the area, complimenting both shopping and the public transit functions of the corridor.

Additional objectives achieved with the proposed project include:

4. Soften the overall streetscape, promoting pedestrian friendliness through the “greening” of Chicago Avenue. Encourage architectural features that give the street level of multi-story buildings a human scale and minimize the sense of crowding while providing a sense of continuity with the retail façade. Avoidance of blank walls and garage entrance curb cuts at the base.
5. Redevelopment of vacant and underutilized property in a manner consistent with the strategic development needs of Evanston while addressing the character of Chicago Avenue.
6. Encourage mixed-use, residential projects that will offset historic sales tax loss to the City.
7. Support transit-oriented development site plan and design principles for new development, including those that promote transit ridership and pedestrian-friendly access to goods, services, and neighborhood amenities.

### **Statement of Compliance with Zoning Ordinance and Other Planning Policies:**

The proposed project is in compliance with the zoning ordinance of Evanston, section 6-11-5-2 Permitted Uses for the D4 Downtown Transitional District. This includes all proposed uses, namely: dwelling units located above the ground floor, restaurants, retail goods or retail services establishments. Additionally, the Applicant has submitted Planned Development and Special Use Applications pursuant to sections 6-11-1-10(D)2 and 6-11-5-3 of the zoning ordinance.

As set forth in the City of Evanston Zoning Analysis Summary dated May 30, 2024, the proposed development, located in the D4 District, is in substantial compliance with a majority of the of the zoning parameters set forth in the Evanston Zoning Ordinance, including:

- A. Principal Use and Structure:
  - 1. Use: mixed-use residential building with ground floor commercial space;
  - 2. Lot width;
  - 3. Floor Area Ratio; and
  - 4. Yards/Setbacks.
  
- B. Parking Requirements:
  - 1. Handicapped parking spaces;
  - 2. Access via the alley;
  - 3. Vertical Clearance;
  - 4. Enclosure of spaces; and
  - 5. Parking drive aisle width.
  
- C. Loading Requirements:
  - Use and totals: 2 short berths
  
- D. Inclusionary Housing Ordinance

Four authorized allowances are requested as part of the Planned Development; 1) height increase; 2) density increase; 3) required parking spaces; and 4) parking space depth reduction for two spaces. Please see attachment detailing the specifics of each requested allowance included with the Application.

The proposal also is consistent with other City Planning Policies. Please refer to the following statements included in this Planned Development Application:

- 1) Relationship of The Legacy to the Comprehensive Plan and Other City Land Use Plans;  
and
- 2) Statement of Compatibility with the Design Guidelines for Planned Developments.

Subject to the approval of this Planned Development application, including the four requested development allowances, the development will be fully compliant with the Evanston Zoning Ordinance.

**Statement addressing the site controls and standards for planned developments in the subject property's zoning district regarding the following:**

**a. Minimum area**

The minimum lot size requirements for the D4 district for a residential building is 5,000 square feet. The subject Property is 21,644 square feet and therefore meets this requirement. The minimum lot size per dwelling unit is 400 square feet, which would result in 54 dwelling units. The proposed development's 78 units (prior to the Inclusionary Housing density bonus) represents a 24-unit density increase which is allowed, subject to approval of the requested development allowance by a majority of the City Council.

**b. Tree preservation**

The Subject Property is a developed, occupied urban infill property. The existing trees fronting the site along Chicago Avenue must be removed to allow construction of the building and/or are in bad shape/not worth keeping. However, the removed trees will be replaced as part of the project pursuant to an approved landscape plan.

**c. Landscape strip**

There currently is no landscape strip along the Property's Chicago Avenue frontage. The Legacy will provide a landscape strip within the streetscape at the front of the building along Chicago Avenue. The landscape streetscape will comply with downtown streetscape design guidelines.

**d. Open space**

The Legacy will enhance the streetscape along Chicago Avenue as shown on the proposed landscape plan. Outdoor, open space amenities on the 12th floor rooftop will include planting areas and a dog walk to enhance the resident experience.

**e. Walkways**

The proposed development occupies the nearly the entire site at-grade. The project will activate the street frontage along Chicago Avenue with new retail space, and includes new landscaping on the public sidewalk, both of which provide an improved pedestrian experience. It also provides well placed entrances from the Chicago Avenue sidewalk to the different project components. Internally, walkways are included that provide a logical, safe and convenient system for pedestrian access to all project facilities.

