

92-O-24

AN ORDINANCE

Approving A Special Use Permit For a New 230-Unit Multi-Family Residential Planned Development at 910-938 Custer Avenue in the MXE Mixed-Use Employment District

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the “powers and functions of home rule units shall be construed liberally,” was written “with the intention that home rule units be given the broadest powers possible” (*Scadron v. City of Des Plaines*, 153 Ill.2d 164); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 2012, as amended, (“the Zoning Ordinance”); and

WHEREAS, Charles Davidson of CDG Capital and Andy Ahitow of City Pads (the “Applicants,”), for the property located in the MXE Mixed-Use Employment District at 910-938 Custer Avenue, Evanston, Illinois (the “Subject Property”), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, to permit the construction of a 230-unit multi-family residential planned development located at the Subject Property; and

WHEREAS, Applicant has petitioned the City Council of Evanston for approval of the following (collectively, the “Zoning Approval:):

- A. A Special Use Permit for a Planned Development on the Subject Property per Section 6-3-6 of the Zoning Ordinance.
- B. The following Site Development Allowances as permitted by Section 6-3-6 of the Zoning Ordinance:
 - a. Front Yard Setback: A front yard setback of zero feet (0’) where ten feet (10’) is required pursuant to subsection 6-3-14-6.
 - b. Rear Yard Setback: A rear yard setback of ten feet (10”) where fifteen feet (15’) is required pursuant to subsection 6-3-14-6.

- c. Parking: Forty-eight (48) parking spaces where one hundred twenty-seven (127) parking spaces are required.
- d. Drive-Aisle: A twenty-two foot (22') drive-aisle where twenty-four feet (24') is required.
- e. Loading berths: Zero (0) loading berths where two (2) short loading berths are required.
- f. Landscaping buffer: No landscaping buffer where a twenty-five foot (25') wide landscaping buffer is required surrounding the side and rear yards.
- g. Density: One hundred ninety-two (192) dwelling units (including 10% on-site inclusionary) and thirty-eight (38) market rate bonus units for a total of two hundred thirty (230) dwelling units where a maximum Site Development Allowance of fifty-three (53) dwelling units plus IHO bonus units are allowed
- h. Height: A fifty-six foot (56') building height at five (5) stories where a maximum Site Development Allowance of fifty-six feet (56') at four (4) stories is allowed.

all to allow the construction and operation of a 230-unit multi-family residential planned development with 48 parking spaces, located at the Subject Property.

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may allow Site Development Allowances from the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on October 9, 2024, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Land Use Commission held a public hearing, pursuant to proper notice, regarding case no. 24PLND-0031 to consider Applicants' application for a Special Use Permit for a Planned Development with Site Development Allowances on the Subject Property, heard testimony and public comment and made written minutes, findings, and recommendations; and

WHEREAS, after having considered the evidence presented, including the exhibits and materials submitted, and public testimony provided, the LUC made the following findings per Section 6-3-5-10 of the Zoning Ordinance:

1. Is one of the listed special uses for the zoning district in which the property lies: It is permitted under the MXE District so the standard is met.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: The current Comprehensive General Plan considers affordable housing, so the standard is met.
3. 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: Concerns about parking and construction traffic can be met through conditions offsetting a negative effect and thus meeting the standard.

4. Does not interfere with or diminish the value of property in the neighborhood: Placing a modern building in this location will increase surrounding property values and it will partially add tax revenue meeting the standard.
5. Is adequately served by public facilities and services: New construction will require expansion of public services, which is believed can be met, and the construction is close to multiple public transportation options.
6. Does not cause undue traffic congestion: The TOD design and on-site parking should adequately address this standard.
7. Preserves significant historical and architectural resources: There are no significant resources in the area.
8. Preserves significant natural and environmental resources: The standard is met.
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation: The Commission believes the standard is met.

WHEREAS, after having considered the evidence presented, including the exhibits and materials submitted, and public testimony provided, the LUC made the following findings per Section 6-3-6-9 of the 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: The public benefit of providing modern affordable housing demonstrates meeting this standard.
2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property: The Commission believes the standard is met.
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 Commission believes the standard is met.

4. The proposed development aligns with the current and future climate and sustainability goals of the City: The Commission believes that the standard will be met.
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): Public housing is a benefit, so the standard is met.

WHEREAS, the Land Use Commission recommended approval by a six (6) to zero (0) vote of the application for a Special Use Permit for a Planned Development with Site Development Allowances for the Subject Property; and

WHEREAS, on November 11, 2024, the Planning and Development Committee of the City Council held a meeting, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and reviewed the findings and recommendation of approval of the Land Use Commission in case no. 24PLND-0031, and recommended City Council approval thereof; and

WHEREAS, at its meetings of November 11, 2024 and November 25, 2024, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendations of the Planning and Development Committee, received additional public comment, made certain findings, and adopted said recommendations; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill.App.3d 747) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit for a Planned Development applied for in case no. 24PLND-0031, to allow the construction of a new 230-unit multi-family residential planned development located at the Subject Property.

SECTION 3: The City Council hereby grants the following Site Development Allowances:

- a. **Front Yard Setback:** A front yard setback of zero feet (0') where ten feet (10') is required pursuant to subsection 6-3-14-6.
- b. **Rear Yard Setback:** A rear yard setback of ten feet (10") where fifteen feet (15') is required pursuant to subsection 6-3-14-6.
- c. **Parking:** Forty-eight (48) parking spaces where one hundred twenty-seven (127) parking spaces are required.

- d. **Drive-Aisle:** A twenty-two foot (22') drive-aisle where twenty-four feet (24') is required.
- e. **Loading berths:** Zero (0) loading berths where two (2) short loading berths are required.
- f. **Landscaping buffer:** No landscaping buffer where a twenty-five foot (25') wide landscaping buffer is required surrounding the side and rear yards.
- g. **Density:** One hundred ninety-two (192) dwelling units (including 10% on-site inclusionary) and thirty-eight (38) market rate bonus units for a total of two hundred thirty (230) dwelling units where a maximum Site Development Allowance of fifty-three (53) dwelling units plus IHO bonus units are allowed
- h. **Height:** A fifty-six foot (56') building height at five (5) stories where a maximum Site Development Allowance of fifty-six feet (56') at four (4) stories is allowed.

SECTION 4: The City Council hereby imposes the following conditions, violation of any of which shall constitute grounds for penalties or revocation thereof pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Code:

- A. **Compliance with Applicable Requirements:** The Applicants shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with the following: the terms of this ordinance; the Development Plan in Exhibit B, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicants' testimony and representations and documents to the Land Use Commission on October 9, 2024, the P&D Committee, and the City Council.

- B. Construction Management Plan: The Applicants shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the building permit.
- C. IHO and Green Building Ordinances: The Applicants agrees to comply with all applicable related regulations including but not limited to the Inclusionary Housing Ordinance, Bird Friendly Ordinance and the Green Building Ordinance.
- D. The Applicants shall minimize the impact of the generator noise with on-site improvements.
- E. The use of multimodal transportation shall be encouraged by a variety of means that may include: providing a car-share vehicle in the area, providing public transit passes for new tenants, and/or providing electric scooters on-site.
- F. Residents of the building shall not be eligible for residential permit zone parking permits to park on the street within the surrounding neighborhood if a residential permit zone is established.
- G. Applicants shall contribute \$250,000 towards reconstruction of the alley that abuts the subject property to the south and to the west.
- H. If the City of Evanston's Zoning Code requirement for parking is reduced in the future, the development may reduce the on-site parking, at the discretion of the Applicants, by eliminating a portion or all of the north surface parking lot and instead establishing landscaped amenity space with additional enclosed bicycle parking without the need for an Adjustment to a Planned Development.
- I. Commitment to hire locally using M/W/EBE throughout the various stages of construction.
- J. Four (4) additional inclusionary housing dwelling units beyond the 10% requirement for a total of 23 inclusionary housing units on-site.
- K. Providing an easement to increase the usable width of the alley where adjacent to the site. If in the future the easement is dedicated to the City, any changes in zoning relief due to the reduced lot size are hereby granted.
- L. The developer shall construct streetscape improvements from the north end of the development site to the connecting point at Main Street, and from the existing street curb to the private property lines (specifically not including any portion of the existing Custer Avenue street).
- M. One new fire hydrant on the right-of-way towards the south end of the development site shall be connected to the City's water main.
- N. Install bollards around the two utility boxes that abut the alley that have been damaged by truck traffic in the past.

- O. Contribution of \$30,000 to the Main-Dempster SSA for use for signage, landscaping, street furniture, holiday decorations, or other improvements to the neighborhood west of Chicago Avenue in the vicinity of Main Street.
- P. Contribution of \$7,500 for improvements to public parking lots that are in the vicinity of the development site.
- Q. Improve landscaping and/or add a mural along the Metra embankment to the extent possible with the approval of Metra.
- R. The Applicants shall obtain a building permit and begin construction within 24 months of the date of adoption of this ordinance.
- S. Compliance with General Conditions and Standards: The Applicants agree to comply with the General Conditions and Standards for Planned Developments within Code Section 6-8-1-10.
- T. Recordation: Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

SECTION 5: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

SECTION 7: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: November 25, 2024

Adopted: November 25, 2024

Attest:



Stephanie Mendoza, City Clerk

Approved:

November 25, 2024



Daniel Biss, Mayor

Approved as to form:



Alexandra Ruggie, Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

Lot 1 in Dard Products Third Consolidation, being a consolidation of Lot 3 and the North Half of Lot 4 in Railway Subdivision and Lot 1 in Dard Products Second Consolidation, in the East Half of the Northeast Quarter of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, According to the Plat thereof recorded.

