



Community Development Department  
 2100 Ridge Avenue, Evanston IL 60201  
 Email: IHO@cityofevanston.org  
 Phone: 847-448-4311  
[www.cityofevanston.org](http://www.cityofevanston.org)  
 Effective 1/1/2024

## INCLUSIONARY HOUSING APPLICATION

**Submission Date:** April 26, 2024 (Revised May 14, 2024)

**Applicant Name:** Horizon Realty Group

**Applicant Address:** 1946 W. Lawrence Avenue, Chicago, IL 60640

**Applicant Phone:** 773-529-7200 **Cell Phone:** 847-812-8768

**Email:** jmichael@horizonrealtygroup.com **Website:** \_\_\_\_\_

**Property Owner Name:** Horizon Group XXIII, LLC

**Property Owner Address:** same as above

**Property Owner Phone:** same as above **Cell Phone:** same as above

**Email:** same as above **Website:** www.horizonrealtygroup.com

**Project Name:** The Legacy

**Project Address:** 1621-1631 Chicago Avenue

**Parcel Identification Number (PIN):** 11-18-403-0210-0000

- Project Type:**
- New Construction**
  - Conversion/Addition of Residential Units**
  - Reconfiguration of Residential Units (change in # of bedrooms)**

**Project Located in:**  **Downtown or RP Zoning District:** D4

**All other Zoning Districts:** \_\_\_\_\_

**Project Description:** New 12-story planned development with ground floor commercial, 48 parking spaces, 110 dwelling units. All required

IHO units to be provided on-site.

**Inclusionary Housing Compliance\*:**     **On-site Units**

**Fee in Lieu**

\*If a project requires special zoning (i.e. variances, allowances, Planned Development) a minimum of 5% of the total units are required to be Inclusionary Housing units, with the exception of for-sale units.

**Project Funding Type:**     **Private**

**Public**

**List all sources of government assistance (Federal, State, Local), including TIF, LIHTC, bond financing, public grants, land disposition programs, etc.:**

None

---

---

**Inclusionary Units:**     **Rental**

**For Sale**

**Market Rate Units:**

**Rental**

**For Sale**

**Residential Units**

	<b>Total Units</b>	<b>Inclusionary Units</b>
<b>Studio</b>	34	2
<b>1 Bedroom</b>	44	4
<b>2 Bedroom</b>	32	2
<b>3 Bedroom</b>		
<b>4 Bedroom</b>		

**Unit Square Footage**

	<b>Market Rate Units</b>	<b>Inclusionary Units</b>
<b>Studio</b>	442-592	442-592
<b>1 Bedroom</b>	683-822	683-822
<b>2 Bedroom</b>	899-1062	899-1062
<b>3 Bedroom</b>		
<b>4 Bedroom</b>		

**Describe the location and size of each Inclusionary Housing unit in the development:**

IHO units will be disbursed evenly amongst the building in the same unit mix percentage as the market rate units. There will be 2 studios.

---

4 one bedrooms and 2 two bedrooms. Precise locations will be IHO compliant and mutually determined with staff once plans are fully developed.

---

**Pricing Schedule – Market Rate Units (Estimated Sale Price or Monthly Rent)**

	Sale Price	Monthly Rent
<b>Studio</b>	N/A	\$1900
<b>1 Bedroom</b>	N/A	\$2500
<b>2 Bedroom</b>	N/A	\$3600
<b>3 Bedroom</b>		
<b>4 Bedroom</b>		

**On-site Inclusionary Rental Units**

Units at or < 60% AMI		
	Number	Monthly Rent
<b>Studio</b>	2	Per Housing Auth.
<b>1 Bedroom</b>	4	Per Housing Auth.
<b>2 Bedroom</b>	2	Per Housing Auth.
<b>3 Bedroom</b>		

**On-site Inclusionary For Sale Units**

Units at or < 100% AMI		
	Number	Sale Price
<b>Studio</b>		
<b>1 Bedroom</b>		
<b>2 Bedroom</b>		
<b>3 Bedroom</b>		

**Development in Downtown or Research Park Zoning Districts:**

Rental In-Lieu Fee: \$209,195 x \_\_\_\_\_ (total units\*) = \$ \_\_\_\_\_

For-Sale In-Lieu Fee: \$313,792 (\$209,195 x 1.5) x \_\_\_\_\_ (total units\*) = \$ \_\_\_\_\_

**Development in all other districts:**

Rental In-Lieu Fee: \$179,310 x \_\_\_\_\_ (total units\*) = \$ \_\_\_\_\_

For-Sale In-Lieu Fee: \$268,964 (\$179,310 x 1.5) x \_\_\_\_\_ (total units\*) = \$ \_\_\_\_\_

\*If the percentage of units results in a fractional number, if 0.5 or greater, it rounds up to an on-site unit or full fee-in-lieu. If under 0.5, there is no on-site unit requirement and one-half the fee-in-lieu is paid. For example, 10% of 45 units is 4.5. This would round up to 5 on-site units or the per-unit fee-in-lieu x 5. If 5% of the units were provided on-site, the requirement would be 2.25 on-site units, which would round down to 2 on-site units and a fee-in-lieu would be required for one half the per-unit fee. The fee-in-lieu for the remaining 5%, or 2.25 units, would be the per-unit fee-in-lieu x 2.5.

**If construction will be phased, provide a construction schedule for market rate and Inclusionary units:**

---



---

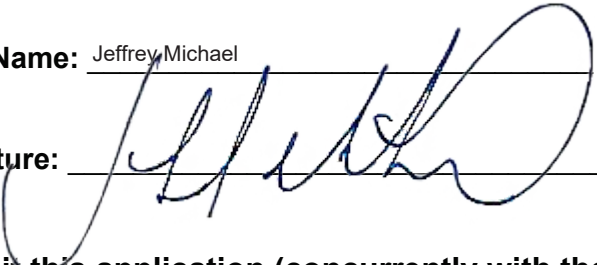


---

The developer proposes to meet the Inclusionary Housing Ordinance requirements through the attached alternative equivalent action. (The proposal must show that the alternative proposed will increase affordable housing opportunities in the City to an equal or greater extent than compliance with the express requirements of Inclusionary Housing Ordinance).

For further information visit the [Inclusionary Housing webpage](#).

I certify that the above information is true and correct:

Print Name: Jeffrey Michael Position/Title: COO  
Signature:  Date: 5-14-24

Submit this application (concurrently with the Zoning Analysis application) to:  
[zoning@cityofevanston.org](mailto:zoning@cityofevanston.org)