**f. Parking and loading**

On-site parking is located within the 2<sup>nd</sup> & 3<sup>rd</sup> floors of the proposed development, accessed from the alley. The loading berths are located on the east side of the building, accessible from the alley. These vehicular access points are designed to permit smooth traffic flow with controlled turning movements and minimize hazards to vehicular and pedestrian traffic by not interrupting the Chicago Avenue sidewalk and bike lane and allowing access to the streets at a well established location where the alley intersects Davis and Church Streets.

**g. Utilities**

The Legacy will provide an underground connection to existing utilities of utilities as required by City codes. The mechanical and utility rooms are located on the east side of the building adjacent to the alley, providing easy connection to existing utilities and easy access from the alley.

**h. Stormwater Treatment**

The site is already completely impermeable. Provisions will be made for code compliant connections to storm water facilities, including grading and piping, and maintenance thereof.

**Statement addressing the general conditions for planned developments in the Downtown Districts as set forth in Section 6-11-1-10 of the zoning ordinance:**

**1. The proposed development will be compatible with surrounding development and will not be of such nature in height, bulk, or scale as to exercise any influence contrary to the purpose and intent of the Zoning Ordinance as set forth in Section 6-1-2.**

The Legacy has been modified from previous proposals with materially reduced height, massing, and density. It is now in context and scale and is compatible with surrounding downtown developments, including those much taller immediately to the west, and transitioning and of similar height to buildings to the east as well, providing a thoughtful transition to residential areas.

The Legacy is substantially in compliance with the D4 District zoning parameters, and only requires 4 modest site development allowances: 1) a minor variation allowed height of 9.7 feet; 2) a 24 unit increase in density; 3) a reduction in parking count in a transit-oriented area; and 4) an allowance of 3 feet for 2 compact car parking spaces.

By contrast, Evanston has allowed other developments to substantially exceed the maximum development height allowances east of Chicago Avenue, including:

a. 500 Davis, with a height of 135 feet, exceeds the maximum height of 66 feet (with development allowances) permitted in a D1 district by fifty percent (50%); and

b. The Mather, located at 425 Davis, with a height of 143 feet, exceeds the maximum height of 97 feet (with development allowances) permitted in a R6 district by forty-five percent (45%)

**2. The proposal will enhance the identity and character of the downtown by:**

a) **Preserving character-giving buildings.** The Legacy's architectural design is intended to complement the adjacent Merion, through the continuation of the street wall, creating a consistency in form and pedestrian-friendly massing along the east side of the 1600 block of Chicago Avenue.

b) **Enhancing existing streetscape amenities.** The Legacy will work with City of Evanston to make sure the most positive features of the existing streetscape, such as planters and sidewalk patterns within the 1600 block of Chicago Avenue, are incorporated into the final landscape design. Once construction is completed, the idea is to restore much of the existing accoutrements and add new beautification amenities that create both an attractive and consistent look.

c) **Maintaining retail continuity in areas where it is prominent.** Although the 1600 block of Chicago Avenue has a mixed record of successful retail, the overall track record of Horizon Realty Group ("HRG") is strong throughout their mixed-use projects in the Chicago

area. HRG will recruit and select high-quality retail tenants who will generate pedestrian traffic serving both neighborhood residents and visitors to downtown Evanston.

d) **Strengthening pedestrian orientation and scale.** The ground floor retail space and resident lobby have large windows and prominent entrances that help activate the street. The proposed development is set to the edge of the public sidewalk, in line with the pattern of existing buildings on the block.

e) **Contributing to mixed-use vitality.** The Legacy is inherently a mixed-use development with 6,812 sq. ft. of retail/restaurant space and 110 new apartment units. The ratio of residential to retail is similar to other recent mixed-use development projects approved by Evanston. The current all-retail/service mix on the existing site does not maximize the highest and best use and results in a significant opportunity cost for Evanston.