PIN: 11-19-117-063-0000

Commonly Known As: 910-938 Custer Avenue, Evanston, Illinois

EXHIBIT B
Development Plan

910 Custer Ave. Evanston, IL



Planning & Development Committee
 Evanston City Council Meeting

11.11.2024

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions + City Pads
 Address: 910 Custer Ave. Evanston, IL
 Introduction Date: July 31th 2024

PLANNING & DEVELOPMENT REVIEW

A-0



Southeast Corner



East view



Northeast Corner



Southeast Corner (Main Street)

Existing Conditions

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions + City Pads
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PLANNING & DEVELOPMENT REVIEW

A-02



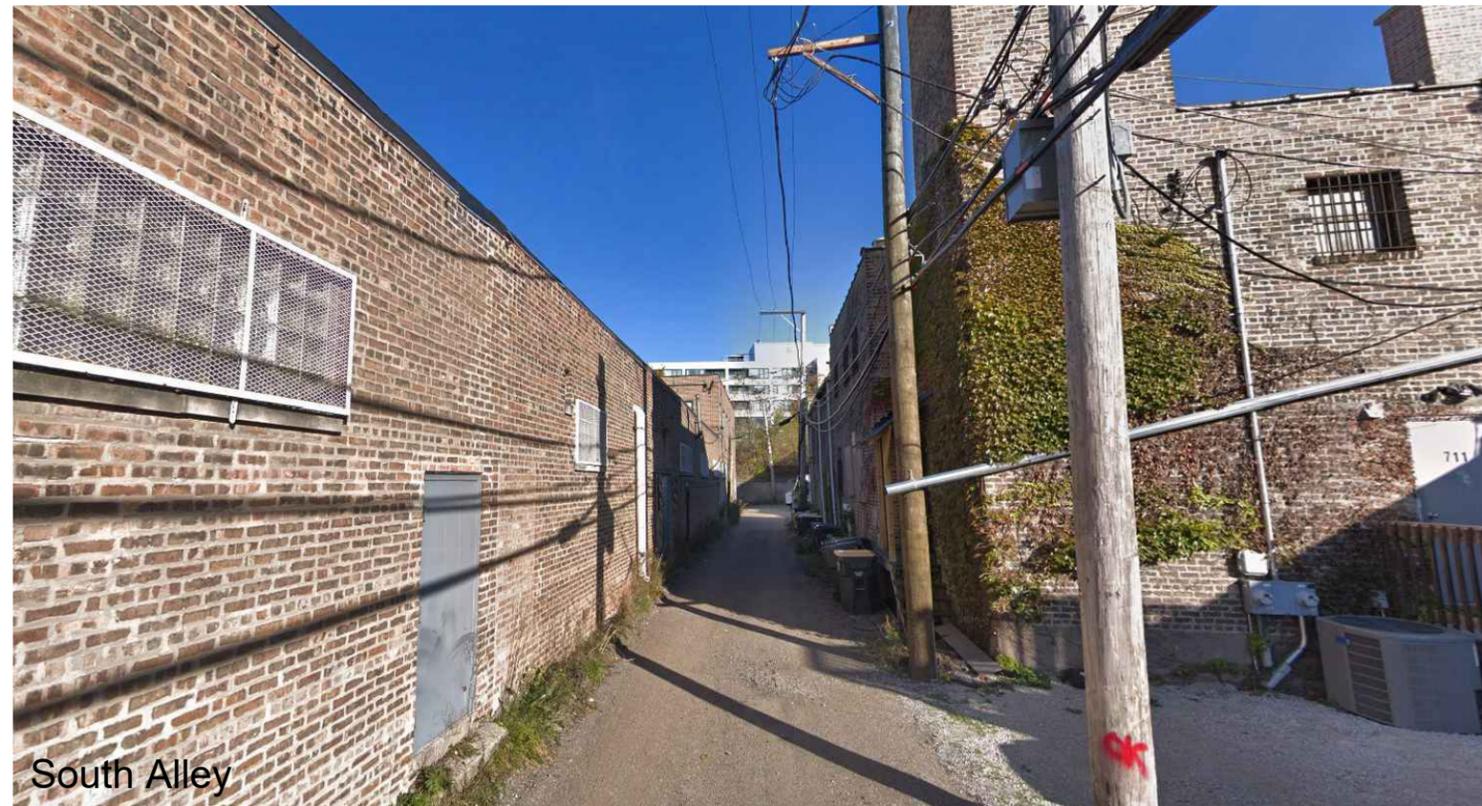
West View



Westsouth Corner



Northwest Corner



South Alley

Existing Conditions

BUILT FORM, LLC

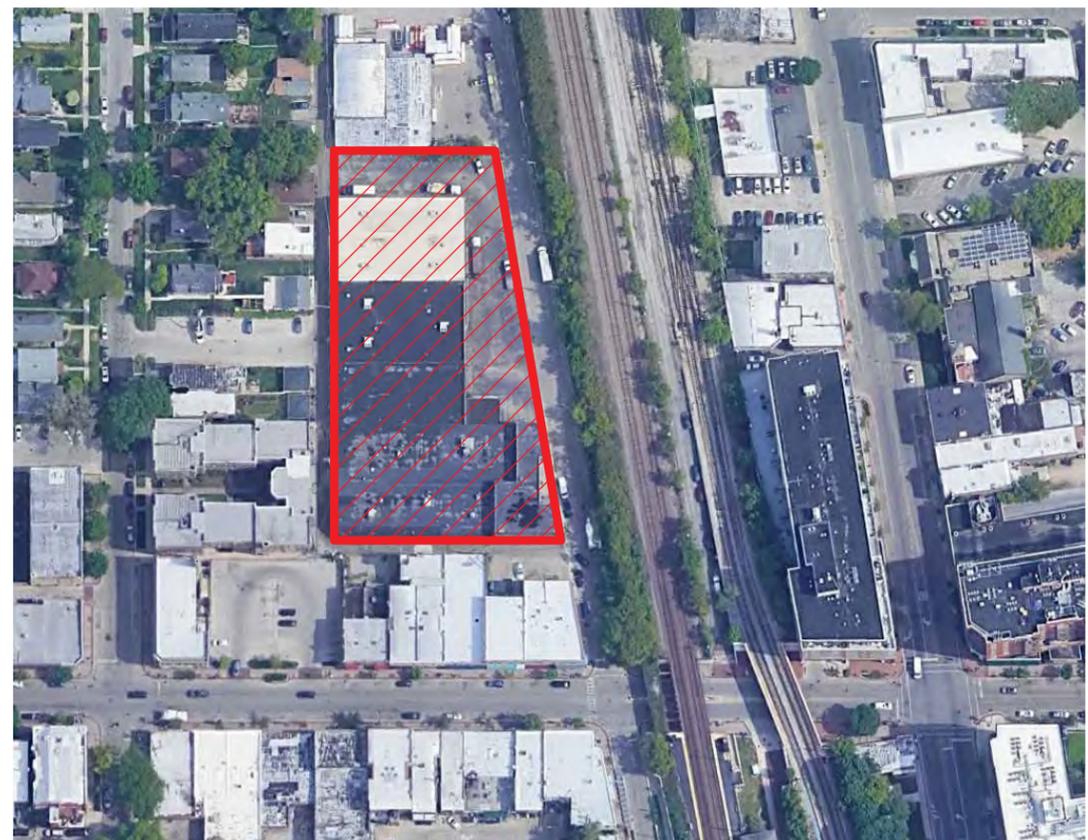
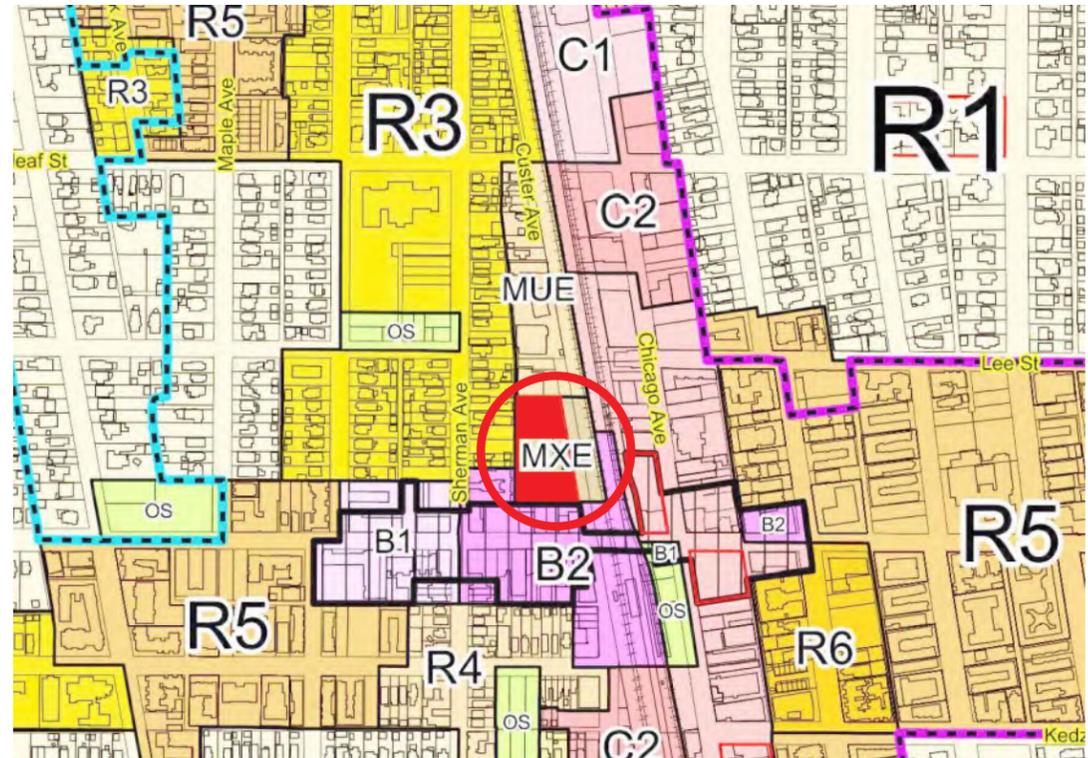
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PLANNING & DEVELOPMENT REVIEW

A-03

BUILDING SUMMARY New 5 story mixed-use building, 230 units with surface parking spaces						
GROSS BUILDING - 154,247 gsf		F.A.R. AREA - 132,279 SF				
FIRST FLOOR GROSS SQ.FT. - 32,235 gsf						
- FIRST FLOOR NET RSF - 19,512 rsf						
- LOBBY & AMENITY AREA - 5,720 sf						
- MECH. / CIRC. - 7,003 sf						
- FIRST FLOOR AREA FOR F.A.R.: 25,939 sf						
TYPICAL FLOOR GROSS SQ.FT. - 30,503 gsf						
- TYPICAL FLOOR NET RSF - 26,553 rsf						
- MECH. / CIRC. - 3,950 sf						
- TYP. FLOOR AREA FOR F.A.R.: 26,585 sf						
230 TOTAL UNITS						
48 OUTDOOR TOTAL PARKING SPACES						
76 INDOOR BIKES - 10 OUTDOOR BIKES						
UNIT MATRIX						
Room Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total
Studio	22	25	25	25	25	122
1 Bedroom	14	17	17	17	17	82
2 Bedroom	2	6	6	6	6	26
Total	38	48	48	48	48	230

