

910-938 Custer Avenue Planned Development – Pre-Application Conference

Project: 910 – 938 Custer Avenue

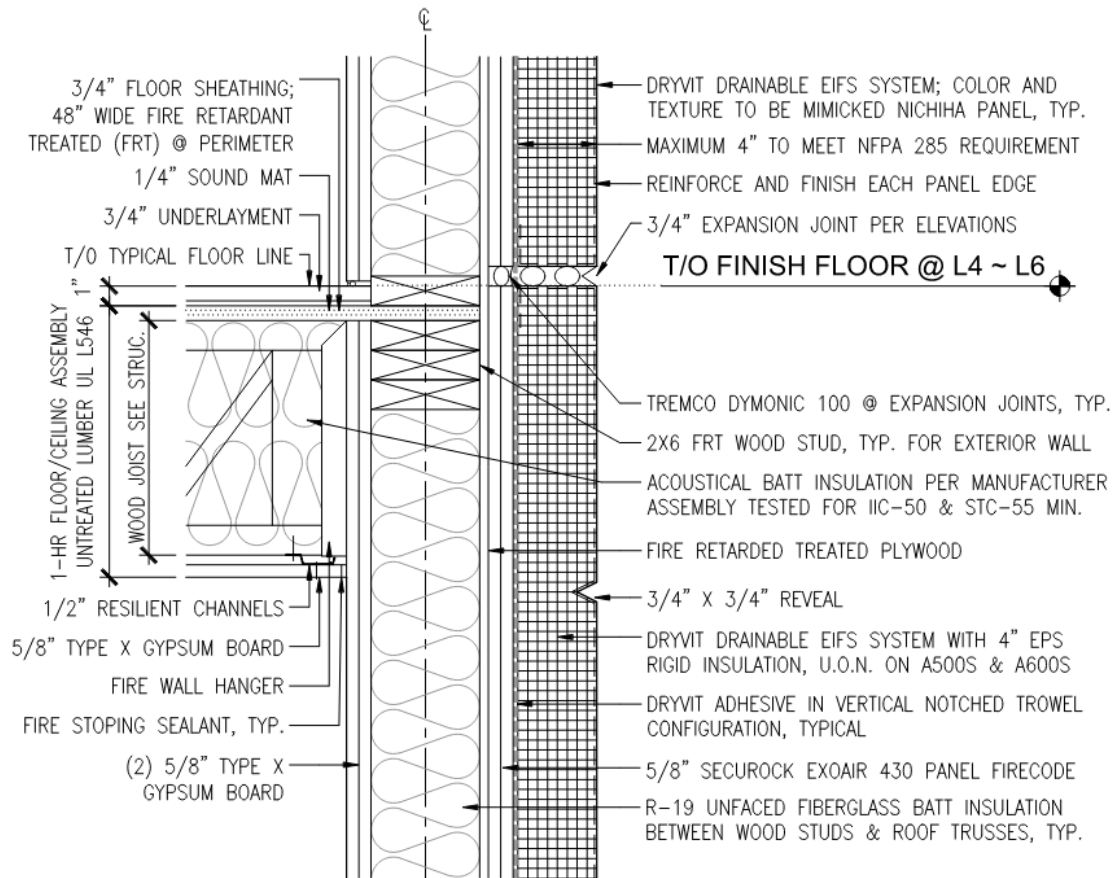
Project No.: 23-429

Attention: Melissa Klotz

Response Date: 07.31.24

Planning + Zoning:

