

Community Development Department
 2100 Ridge Avenue, Evanston IL 60201
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 www.cityofevanston.org
 Effective 1/1/2024

INCLUSIONARY HOUSING APPLICATION

Submission Date: 5/07/2024

Applicant Name: Andrew Abitow - City Pads Housing Fund II

Applicant Address: 2000 N Leavitt St Chicago, IL 60647

Applicant Phone: 773-454-4229 Cell Phone: _____

Email: andy@citypadsre.com Website: _____

Property Owner Name: Kevin Lee

Property Owner Address: 910 Custer, Evanston, IL 60202

Property Owner Phone: 312-799-0668 Cell Phone: _____

Email: Kevinlee88@gmail.com Website: _____

Project Name: 910 Custer Development

Project Address: 910 Custer

Parcel Identification Number (PIN): 11-19-117-063-0000

- 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: _____
 All other Zoning Districts: _____

Project Description: Existing site has a former industrial building. Proposal consists of the construction of a 5-story 230-unit residential apartment building with 10% or 23 IHO units 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

	Total Units	Inclusionary Units
Studio	122	12
1 Bedroom	82	8
2 Bedroom	26	3
3 Bedroom		
4 Bedroom		

Unit Square Footage

	Market Rate Units	Inclusionary Units
Studio	385-492	385-492
1 Bedroom	557-743	557-743
2 Bedroom	825-1055	825-1055
3 Bedroom		
4 Bedroom		

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

Affordable units will be distributed throughout the building.

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

	Sale Price	Monthly Rent
Studio	N/A	\$1,900
1 Bedroom		\$2,250
2 Bedroom		\$2,950
3 Bedroom		
4 Bedroom		

On-site Inclusionary Rental Units

Units at or < 60% AMI		
	Number	Monthly Rent
Studio		\$1159 gross
1 Bedroom		\$1,242 gross
2 Bedroom		\$1,489 gross
3 Bedroom		

On-site Inclusionary For Sale Units

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

Development in Downtown or Research Park Zoning Districts:

Fee in Lieu of Rental Units: \$209,195 x _____ (number of units*) = \$ _____

Fee in Lieu of For - Sale Units: \$313,792 x _____ (number of units*) = \$ _____

Development in all other districts:

Fee in Lieu of Rental Units: \$179,310 x _____ (number of units*) = \$ _____

Fee in Lieu of For - Sale Units: \$268,964 x _____ (number of 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:

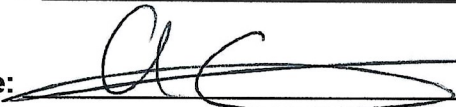
N/A

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: Andrew Arkow Position/Title: Manager

Signature:  Date: 5/27/24

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