ZONING REQUIREMENTS		
	PLAN DEVELOPMENT (PD)	PROPOSED
LOT SIZE	64,191 LOT SQ.FT.	-
MLA	MIN. LOT AREA PER UNIT 64,191 SQ.FT. / 230 UNITS	280 SQ. FT
BUILDING HEIGHT	PD	56' - AVERAGE ROOF HEIGHT (74' - TOP OF ELEVATOR OVERRUN ROOF)
FAR	PD	2.06 (132,279 / 64,191)
FRONT YARD (A)	PD	0'-0" FRONT SETBACK
SIDE YARD (B)	PD	43'-0" SIDE SETBACK
SIDE YARD (C)	PD	68'-6" SIDE SETBACK
REAR YARD (D)	PD	10'-0" REAR SETBACK
PARKING SPACES	PD	50 TOTAL SPACES (INCLUDES 2 ACCESSIBLE SPACES)
PARKING SIZES	8' x 18' WITH 20' DRIVE AISLE (90° PARKING)	8.5' x 18' WITH 24' DRIVE AISLE (90° PARKING)
LOADING	2 SHORT BERTH 10' x 25'	-



Zoning Analysis

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions + City Pads
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 Introduction Date: July 31th 2024

PLANNING & DEVELOPMENT REVIEW

A-04



Renderings

BUILT FORM, LLC

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PLANNING & DEVELOPMENT REVIEW

A-05



Renderings

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PLANNING & DEVELOPMENT REVIEW

A-06



Renderings

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PLANNING & DEVELOPMENT REVIEW

A-07



Renderings

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PLANNING & DEVELOPMENT REVIEW

A-08



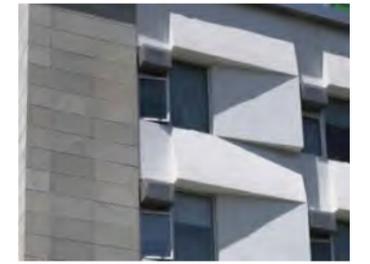
ALUMINUM PICKET GUARDRAIL



FIBERGLASS WINDOW W/ NON-REFLECTIVE GLASS



GREY "NORMAN" SIZE EIFS BRICK W/NATURAL MORTAR



STONE WHITE TEXTURED EIFS W/REVEAL PATTERN



GREY TEXTURED EIFS W/REVEAL PATTERN



ALUMINUM STOREFRONT

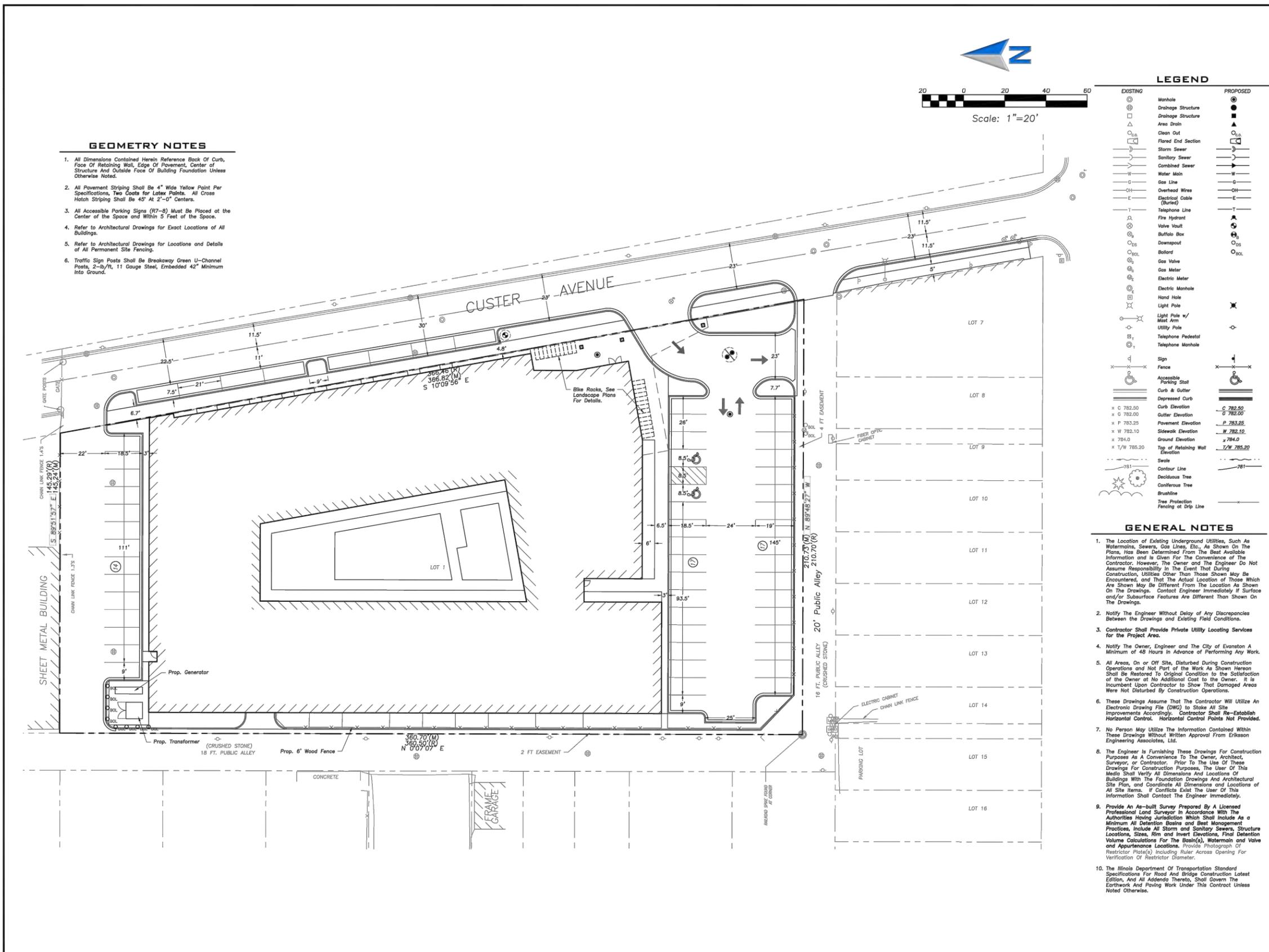
Exterior Material Board

BUILT FORM, LLC

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Address: 910 Custer Ave. Evanston, IL
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PLANNING & DEVELOPMENT REVIEW

A-09



GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats For Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
- All Accessible Parking Signs (R7-B) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Drainage Structure	Drainage Structure
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffer Box	Buffer Box
Downspout	Downspout
Ballard	Ballard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Electric Manhole	Electric Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Seals	Seals
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection Fencing or Drip Line	Tree Protection Fencing or Drip Line

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility in The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The City of Evanston A Minimum of 48 Hours in Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE (847) 923-4804
 FAX (847) 223-4864
 EMAIL INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2025

NEW 5-STORY RESIDENTIAL BUILDING
 912 CUSTER AVE
 EVANSTON, ILLINOIS

Reserved for Seal:

No.	Date	Description
1	07/31/24	PLAN DEVELOPMENT APPLICATION

Design By:	Approved By:	Date:
XXX	XXX	XX/XX/XX

Sheet Title:
SITE GEOMETRY PLAN

Sheet No:
C200

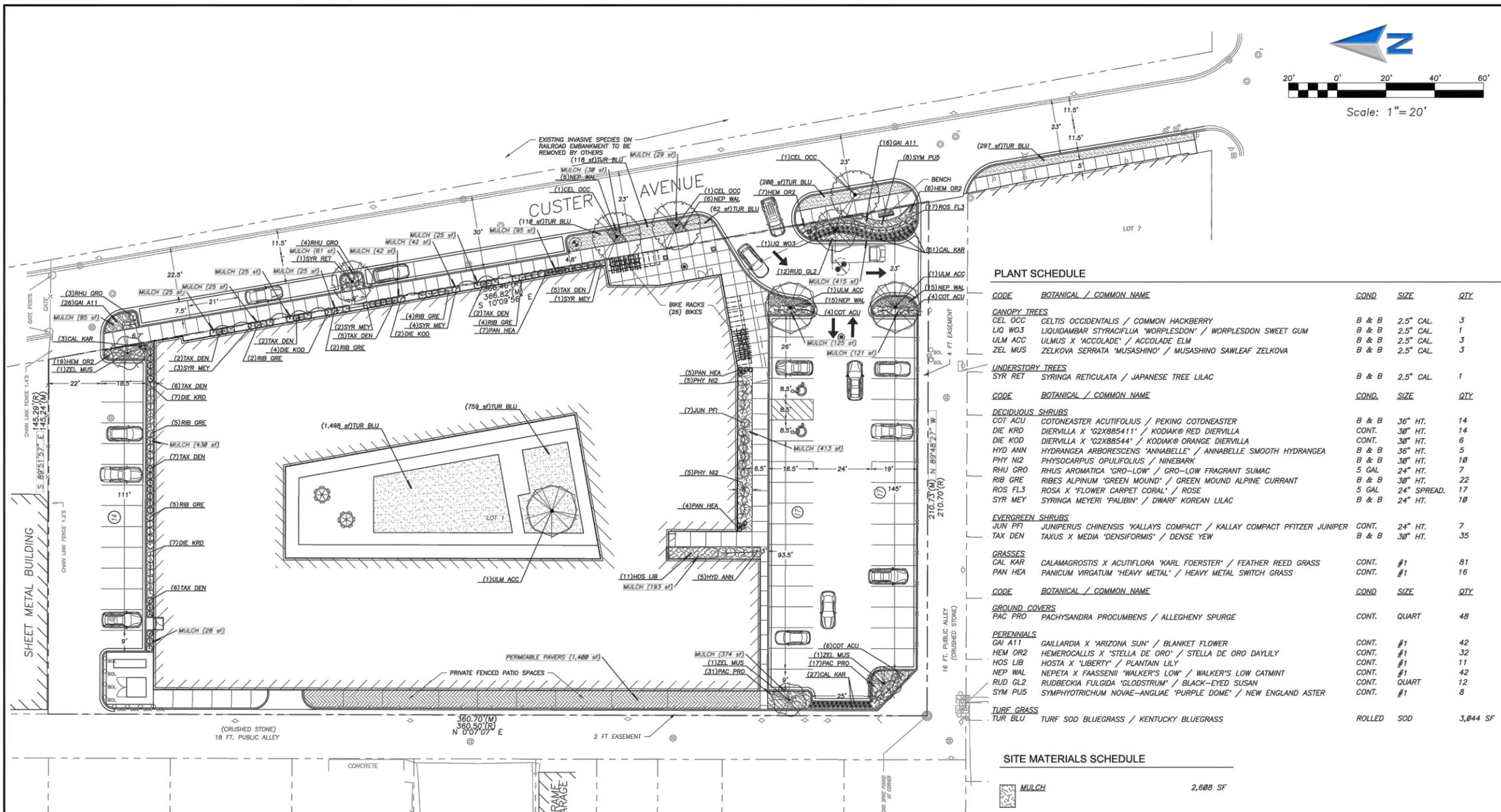
Civil - Geometry Plan

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions + City Pads
 Address: 910 Custer Ave. Evanston, IL
 Introduction Date: July 31th 2024