**3. The planned development and all landscaping must be compatible with the implementation of the Comprehensive General Plan, the Plan for Downtown Evanston, any adopted land use or urban design plan, the 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 uses is appropriate for and is contextual within this part of Chicago Avenue which is already an urban mixed-use neighborhood. A more intensive mixed-use development on the Subject Property is consistent with planning and development policies to strengthen the downtown edge.

b) **Land use intensity.** The Property is currently occupied with a single-story, obsolete and vacant building, thereby presenting a redevelopment opportunity to revitalize the east side of Chicago Avenue in the 1600 block with a state-of-the art building with modern amenities which will bring more residents, guests and visitors to the area to shop at the stores and eat at the restaurants along Chicago Avenue and the greater downtown. The project will be a mixed-use, residential building with ground floor retail space that will be consistent with the adjacent ground floor uses of The Merion residences. The proposed development exemplifies transit-oriented development, reducing the need for dependency on automobiles. The proposed development's density within close proximity to significant transportation services, promotes a more efficient and more environmentally friendly network of streets and access to schools, public grounds, and other facilities. The project's density supports the health and vitality of downtown businesses, and contributes to a compact, walkable and attractive downtown.

c) **Housing.** The Legacy offers a mix of studio, one-, and two-bedroom apartments of varying sizes which reflects the price capacity of entry-level professionals and seniors along with people in transition (i.e. divorce) living alone. The two-bedroom apartments will attract small families or couples who have chosen to rent rather than buy. The proposed development will make a significant contribution to affordable housing. The proposed housing mix is in keeping with the Downtown Plan which recommends "embracing a variety of residential opportunities to enhance the vibrant urban environment." The Downtown Plan noted that new rental apartments "will help Evanston reach its overarching economic development goals."

d) **Preservation.** The proposed development preserves the concept of a continuous streetscape of retail activity in the 1600 block of Chicago Avenue.

e) **Environmental.** The Legacy will seek to attain Green Globes Certification by employing energy savings technology in its water and utility systems, energy-efficient windows, sustainable materials, lighting design, and waste management. Further, the building's limited on-site parking sends a signal to its residents (and the community) that this development recognizes the value of alternatives to automobile ownership including transit, bicycle, and ride hailing. By reducing dependence on cars, the proposed development will create a more walkable environment to help maintain and improve the high quality of life in Evanston. Finally, the most notable, new feature of the building includes the commitment of an all-electric residential portion of the building.

f) **Urban Design.** The Legacy is designed in a contemporary architectural style that is appropriate to the overall urban context of downtown Evanston. The Legacy's proposed height varies the scale of existing buildings located within this block of Chicago Avenue, while remaining much smaller than the Park Evanston. The proposed development's ground floor retail space and resident lobby have large windows and prominent entrances that help activate the street. The proposed development is set to the edge of the public sidewalk, in line with the pattern of existing buildings on the block.

g) **Traffic impact and parking.** The proposed development is located in a transit-oriented location close to two transit stations, several bus routes, and a protected bike lane that runs parallel to the proposed development. As concluded in KLOA's updated traffic study, The Legacy will have a nominal impact on traffic and will not change the rating of nearby intersections and streets with regard to their capacity and any additional delays. Parking will be accommodated both on-site and, if necessary, off-site at the underutilized Church/Chicago Parking Garage. The loading/unloading of passengers, small deliveries, and the entrance/egress to the parking garage in the building will be conducted in a loading zone eliminating numerous conflicts with pedestrians and cars on Chicago Avenue.

h) **Impact on schools, public services, and facilities.** The proposed development will have a nominal impact on schools, public services, and public facilities as the project will generate only 4 elementary school students and 2 high school students. After accounting for the cost of educating these students, the net gain to the two Evanston school districts is over \$294,000 annually once the building is fully occupied in 2028. The additional gross property tax revenue to the City of Evanston is over \$108,000 annually, starting 2028 and continues to increase each year.

i) **Essential character of the downtown district, the surrounding residential neighborhoods, and abutting residential lots.** The Applicant's proposed development will retain the essential character of downtown Evanston as a vibrant mixed-use, transit-oriented district. The only residential building that abuts the new project is The Merion senior housing residences, built, owned, and operated by Horizon Realty Group.

j) **Neighborhood planning.** The Legacy is aligned with the goals and objectives of Evanston's Comprehensive Plan and Downtown Plan, especially with respect to increased residential density and commercial retail space.

k) **Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls.** The Legacy 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 its current taxpayers. In a city with significant municipal and educational needs and limited opportunities to find new dollars, The Legacy provides a new flow of tax dollars on an annual basis.

**Additional standards for planned developments as set forth in section 6-3-6-9 of the Evanston Zoning Ordinance:**

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 Allowance(s) of the Planned Development location.** As set forth above and in this Special Use Application for Planned Development, the eligible site development allowances are modest, and far less in magnitude than granted to other developments in the area. They have also been reduced from previous proposals.

2. **The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property.** As seen on the context images in the architectural presentation, this mixed-use residential with ground floor commercial building is very consistent with the context of the immediate area, and the downtown as a whole.

