Evanston Commons
910–938 Custer Ave.

Owner/Developer
Evanston Custer, LLC
1400 S. Michigan Ave., Unit 1905
Chicago, IL 60605

City of Evanston
City Council Meeting
March 11, 2019
Existing Site
Existing Zoning
Existing Site Photos

Looking north along Custer Ave. towards site

Looking south along Custer Ave. towards Main St.
Public Alley along west property line looking south

Public Alley along west property line looking north

Existing Site Photos
Existing Site Photos

Looking south along west side of Custer Ave. near NEC of site

Looking east at east-west public alley along south property line
Development Plan

PRELIMINARY SITE PLAN

LEGEND

EXISTING

PROPOSED

LEGAL DESCRIPTION

SITE AREA STATISTI.CS

DEVELOPMENT AREA

ALLEY WIDENING

EMERGENCY ACCESS

STREET TURNAROUND

TYPICAL PUBLIC ALLEY PAVEMENT SECTION (CONCRETE)
Preliminary Engineering

- SEWER/WATER SERVICES
- UNDERGROUND STORMWATER
- PERMEABLE PAVERS
Turning Movements
Architecture

- Contemporary design
- Four levels of living space including private roof deck
- Two (2) enclosed garage spaces per unit
- LEED Silver Design
- Rooftop solar panels
Preliminary Landscape Plan

- Streetscape Improvements
- Private Courtyards & Rooftop Decks
- Metra Embankment Improvements
• Urban residential development which promotes pedestrian mobility

• Enhanced accessibility with alternative modes of transportation (Metra, CTA, bus, etc.)

• Amount of traffic generated reduced based on availability of alternative modes of transportation

• No significant impacts to existing external street system levels of service

• Pedestrian timers are recommended at Main St. and Sherman Ave. intersection

• Installation of 4-way stop and cross walks at Main St. and Custer Ave. could improve safety

• 80 parking spaces which meets the 2 spaces/unit requirement
Inclusionary Housing Contribution

- Transit-Oriented Development (TOD)
- 10% affordable units required or 4 of 40 total units proposed
- No affordable units provided on-site
- Fee-in-lieu per IHO Section 5-7-8, to be paid by Evanston Custer, LLC
  - $100,000 / unit required or $400,000
Public Benefits

- Complete reconstruction of both public alley abutting the property (easements, concrete pavement, drainage, relocation/undergrounding of ComEd poles) at no cost to the City
- Donation of $25,000 for public art, to be used at the City’s discretion
- Pedestrian countdown timers at intersection of Main St. and Sherman Ave., approximate cost $15,000
- Pay box for 12 on-street public parking spaces on west side of Custer Ave.
- Custer Avenue pavement improvements, including vehicular turn-around at north end
- Enhanced state of the art energy conservation measures
Questions?