PLANNING & DEVELOPMENT REVIEW

A-10



LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFECTS, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC., ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
CANOPY TREES				
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL.	3
LIQ W03	LIQUIDAMBAR STYRACIFLUA "WORPLESDON" / WORPLESDON SWEET GUM	B & B	2.5" CAL.	1
ULM ACC	ULMUS X "ACCOLADE" / ACCOLADE ELM	B & B	2.5" CAL.	3
ZEL MUS	ZELKOVA SERRATA "MUSASHINO" / MUSASHINO SAWLEAF ZELKOVA	B & B	2.5" CAL.	3
UNDERSTORY TREES				
SYR RET	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	2.5" CAL.	1
DECIDUOUS SHRUBS				
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	14
DIE KR2	DIERVILLA X "G2X885411" / KODIAK® RED DIERVILLA	CONT.	30" HT.	14
DIE KOD	DIERVILLA X "G2X88544" / KODIAK® ORANGE DIERVILLA	CONT.	30" HT.	6
HYD ANN	HYDRANGEA ARBORESCENS "ANNABELLE" / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	5
PHY N12	PHYSCARPUS OPULIFOLIUS / NINEBARK	B & B	30" HT.	10
RHU GRO	RHUS AROMATICA "GRO-LOW" / GRO-LOW FRAGRANT SUMAC	5 GAL	24" HT.	7
RIB GRE	RIBES ALPINUM "GREEN MOUND" / GREEN MOUND ALPINE CURRANT	B & B	30" HT.	22
ROS FL3	ROSA X "FLOWER CARPET CORAL" / ROSE	5 GAL	24" SPREAD.	17
SYR MEY	SYRINGA MEYERI "PALIBIN" / DWARF KOREAN LILAC	B & B	24" HT.	10
EVERGREEN SHRUBS				
JUN PFI	JUNIPERUS CHINENSIS "KALLAYS COMPACT" / KALLAY COMPACT PFTIZER JUNIPER	CONT.	24" HT.	7
TAX DEN	TAXUS X MEDIA "DENSIFORMIS" / DENSE YEW	B & B	30" HT.	35
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER" / FEATHER REED GRASS	CONT.	#1	81
PAN HEA	PANICUM VIRGATUM "HEAVY METAL" / HEAVY METAL SWITCH GRASS	CONT.	#1	16
GROUND COVERS				
PAC PRO	PACHYSANDRA PROCUMBENS / ALLEGHENY SPURGE	CONT.	QUART	48
PERENNIALS				
GAI A11	GAILLARDIA X "ARIZONA SUN" / BLANKET FLOWER	CONT.	#1	42
HEM OR2	HEMEROCALLIS X "STELLA DE ORO" / STELLA DE ORO DAYLILY	CONT.	#1	32
HOS LIB	HOSTA X "LIBERTY" / PLANTAIN LILY	CONT.	#1	11
NEP WAL	NEPETA X FASSENI "WALKER'S LOW" / WALKER'S LOW CATMINT	CONT.	#1	42
RUD GL2	RUDEBECKIA FULGIDA "GLODSTRUM" / BLACK-EYED SUSAN	CONT.	QUART	12
SYM PUS	SYMPHYOTRICHUM NOVAE-ANGLIAE "PURPLE DOME" / NEW ENGLAND ASTER	CONT.	#1	8
TURF GRASS				
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED SOD		3,044 SF

SITE MATERIALS SCHEDULE

MULCH	2,688 SF
PERMEABLE PAVERS	1,400 SF

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 923-4804
 FAX: (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2025

**NEW 5-STORY
 RESIDENTIAL BUILDING**
 912 CUSTER AVE
 EVANSTON, ILLINOIS

Reserved for Seal:

No.	Date	Description
	2024/07/31	PLAN DEVELOPMENT APPLICATION

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Design By: SSG Approved By: XXX Date: 01/01/2024

Sheet Title:
LANDSCAPE PLAN

Sheet No:
L100

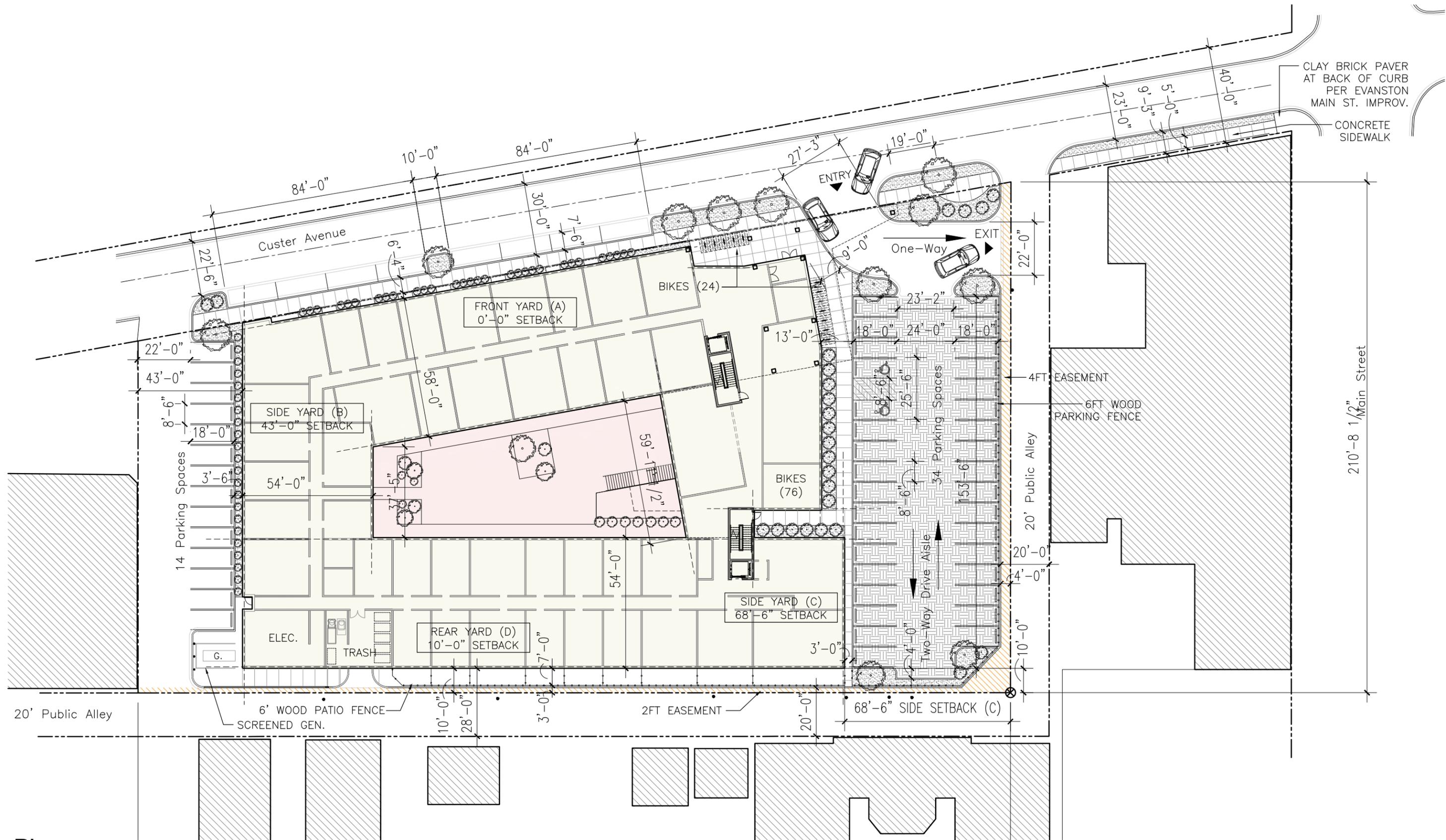
Landscape Plan

Applicant: Catapult Real Estate Solutions + City Pads
 Address: 910 Custer Ave. Evanston, IL
 Introduction Date: July 31st 2024

PLANNING & DEVELOPMENT REVIEW

BUILT FORM, LLC

A-12



Site Plan

BUILT FORM, LLC

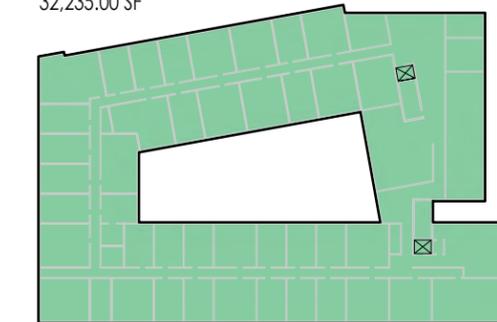
Applicant: Catapult Real Estate Solutions + City Pads
 Address: 910 Custer Ave. Evanston, IL
 Introduction Date: July 31th 2024

PLANNING & DEVELOPMENT REVIEW

A-13



Gross Area
32,235.00 SF



BUILDING SUMMARY
New 5 story mixed-use building, 230 units with surface parking spaces

GROSS BUILDING - 154,247 gsf	F.A.R. AREA - 132,279 SF
FIRST FLOOR GROSS SQ.FT. - 32,235 gsf	
- FIRST FLOOR NET RSF - 19,512 rsf	
- LOBBY & AMENITY AREA - 5,720 sf	
- MECH. / CIRC. - 7,003 sf	
- FIRST FLOOR AREA FOR F.A.R.: 25,939 sf	
TYPICAL FLOOR GROSS SQ.FT. - 30,503 gsf	
- TYPICAL FLOOR NET RSF - 26,553 rsf	
- MECH. / CIRC. - 3,950 sf	
- TYP. FLOOR AREA FOR F.A.R.: 26,585 sf	

230 TOTAL UNITS
48 OUTDOOR TOTAL PARKING SPACES
76 INDOOR BIKES - 10 OUTDOOR BIKES

UNIT MATRIX

Room Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total
Studio	22	25	25	25	25	122
1 Bedroom	14	17	17	17	17	82
2 Bedroom	2	6	6	6	6	26
Total	38	48	48	48	48	230