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.** The site plan has been well-conceived and informed by the bike lanes on Chicago Avenue. The KLOA Traffic Impact Analysis concludes that there is de minimis impact from vehicular activity, which will also be managed well by ownership.

4. **The proposed development aligns with the current and future climate and sustainability goals of the City.** As discussed, the building has solid sustainability attributes, including the commitment of an all-electric residential portion of the building.

5. **Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested site development allowance(s).** The project meets and exceeds public benefits as set forth section 6-3-6-3 of the zoning ordinance.

**Statement of proposed development's compatibility with the surrounding neighborhood:**

The Legacy is compatible with the surrounding downtown neighborhood in several material ways. The proposed development continues an established pattern along main right of ways in the City's downtown of having mixed-use buildings with ground floor commercial space and residential uses above. The design team has proposed a building and landscape that offers high-quality architecture consistent with Evanston's standards and expectations. Its design provides continuity of the street alignment of buildings along the sidewalk and for more recent developments, like in the Park Evanston, of a masonry base with other materials that differentiation the base from the top. Applicant's proposed landscaping will further enhance the continuity of the streetscape and walkability/biking along Chicago Avenue. As clearly illustrated in the architectural presentation package, the height of the building is very much in context with the areas to the east as it serves as a transition from the much taller buildings to the west, including the Park Evanston immediately to the west. Now that the proposed building's height has been further decreased to a maximum of 135 feet, it is aligned even more so with the areas to the east, thereby respecting the transitional nature of the block. The proposed development fully embraces its transit-oriented location, and is also informed by the important, protected bike lane feature on Chicago Avenue. Subject Property is situated within a major transportation corridor in close proximity to alternative modes of transportation, including: the Metra station, CTA station, and several bus routes. With all vehicular access to the site being from the alley and the project's strong bicycle features also provide residents, employees and guests of the project with transportation alternatives, the development is consistent with established and desired patterns for vehicular access and with the City's goals for transit-oriented locations.



## **Statement of proposed development's compatibility with the design guidelines for planned developments:**

The Legacy is designed in accordance with the City's 2006 "Design Guidelines for Planned Developments" and contributes to and complements the character of the Chicago Avenue streetscape and the downtown Evanston skyline. Designed by renowned architects Pappageorge Haymes, the project will be a first-class luxury residential building.

### **1. The mass of the proposed building should respect surrounding buildings.**

This will be accomplished by 1) cladding the lower levels with brick providing a pedestrian experience consistent with the many brick clad buildings in the area; 2) breaking up the building's facade to read in different planes, 3) pulling apart portions of the building's façade and shape and introducing negative space (like recessed balconies), 4) dividing larger portions of the building's shape into smaller portions; and 5) providing overall slender profile in its east-west orientation that allows greater light penetration to nearby properties. All of these features add to visual interest, reduce the perceived mass, and provide increased consistency with area developments. (Design Guidelines, page 9).

### **2. The building's scale and context should: 1) be appropriate to the site ... and 2) complement surrounding buildings. Consideration should be given to ... how the building relates to surrounding buildings in terms of height, scale, proportion and architectural features ... [and] how the building appears from the public way. (Design Guidelines, page 9).**

The Legacy's scale and design builds upon and relates directly to the urban context of downtown Evanston. The Legacy has a defined base that relates to the streetscape with a human scale and connects, through design and materials, to surrounding buildings. The base along Chicago Avenue is clad in brick and contains significant retail space, reinforcing a familiar pattern at the pedestrian level. The base is differentiated from the upper levels by a change of materials, providing a common transition and reinforcing the pedestrian level base. The slender east-west profile provides greater sunlight penetration to buildings east and west of the site and significant separation from buildings immediately to the north and south. Each of the building's elevations have an articulated facade that employ varying heights, mass, and materials. The building's maximum height of 135 feet is 8 feet shorter than The Mather's north building's maximum height and only 11 feet taller than the main height of the two buildings, one block east of Chicago Ave. at Hinman and Davis. The building is approximately the same height as the Mather and 500 Davis office buildings which are located to the east of Chicago Ave. at Hinman and Davis. It is clear that with the current height of the proposed building, a contextual height transition has definitely been achieved.

### **3. Materials should be appropriate to the architectural style of the building. Materials should be of a durable quality that requires minimal maintenance. (Design Guidelines, page 9).**

The Legacy's brick base and glass window-wall and metal panel construction are appropriate to the architectural style of the proposed building and are contextual to and complementary of the architectural style and materials included in the overall context of downtown Evanston. The Legacy's brick base, metal panel and glass materials will be of high, durable quality for longevity and minimal maintenance and complementary to surrounding buildings.