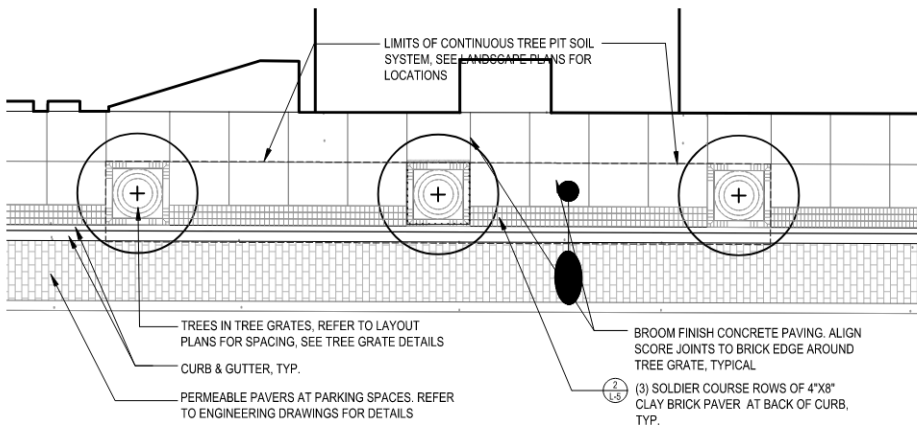
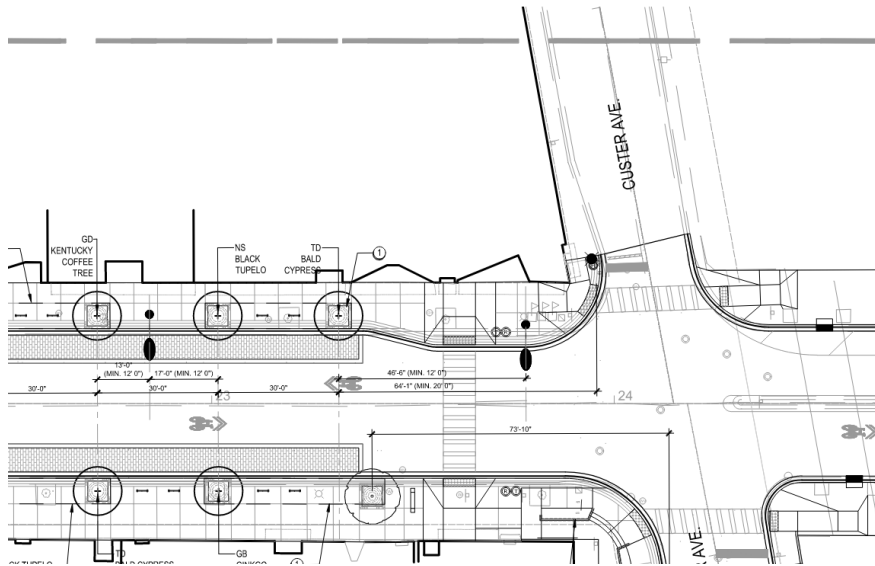
1. Provide a massing study that shows the height and bulk of surrounding buildings in the area. Include the train embankment and buildings east of the train tracks.
 - **Answer: Renderings with the massing of the building east of the train tracks have been included in the main set of drawings.**
2. Provide details of EIFS material anticipated for front façade including weathering/moisture details for this climate that ensure the material is high quality for a primary façade.
 - **Answer: EIFS Product Data attached to this document. We will provide during the design process a detail similar to the attached.**



FLOOR/CEILING - 2HR WOOD FRAMING

DRYVIT OUTSULATION PLUS MD DRAINAGE SYSTEM

3. Streetscape improvements should wrap around from Main Street onto Custer Avenue to the extent possible and at the expense of the developer.
 - **Answer: Per the Evanston Main Street Improvements, sheets L-3 and L-4, we are keeping the sidewalk and landscaping upgrades wrapping around the corner. See the Site Plan.**



6 TYPICAL PAVING DETAIL AT - ENLARGED LAYOUT PLAN
L-5 SCALE = 1/8" = 1'-0"

4. Consider off-site wayfinding signage since the development sits at a dead-end street.
 - **Answer: OK**
5. Consider improvements to the train embankment such as landscaping or a mural that will positively impact the development.
 - **Answer: We will revisit this matter with the city in the future**

Parking:

1. Consider improving the entire alley with storm water improvements and paving to create a better connection for both vehicles and pedestrians in the alley, which could include a pedestrian path that connects to the City parking lots.
 - **Answer: We will revisit this matter with the city in the future**

Sustainability:

1. Improve the pedestrian experience with adequate, but not excessive, lighting shown on a lighting plan.
 - **Answer: We will revisit this matter with the city in the future**
2. Increase bicycle parking.
 - **Answer: See Site Plan and Landscape Plan. 74 bikes in the bike room, plus 26 the outdoor bicycle parking.**
3. Explore additional electric vehicle or EV-ready charging stations at the property.
 - **Answer: We provide what code requires.**
4. Consider using the local lumber yard for construction materials.
 - **Answer: Yes, we will strongly consider.**
5. Explore the use of geothermal and solar energy to get as close to a net zero building as possible.
 - **Answer: Geothermal.**
6. Consider adding composting collection as an amenity.
 - **Answer: We will consider.**
7. Bird Friendly Ordinance applies, so fritted glass or a film covering may be needed on windows. The courtyard is a zone of influence with additional consideration needed for those windows.
 - **Answer: Per latest comments after zoning analysis, bird-friendly glass may be required at upper floors, and dimming of rooftop lights overnight may be needed.**

Transportation:

1. Consider the impact of truck traffic from the lumber yard on residences that will be at this site.
 - **Answer: OK**
2. Vehicle headlights from parked cars will align with the first floor windows – consider adding landscaping or a window covering for the first floor units.
 - **Answer: See Site Plan and Landscape Plan. We have landscaping along the east and north façade on the first floor.**

Public Works – Engineering:

1. Explore whether it is feasible to relocate the two utility boxes that are in the alley that have been hit by vehicles in the past.
 - **Answer: See Site Plan, we moved the north parking spots to the east to create extra space for the utility boxes and add bollards as well.**
2. Can any utility poles that stick out into the alley be buried?
 - **Answer: Not possible**

Public Works - Waste:

1. Confirm there is a door to access the trash room (not shown on plan).
 - **Answer: 8 feet wide overhead door.**

Fire Department:

1. Confirm the turning radius at the alley to determine if the Fire Department tiller (and ambulances) can make the turns.
 - **Answer: OK**
2. Radio testing will be done once most drywall is installed.
 - **Answer: We will be testing after drywall is installed.**

ITEMS AND COMMENTS SENT ALONG ZONING ANALYSIS AT 04.26.24 AND 05.30.24:

- **Item 01. Review 01 Date: 04.26.24.**
(6-13-1-10-D) Planned Development required due to lot size, number of dwelling units, and amount of construction proposed:
 - Recommendation: Submit for Planned Development.
 - **Answer: We are submitting for Planned Development.**
- **Item 02. Review 01 Date: 04.26.24.**
(6-13-4-4) & (6-13-1-10-C-2) 192 DUs (including 10% on-site inclusionary) + 38 market rate bonus DUs for 230 total dwelling units. 10% on-site inclusionary units = 19 inclusionary units; 4 additional inclusionary units are proposed within the 230 total.
Maximum density allowed in MXE is 42 DUs (1,500 sq ft of lot size per DU) plus 25% maximum Site Development Allowance = 53 DUs plus bonus units are permitted max. Supermajority vote to exceed maximum is not triggered due to IHO bonuses:
 - Recommendation: Site Development Allowance for lot size/density is recommended given TOD location.
 - **Answer: Site Development Allowance.**
- **Item 03. Review 02 Date: 05.30.24.**
(6-13-4-7) & (6-13-1-10-C-1) 56' @ 5 stories proposed where 41' @ 3 stories is permitted in the MXE plus 15' maximum Site Development Allowance = 56' @ 4 stories is the permitted max. Supermajority vote to exceed maximum is not triggered due to IHO bonuses.:
 - Recommendation: Site Development Allowance is recommended since the 56' max height that is the intent of the regulation is met (still triggers relief for 5 stories where 4 stories is the max)
 - **Answer: Site Development Allowance.**
- **Item 04. Review 02 Date: 05.30.24.**
(6-13-4-6) Yards: 0' front yard setback proposed for where 10' is required for the building. 10' rear yard setback proposed for building where 15' is required when abutting or separated by an alley from a residential district
 - Recommendation: Site Development Allowance.
 - **Answer: Site Development Allowances.**
- **CLOSED. Item 05.** Yards — Accessory Structures (rear patios) 2' rear yard setback proposed to patios where 3' is required:
 - Recommendation: Revise to eliminate 1' and comply.
 - **Answer: See 912 Custer Zoning Submission Rev 01 — 05.09.24.pdf, rear yard setback to patio was changed to 3'.**
- **Item 06. Review 02 Date: 05.30.24.**
(6-16-2, Table 16-B) 50 parking spaces proposed where 127 parking spaces are required
Parking ratio: .21
 - Recommendation: Site Development Allowance for substantially reduced parking is recommended given TOD location.
 - **Answer: Site Development Allowances.**
- **CLOSED. Item 07.** 2' south interior side yard setback proposed for open parking where 5' is required

~~— Recommendation: Site Development Allowance~~

- ~~Answer: See 912-Custer Zoning Submission Rev 01—05.09.24.pdf, side setback has been updated to 5'-0". We do not believe landscaping will grow in this areas, so a 6' high wood fence has been added along the south side and west side of the parking lot.~~

- **Item 08. Review 02 Date: 05.30.24.**

(6-16-2-7) 22' drive aisle proposed where 24' is required for 90-degree parking (one or two-way)

- Recommendation: Site Development Allowance is recommended for one-way traffic as shown.
- **Answer: Site Development Allowance.**

- **Item 09. Review 02 Date: 05.30.24.**

(6-16-5 Table 16-E & 6-16-4-1-C) No loading berths are proposed where 2 short berths are required:

- Recommendation: Site Development is recommended
- **Answer: Site Development Allowance.**

Previous BF-answer: After further review of the site plan and how the building will function, we do not think a dedicated loading space is required. No loading berth has been provided. We will request an Allowance regarding this item.

- **Item 10. Review 02 Date: 05.30.24.**

(6-13-1-10-B-3) No landscaping buffer is proposed surrounding the property boundary where a 25' wide landscaping buffer is required surrounding all yards that do not immediately abut a public street.:

- Recommendation: Site Development Allowance is recommended:
- **Answer: Site Development Allowance.**

- *Previous BF-answer: We believe a Site Development Allowance will be required because of our unique site constraints but attempted to address additional landscaping in the following ways.*

- *On Custer we added landscaping peninsulas, and we provided a planting strip along the façade of the building.*
- *On the North side, we are adjacent to an existing lumber yard that "Dead ends" Custer Street, so we thought it was more important to provide vehicular access around our site as well as additional parking spaces.*
- *On the West side, we are widening the alley and providing individual residential patios, which will be fenced in.*
- *On the south side our parking lot is landscaped and screened with a wood fence. We do not believe any landscaping directly adjacent to the alley would survive with vehicular access on both sides.*