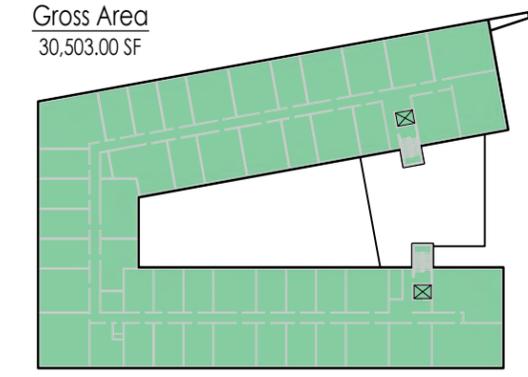
Ground Floor

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions + City Pads
Address: 910 Custer Ave. Evanston, IL
Introduction Date: July 31th 2024

PLANNING & DEVELOPMENT REVIEW

A-14



Gross Area
30,503.00 SF

BUILDING SUMMARY
New 5 story mixed-use building, 230 units with surface parking spaces

GROSS BUILDING - 154,247 gsf	F.A.R. AREA - 132,279 SF					
FIRST FLOOR GROSS SQ.FT. - 32,235 gsf						
- FIRST FLOOR NET RSF - 19,512 rsf						
- LOBBY & AMENITY AREA - 5,720 sf						
- MECH. / CIRC. - 7,003 sf						
- FIRST FLOOR AREA FOR F.A.R.: 25,939 sf						
TYPICAL FLOOR GROSS SQ.FT. - 30,503 gsf						
- TYPICAL FLOOR NET RSF - 26,553 rsf						
- MECH. / CIRC. - 3,950 sf						
- TYP. FLOOR AREA FOR F.A.R.: 26,585 sf						
230 TOTAL UNITS						
48 OUTDOOR TOTAL PARKING SPACES						
76 INDOOR BIKES - 10 OUTDOOR BIKES						
UNIT MATRIX						
Room Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total
Studio	22	25	25	25	25	122
1 Bedroom	14	17	17	17	17	82
2 Bedroom	2	6	6	6	6	26
Total	38	48	48	48	48	230

Second Floor

BUILT FORM, LLC

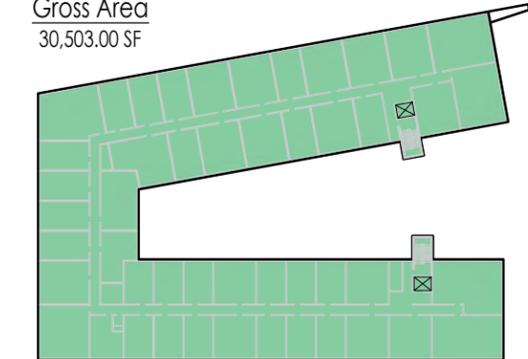
Applicant: Catapult Real Estate Solutions + City Pads
 Address: 910 Custer Ave. Evanston, IL
 Introduction Date: July 31th 2024

PLANNING & DEVELOPMENT REVIEW

A-15



Gross Area
30,503.00 SF



BUILDING SUMMARY
New 5 story mixed-use building, 230 units with surface parking spaces

GROSS BUILDING - 154,247 gsf	F.A.R. AREA - 132,279 SF					
FIRST FLOOR GROSS SQ.FT. - 32,235 gsf						
- FIRST FLOOR NET RSF - 19,512 rsf						
- LOBBY & AMENITY AREA - 5,720 sf						
- MECH. / CIRC. - 7,003 sf						
- FIRST FLOOR AREA FOR F.A.R.: 25,939 sf						
TYPICAL FLOOR GROSS SQ.FT. - 30,503 gsf						
- TYPICAL FLOOR NET RSF - 26,553 rsf						
- MECH. / CIRC. - 3,950 sf						
- TYP. FLOOR AREA FOR F.A.R.: 26,585 sf						
230 TOTAL UNITS						
48 OUTDOOR TOTAL PARKING SPACES						
76 INDOOR BIKES - 10 OUTDOOR BIKES						
UNIT MATRIX						
Room Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total
Studio	22	25	25	25	25	122
1 Bedroom	14	17	17	17	17	82
2 Bedroom	2	6	6	6	6	26
Total	38	48	48	48	48	230

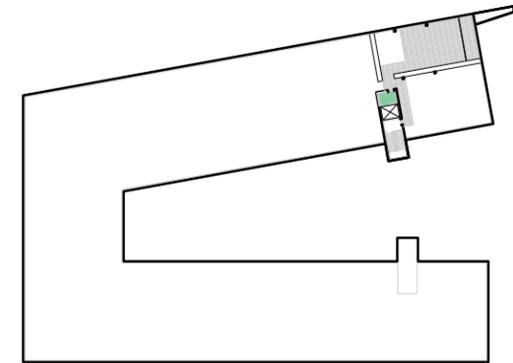
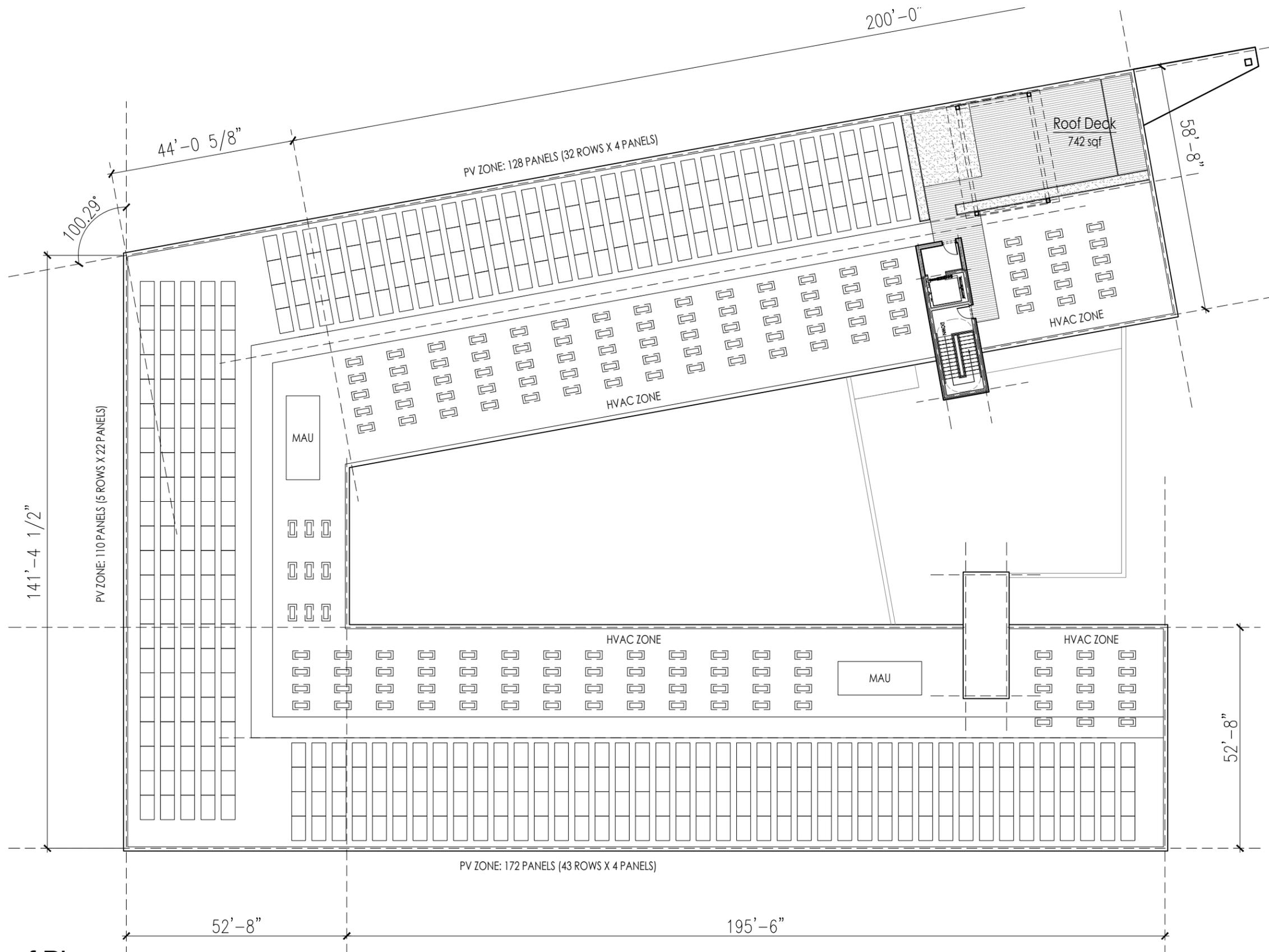
Typical Floor

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions + City Pads
 Address: 910 Custer Ave. Evanston, IL
 Introduction Date: July 31st 2024

PLANNING & DEVELOPMENT REVIEW

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BUILDING SUMMARY
 New 5 story mixed-use building, 230 units
 with surface parking spaces

GROSS BUILDING - 154,247 gsf	F.A.R. AREA - 132,279 SF
FIRST FLOOR GROSS SQ.FT. - 32,235 gsf	
- FIRST FLOOR NET RSF - 19,512 rsf	
- LOBBY & AMENITY AREA - 5,720 sf	
- MECH. / CIRC. - 7,003 sf	
- FIRST FLOOR AREA FOR F.A.R.: 25,939 sf	
TYPICAL FLOOR GROSS SQ.FT. - 30,503 gsf	
- TYPICAL FLOOR NET RSF - 26,553 rsf	
- MECH. / CIRC. - 3,950 sf	
- TYP. FLOOR AREA FOR F.A.R.: 26,585 sf	

230 TOTAL UNITS
48 OUTDOOR TOTAL PARKING SPACES
76 INDOOR BIKES - 10 OUTDOOR BIKES

UNIT MATRIX

Room Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total
Studio	22	25	25	25	25	122
1 Bedroom	14	17	17	17	17	82
2 Bedroom	2	6	6	6	6	26
Total	38	48	48	48	48	230