**4. The roofline of the building should enhance the skyline of the area. Views of the roof from the public way and from adjacent taller buildings should be considered, and mechanical equipment should be screened. (Design Guidelines, page 13).**

The Legacy's penthouse and amenity floors are setback back from the facade, reducing the massing. This feature was included in Applicant's previous proposed development, of which Evanston's Land Use Commission provided favorable comment. The upper floor mechanical areas and mechanical room are located at the interior of the floor plate and are addressed with glazed and louvered walls to integrate seamlessly into the building design aesthetic and obscure their visibility from other buildings.

**5. Architectural features of the building should be consistent with its architectural style and should complement surrounding buildings. Balconies ... should be an integral component of the design of the building. (Design Guidelines, page 13).**

The brick base, glass middle and metal panel top cornice provide a typical design pattern, providing a familiar façade treatment at the pedestrian level and architecture consistent with newer buildings like the Park Evanston. Some of the proposed balconies are recessed while those at the corners are seamlessly integrated into the design of the exterior and do not appear as add-ons.

**6. Loading docks and refuse collection areas: 1) must comply with the City's zoning ordinance requirements; 2) should be screened to limit visibility from the public way. (Design Guidelines, page 15).**

The Legacy's loading berths are accessed from the alley and located within the proposed building, and not visible. Similarly, the refuse collection area is internal to the proposed development and accessed from the alley and is not visible from the public way.

**7. Meters and mechanical equipment for utilities should not be placed on the front of the building or in its front yard. Such equipment should be placed inside the building, on the roof, or at the rear of the building. (Design Guidelines, page 15).**

Mechanical equipment and meters are placed inside the building or at the rear of the building adjacent to the alley. No mechanical equipment or meters are located at the front of the existing building along Chicago Avenue.

**8. Parking structures should be designed to: a) minimize the number of vehicle access and exit points crossing the pedestrian way. (Design Guidelines, page 17).**

The Legacy's above-grade parking has a single entry from the alley, avoiding any curb cuts along Chicago Avenue.

**9. Pedestrian-oriented storefronts. The primary entrance should be oriented to the street. (Design Guidelines, page 19).**

The proposed development's retail storefront units and residential lobby are oriented to Chicago Avenue, which is activated by the pedestrian lobby entry for residents and guests and by the retail storefront.

**10. Clear glass windows should be provided at the pedestrian level to allow for visibility into the ground floor uses. (Design Guidelines, page 19).**

The ground level has been designed to provide wide floor-to-ceiling windows for the retail and lobby spaces.

**11. The City encourages green and LEED certified ... new construction projects. (Design Guidelines, page 23).**

The Legacy will be designed to achieve Green Globes Certification in keeping with City of Evanston requirements. Additionally, the proposed development will meet current guidelines for bird-friendly design. A green roof will be located on the 12th floor of The Legacy. Finally, the most notable, new feature of the building includes the commitment of an all-electric residential portion of the building.

**12. Circulation. Buildings should be sited to allow for safe and efficient pedestrian, bicycle, and vehicular movement within, in and out of, and around the proposed project. (Design Guidelines, page 37).**

The Legacy covers its entire half-acre infill site. Pedestrian and bicycle circulation will make use of the existing public sidewalk, bicycle lanes, and downtown street network. Convenient entry points for both pedestrian, bicycle access and vehicular access are provided with all vehicular access being limited to the alley.

**13. The internal pedestrian, bicycle, and vehicular circulation systems should be designed to: 1) be compatible with and connected to existing public circulation systems for all modes; 2) give strong visual clues as to where to ride bicycles, operate vehicles, and walk. (Design Guidelines, page 37)**

The internal arrangement of uses on the first floor is designed to work with Evanston's existing public sidewalk and alley system. The proposed development's architecture and signage will indicate points of access and egress. Bicycles will have direct access to the adjacent alley.

**Statement describing provisions for care and maintenance of open space and recreational facilities and, if owned by an entity other than a government authority, proposed articles of incorporation and bylaws.**

The Legacy will adhere to the Downtown Evanston landscaping and streetscape standards along Chicago Avenue. The streetscape landscaping along Chicago Avenue, and the green space located on the proposed development's open recreational and amenity areas, within the 12th floor, will be maintained by the Applicant.