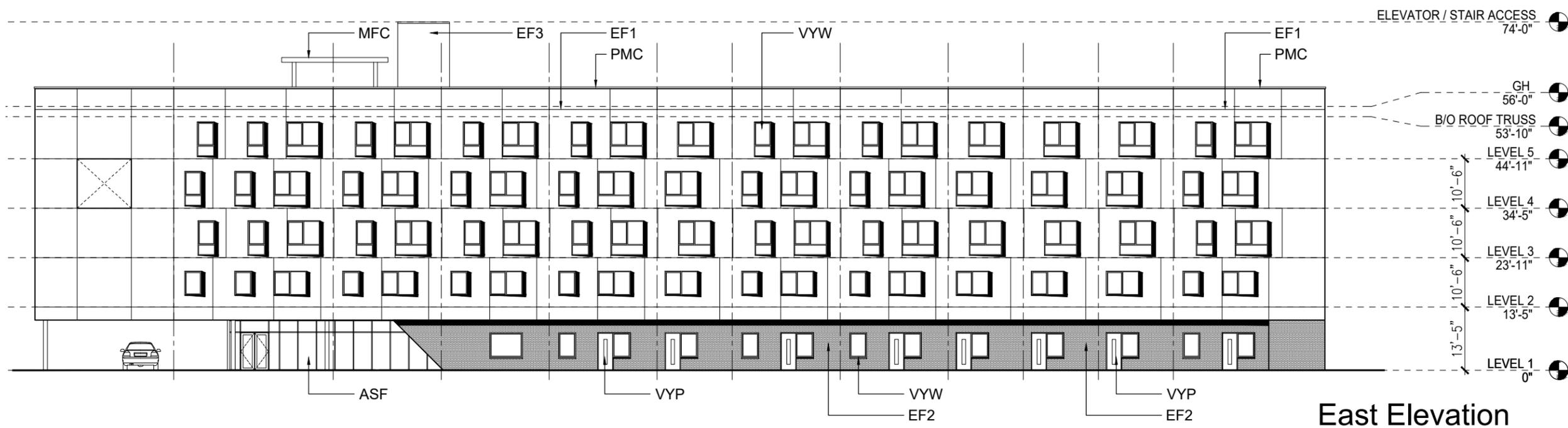
Roof Plan

BUILT FORM, LLC

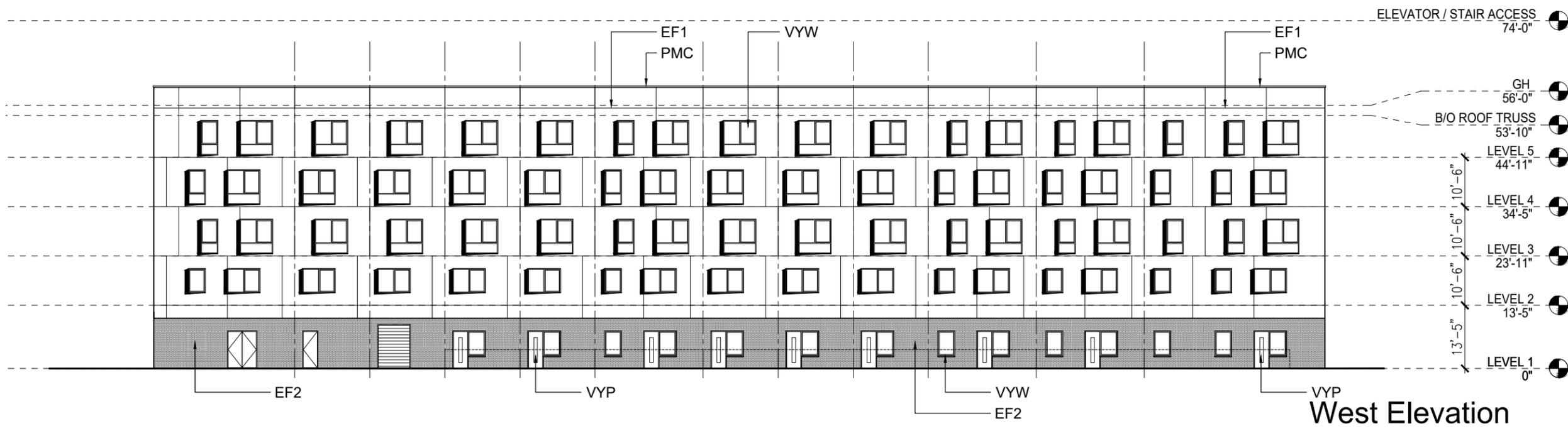
Applicant: Catapult Real Estate Solutions + City Pads
 Address: 910 Custer Ave. Evanston, IL
 Introduction Date: July 31th 2024

PLANNING & DEVELOPMENT REVIEW

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MATERIAL KEYNOTES	
ASF	ALUMINUM STOREFRONT
EF1	EIFS SYSTEM FINISH 01
EF2	EIFS SYSTEM FINISH 02 - NEW BRICK
EF3	EIFS SYSTEM FINISH 03 - NEW BRICK
EF4	EIFS SYSTEM FINISH 04
VYW	VINYL WINDOW
VYP	VINYL PATIO DOOR
PGR	METAL GUARDRAIL
PMC	PRE-FINISHED METAL COPING
MFC	METAL FRAMED CANOPY



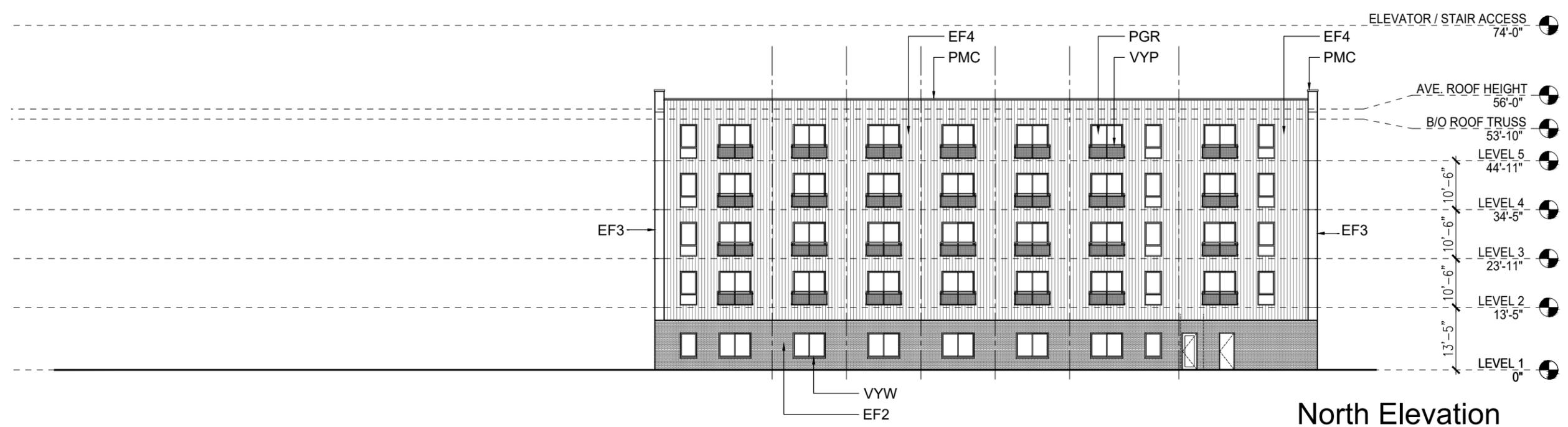
Elevations

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions + City Pads
 Address: 910 Custer Ave. Evanston, IL
 Introduction Date: July 31th 2024

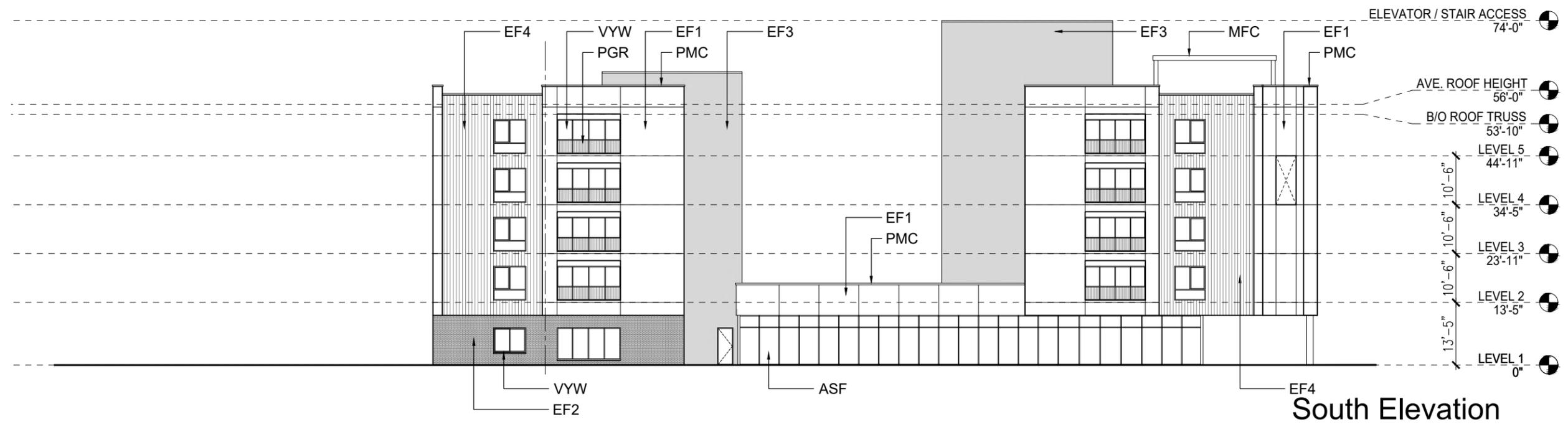
PLANNING & DEVELOPMENT REVIEW

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North Elevation

MATERIAL KEYNOTES	
ASF	ALUMINUM STOREFRONT
EF1	EIFS SYSTEM FINISH 01
EF2	EIFS SYSTEM FINISH 02 - NEW BRICK
EF3	EIFS SYSTEM FINISH 03 - NEW BRICK
EF4	EIFS SYSTEM FINISH 04
VYW	VINYL WINDOW
VYP	VINYL PATIO DOOR
PGR	METAL GUARDRAIL
PMC	PRE-FINISHED METAL COPING
MFC	METAL FRAMED CANOPY



South Elevation

Elevations

BUILT FORM, LLC

Applicant: Catapult Real Estate Solutions + City Pads
 Address: 910 Custer Ave. Evanston, IL
 Introduction Date: July 31th 2024

PLANNING & DEVELOPMENT REVIEW

A-19



DRAFT MEETING MINUTES EXCERPT

LAND USE COMMISSION

Wednesday, October 9th, 2024

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: Max Puchtel, George Halik, Jeanne Lindwall, Jameika Mangum, Myrna Arevalo, Brian Johnson

Members Absent: Kiril Mirintchev, Darush Mabadi, Matt Rodgers

Staff Present: Neighborhood Land Use Planner Meagan Jones, Zoning Administrator Melissa Klotz, Senior Planner Sam Hubbard, Assistant City Attorney Brian George

Presiding Member:

I. CALL TO ORDER/DECLARATION OF A QUORUM

Vice Chair Puchtel opened the meeting at 7:00 PM. A roll call was then done and a quorum was determined to be present.

II. NEW BUSINESS

A. 910-938 Custer Avenue | Planned Development | 24PLND-0031

Charles Davidson, CDG Capital, and Andy Ahitow, City Pads, submit for a Planned Development to construct a 5-story multifamily residential building with 230 dwelling units including 23 inclusionary dwelling units and 50 open parking spaces. The applicants request Site Development Allowances in the MXE Mixed-Use Employment District for 1) 0' front yard setback where 10' is required; 2) 10' rear yard setback where 15' is required; 3) 50 parking spaces where 127 parking spaces are required; 4) 22' drive-aisle where 24' is required; 5) zero loading berths where 2 short loading berths are required; 6) no landscaping buffer where a 25' wide landscaping buffer is required surrounding the side and rear yards; 7) 192 dwelling units (including 10% on-site inclusionary) + 38 market rate bonus units for 230 total dwelling units where a maximum Site Development Allowance of 53 dwelling units plus IHO bonus units are allowed; 8) 56' building height at 5 stories where a maximum Site Development Allowance of 56' at 4 stories is allowed. In addition, the applicant may seek and the Land Use Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case. PIN: 11-19-117-063-0000

Commissioner Questions/Discussion

Max Charles Davidson, CDG Capital Introduced himself and the company (13:20)

Andy Ahitow, City Pads, Introduced himself and partnership with CDG Capital

Paul Denson, Real Estate solutions, Introduce himself and partnership with CDG Capital

Danny Ziven, Partner at City Pads, Introduced himself

Arden Freeman, from the Architectural firm working on the project, introduced himself

Their application was presented (16:29)

Commissioner Halik Questioned who the target audience is to live in this building, commenting on the amount of studios.(24:35)

Commissioner Johnson had a question about Tapestry, A separate development worked on by City Pads. Commissioner Johnson asked how many units Tapestry had and how much onsite parking is available. (26:48)

Commissioner Halik stated they've heard before that if you don't provide onsite parking people won't have cars, which he felt is incorrect. He stated tenants would just find parking to take up around the neighborhood. He also questioned if there were any complaints around Tapestry about the parking situation(29:09)

Commissioner Lindwall stated that she had several questions (30:45)

Commissioner Lindwall asked how high the "wing wall" will be and if it will serve a purpose other than aesthetic.

Commissioner Lindwall was concerned that there would be an issue with the wing wall clearance (14ft)

Commissioner Lindwall questioned the easement to allow a 20 foot alley to the south and west of the planned project. She asked if there was any discussion about dedicating it to the city as a right of way.

Zoning Administrator Melissa Klotz stated they could revisit the easement/right of way discussion (33:40)

Commissioner Lindwall asked a question, if the city eliminates minimum parking requirements, if they would eliminate the 14 parking spaces on the North of the building and turn them into something else. (37:02)

Commissioner Lindwall wanted to know what the developers will be doing about certain Divvy bikes and electric stations catching fire and if they are taking safety precautions.

Commissioner Halik wanted to know what happens when someone moves into the building with a moving truck and there's no loading docks.(40:12)

Commissioner Halik asked if they would consider if they will have a couple of cars to rent (zipcar) as an option(42:00)

Commissioner Lindwall asked the likelihood that the alley will actually be improved with pavement (43:49)

Commissioner Halik asked staff present if the zoning was going to be changed to adjacent B2 and if that would take away the publics' asks. (45:18)

Commissioner Johnson inquired about the relocation of the two utility boxes (46:57)

Vice Chair Puchtel wanted a discussion about the "Green Building Ordinance" (49:02)

Vice Chair Puchtel had concerns about the main intersection by the property. The viaduct obstructs view and Vice Chair Puchte wanted to know if there was anything that could be done to improve visibility. (51:14)

Commissioner Mangum wanted to know if their parking lots would have charging stations for electric vehicles (54:14)

Commissioner Lindwall wanted to know what was going to be done about unauthorized vehicles parking in the parking lot. (54:35)

Commissioner Halik asked how tall the tapestry was, and asked how tall each floor was. (54:53)

PUBLIC COMMENT (57:14)

Elizabeth (Bess) Schenkier (57:53), 936 Sherman Avenue, Has concerns about the zero setbacks, zero loading bays, zero landscaping, five stories instead of the allowed 4, 230 units instead of the maximum 88, and only 50 parking spaces.

Scott Bernstein (1:00:34) 917 Elmwood Avenue, 60202, thinks there's a way the city and the developers could incentivize an acceptable situation with this development.

Ellen Frank Miller (1:06:07) 924 Sherman Ave. is delighted there's another residential proposal. Ellen is happy that this type of space will be good for residential. She does feel like this building will be "too dense" and that parking will be inadequate.

Martin Ranke (1:09:45) 931 Sherman Ave. Is worried about the zero buffer area, the building will tower over their homes and disrupt the solar panels from being effective.

Martin also voiced the dumpsters being close to homes, and wonders if they will be enclosed.

Marilane McCommus (1:11:54) 810 Main talked about family history and the history of Evanston. She's allegedly against the building.

Pete (1:17:17) 833 Sherman Ave. Voiced concerns about the building and over population of the area.

Emily Maloney (1:21:09) 827 Sherman Ave. Had a lot of the same points already made. She also voiced generator noise as an issue. She also voiced trash noise. Emily also voiced they should think about burying power lines.

Steve Miller (1:23:40) 924 Sherman voiced parking will probably be an issue.

Public Comment concerns were addressed (1:26:52)

Deliberations

Commissioner Halik voiced he was in favor of this project. He also has an issue with the number of floors doesn't matter it's the height that matters, and the height does comply with the zoning code. Commissioner Halik also voiced Zipcar is a great solution to the parking issue. (1:52:50)

Commissioner Lindwall voiced that she was also in favor of this project. She voiced some concerns about the conditions. (1:56:51)

Commissioner Arevalo Voiced that she too was in favor of the project. Arevalo made the comment about removing one of the studios for more room for trash. (1:59:20)

Commissioner Johnson Is in favor of the project, and agrees with transit passes being included with rent. He also thinks it's a great location. (2:01:47)

Commissioner Mangum Is in favor of the project. She noted it's adding affordable housing to the community and that she's happy it's transit orientated (2:02:42)

Vice Chair Puchtel Thinks this and projects like it are the future for Evanston. He says this is a "no brainer" and it's exactly what Evanston needs. (2:04:19)

The Chair reviewed the Standards for Special Use for Planned Developments (Section 6-3-6-9). (2:06:34)

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:
2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property:
3. The development site circulation is designed to in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area:
4. The proposed development aligns with the current and future climate and sustainability goals of the City:
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 Chair reviewed the Standards for a Special Use (Section 6-3-5-10). (2:09:15)

1. Is one of the listed special uses for the zoning district in which the property lies:
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time:
3. 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:
4. Does not interfere with or diminish the value of property in the neighborhood:
5. Is adequately served by public facilities and services:
6. Does not cause undue traffic congestion:
7. Preserves significant historical and architectural resources:
8. Preserves significant natural and environmental resources:
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation:

Commissioner Lindwall Moved for the Land Use Commission to recommend this project to City Council and be approved with the following conditions (2:13:51)

Construction Management: A construction management plan should be reviewed and approved before the building permit is issued.

Compliance with Regulations: The project must comply with all applicable local ordinances, including the Inclusionary Housing Ordinance and the Green Building Ordinance.

Parking Permit Restriction: Tenants of this development should not be eligible for residential parking permits if a residential parking district is established in the neighborhood.

Noise Mitigation for Generators: The developer should work with city staff to mitigate sound impacts from the generator, either through relocation or soundproofing measures.

Project Compliance: The project should maintain substantial compliance with all submitted documents and testimony.

Additional Public Benefits Suggested:

Transit Passes: Provision of transit passes to tenants for a specified period, as an incentive to support public transportation usage.

On-Site Zipcar: Consider establishing an on-site Zipcar location to enhance transportation options for tenants

Commissioner Halik Seconded

Ayes: Commissioner Halik, Commissioner Lindwall, Commissioner Arevalo, Commissioner Johnson, Commissioner Mangum, Vice Chair Puchtel

Nays:

Abstain: Commissioner Mirintchev, Commissioner Mabadi, Chair Rodgers

6-0 in favor. The Land Use Commission will make a positive recommendation to the city council.

Public Comment

COMMUNICATION

NONE

ADJOURNMENT

**Commissioner Arevalo motioned to adjourn
Commissioner Lindwall Seconded**

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, October 16, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Respectfully submitted,
Justin Bock, Administrative Assistant

Design Evanston Project Review of the 910-938 Custer Avenue Project

October 7, 2024

Design Evanston professional members participated in a presentation of the proposed 910-938 Custer Avenue project by Charles Davis, Capital Development Group, Paul Dincin, Catapult Real Estate, and Andrew Ahito, City Pads, at Tapestry Station, 740 Main Street. Following is a summary of our comments as they relate to our Project Review Standards.

General Comments

Overall, the general consensus of the reviewing group was that the proposed project is a very appropriate and attractive Transit Oriented Development for this particular location in Evanston. It is of an appropriate height and massing for its context. It will provide desirable housing, a portion of it on-site affordable units, in an area that is proving to be an appropriate area for such development “west of the tracks”. The project has minimal impact on its neighboring properties, which include the backside of vintage retail structures to the south, the existing single-family residential structures to the west and the Metra railroad embankment to the east. It improves and widens existing alley configurations. Parking provided is in keeping with recent developments in this area, market trends and municipal policies. The project provides significant benefits to the city with minimal burdens on its existing infrastructure. The specific execution of the façade treatment of the project, appears headed in the right direction.

Specific Criteria Comments

1. The project should address a perceived need in the city and its respective community.

Yes. There is a perceived market for increased residential development in this area of the city, particularly for younger single individuals and couples without children. The increased population in the area will provide beneficial support to local retail establishments.

2. The project should be of an appropriate and beneficial use within the project’s geographical context.

Yes. See above. The Chicago / Main transit node is an appropriate location for such a development.

3. The project should be of appropriate and complementary size, scale and proportion for its physical context.

The site is an abandoned manufacturing facility in a relatively isolated location. The proposed 5-story residential project is of reasonable size, scale and proportion for the site which has few residential neighbors, but for a few houses along Sherman Avenue. The perceived size of the development will have minimal visual impact on views from Main Street. Some residents along Sherman may have concern about the five-story height along their shared alley. Similar configurations have been approved and constructed in locations along Central Street east of Green Bay Road.

4. The project should reflect current progressive, creative and sustainable design goals and practices.

The project will be executed with the intention of conforming to all pertinent energy saving codes and local initiatives. The development will seek 3 Green Globes. It will be a predominantly electric building. Geo-thermal and rooftop photovoltaic systems are being investigated. Unit windows will be state of the art operable fiberglass.



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5. The project should provide for current and future economic growth.

It does. It will increase tax revenue in the area, given the abandonment of the existing manufacturing facility. The increased housing units will support existing nearby, small, local commercial establishments on Main Street and Chicago Avenue, as well as further entities such as Jewel and Binnys.

6. The project should provide for good city revenue generation with as low as feasible infrastructure burden to the city.

The increase in tax base is significant at a time when city and school district funds are in such demand. This will be accomplished with little burden on the existing utility infrastructure of this area. Few of the residents are likely to have children that need to be accommodated by the school system. There appears to be a negligible increase in vehicle accommodation required given the relatively few parking spaces provided for the project, though the intersection at Main Street is currently a challenging one and specific data from a traffic study is likely required. The surrounding alleys will be increased in width by virtue of the property yielding 4-feet of additional property to the city, thereby improving their function.

7. The project should provide for a positive, engaging experience at street and pedestrian level.

The project is quite isolated from the nearby Main Street streetscape. The project will significantly improve the streetscape experience that currently exists along this area of Custer. The walkways provided along the east side of the property will be of ample width, with areas of planting beds. First floor units at this location will have direct access off this walkway. The opportunity to improve the west side of the Metra embankment is now certain with the developer of this project and the city working in partnership with Metra.

The design and configuration of the south portion of the property is well done. The buildings gateway “flag” façade accentuates and defines a pleasant vehicular and pedestrian entry to the “front” of the building. Full height glazed entry and common service spaces are very welcoming.

8. The project should complement the practices and goals of “Complete Streets” and encourage multi-modal transportation use.

The project is located in one of the most developed mass transit areas of the city with service by local buses, and both the CTA and Metra Rail lines. The project adds relatively few vehicles to the neighborhood and provides ample provisions for resident bicycle use. The recent streetscape improvements along Main Street will have many more users given the additional residents this project provides. In addition, users will increase the use and profitability of the aforementioned mass transit entities.

9. The project should be a contributor to the city of Evanston’s goals to be energy self-sufficient.

See Criteria No.4 above.

10. The project should provide a tangible complement of public benefits.

The project’s primary benefit is to provide needed, in-demand lower to middle income housing units in an area that will benefit from increased tax revenue, and increased support of local retail and increase CTA and Metra ridership, improve the alleys behind the building and provide an attractive and energizing experience along Custer Avenue.

Specific Design Comments

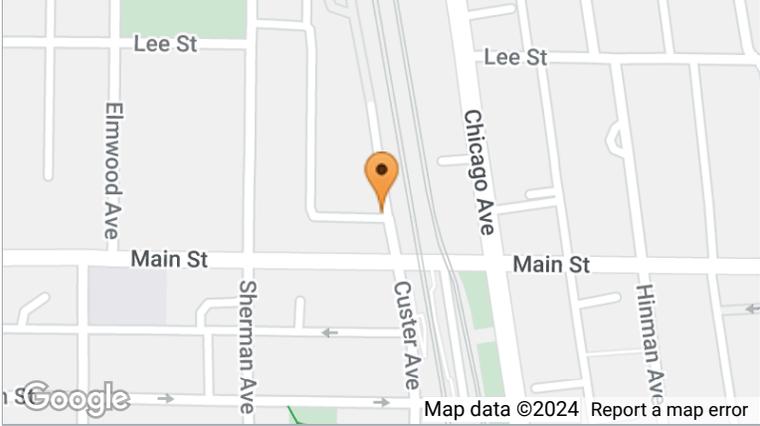
1. Among the attendees there was a general agreement that the project was a useful and attractive addition to the area. The perspective view of the approach to the building from south on Custer was quite appealing. Views of the building along the west alley were not provided.
2. The structural system composed of panelized and “stick-built” wood framing with direct bearing walls through all floors to grade was an appropriate and economical system.
3. Stairways and elevator accommodations appear adequate.
4. The unit mix of predominantly Studio and 1-bedroom units was felt appropriate for the perceived market.
5. The configuration of the “U-shaped” plan oriented with its opening to the south provides for the maximum amount of units on the site and allows for sunlight and daylight to penetrate the interior court of the building. The specific development of the court surface is yet to be executed, and mitigating the narrow height of the space should be one of its goals. Adding art pieces was also mentioned.
6. Fifth floor interior and some rooftop common area amenities are very desirable.
7. Access to first floor units off of Custer was perceived to be a benefit for the occupants and a way to further activate Custer Street. Similar entries off of the alley may not be so beneficial, depending on how the alley is specifically developed.
8. The five story configuration has minimal impact on adjacent properties except for the residences along Sherman Avenue. One attendee wondered if lowering this portion of the building to four stories and raising the others to six-stories was a desirable, viable alternative.
9. The expression of façade fenestration at all elevations appeared quite appropriate and attractive. The projecting framed elements at some of the windows along Custer Street was appreciated as a nice design detail/ornament.
10. The projecting, “flag” portion of the East Custer façade at the south end of the building was felt to be a very attractive and functional element that offset the larger expanse of the fenestrated façade to its north and framed the entry to the sites’ parking court and building entry.
11. The use of EIFS (Exterior Insulated Finish System) on the facades was felt to be an appropriate system. It has had a long recent history of very beneficial and successful use. Attendees felt that the employment of a masonry replicant pattern at the first floor portions was acceptable and added an additional element of scale to this portion of the façade. The employment of structurally necessary expansion joints AND additional decorative ones across the facades would help break down the scale of the walls and add desirable subtle detail to the expanse of material.
12. The use of fiberglass framed, steel reinforced insulated glass fixed and operable windows was a very beneficial choice.



Name (first and last)	Address of residence or property owned	Meeting date	Agenda Item (Property address or description of agenda item)	Position on Agenda Item (as applicable)	How would you like to make your public comment?	If you are providing a written comment, please leave here:	Are you representing yourself as an individual or speaking on behalf of a group?	Please name the group of people for whom you are the designated speaker.
Jonathan Seldin	811 Chicago Ave	10/9/2024	Custer Ave Dev	In favor	Written comment	This development is very much needed. I support this development and hope the development is larger and with more housing provided.		
Kristin Henikoff	1044 Elmwood Ave.	10/9/2024	910 - 938 Custer	Opposed	Written comment	Several of the requested Site Development Allowances (SDA) raise concern(s). For example, requested SDA "3) 50 parking spaces where 127 parking spaces are required;" would further contribute to the Neighborhood's existing on-street parking strain from drivers avoiding metered parking on Chicago Ave. and Main St. when using those businesses or parking all day to commute via CTA/Metra, as well as fluctuating but excess parking demand related to Nichols Middle School. It's notable that both SDA 3 and SDA 7 ("7) 192 dwelling units (including 10% on-site inclusionary) + 38 market rate bonus units for 230 total dwelling units where a maximum [SDA] of 53 dwelling units plus IHO bonus units are allowed;" request Allowances that are greater than 250% of the required/allowed number.		
Robert M Lauricella	800 Washington St	10/9/2024	Custer Street D	Undecided	Written comment	Remember any decision you make here will be used as a precedent for the development at the Evanston Lumber Yard when that is developed.		
Elizabeth (Bess) Schenk	936 Sherman Avenue	10/9/2024	910-938 Custer	Undecided	In person		Group	900 Block Sherman Neighbors
						<p>While we acknowledge the city's need for more housing and that some of these allowances align with the "Envision Evanston 2045" initiative, we strongly feel these specific requests exceed what's necessary to meet the city's broader housing objectives and should not be approved solely to comply with the builder's request. We do want more, and more affordable, housing in Evanston, but it needs to be done in a thoughtful and fair manner that takes into consideration the existing residents and properties in addition to any new developments.....especially when those developments are requesting many allowances to existing regulations.</p> <p>There are *eight* different allowances being requested that will have a direct and immediate impact on the houses, condos and residents of the 900 block of Sherman and possibly well beyond. Some of these are quite extreme asks that don't add any to the proposed building (outside of being able to put in as many units as possible) and actually could negatively impact the residents of the building, along with any neighboring residents. For example, 1) requesting 0' of setback in the rear when the rear of the building directly comes up against several homes, 2) No landscaping buffer where a 25' wide landscaping buffer is required surrounding the side and rear yards - similar to the above. The building is being placed directly up against several existing homes. Asking for ZERO landscaping is simply outrageous, 3) 50 parking spaces where 127 parking spaces are required - regardless of what the builders are saying, this will have an impact on neighborhood street parking without question. There might not be an increased demand/ask for parking spaces in the proposed building (or the builders other building), but that does not necessarily equate to people not having cars that they will choose to park on the street.</p> <p>We sincerely hope that you take all the above into account and continue the dialogue with the residents of this particular area before moving forward with this development.</p>		
Doug Nichols	929 Sherman Ave Evanston	10/9/2024	910-938 Custer	Opposed	Written comment	Thank you!		
Scott Bernstein	917 Elmwood Avenue, 6	10/9/2024	917-938 Custer	In favor	In person		Self	

Service Request 321463

Record Info

Request ID:	321463	Request Type:	Planning and Zoning - Ask a Question
Priority:	2	Entered By:	Gina Turek
Date Submitted:	10/9/2024 2:18:00 PM	Cross Street:	
Address:	910 Custer Ave Evanston		
			
District:	4		
Comments:	<p>Received via text</p> <p>Regarding 910-938 Custer Avenue Planned Development 24PLND-0031</p> <p>Absolutely against the requested site development allowances, which would create a situation of insufficient parking and green space due to cramming in a building with a footprint too large for the property.</p>		
Private Notes:			

Submitter Info

Name:	Email:	
Address:	Evanston, IL	
Phone #:	248-755-7184	Extension:
Alt. Phone #:	Extension:	
Notify:	<input type="checkbox"/>	

Activity List

Date:	10/9/2024 2:18:00 PM
User:	Gina Turek
Comments:	<p>Service Request Open - ID 321463</p> <p>Routed To: Elizabeth Williams</p> <p>Comments: Received via text</p> <p>Regarding 910-938 Custer Avenue Planned Development 24PLND-0031</p> <p>Absolutely against the requested site development allowances, which would create a</p>

situation of insufficient parking and green space due to cramming in a building with a footprint too large for the property.

Date: 10/16/2024 2:25:00 PM
User: admin
Comments: Notification of service request escalation sent to CD Leadership Planning and Zoning

Date: 10/21/2024 10:36:00 AM
User: Sarah Flax
Comments: Service Request rerouted to Melissa Klotz

Please include this as part of the public comments on the 910 Custer Avenue project in the packet for the Planning & Development Committee

Date: 10/21/2024 10:37:00 AM
User: Sarah Flax
Comments: Thank you for your input on the 910 Custer Ave projects. It will be included in the public comment when the project is on the agenda of the Planning & Development Committee for consideration.

Date: 10/21/2024 10:37:00 AM
User: Sarah Flax
Comments: An automated text message was sent to 2487557184