



# LAND USE COMMISSION

Wednesday, October 9, 2024 | 7:00 P.M.  
James C. Lytle City Council Chamber, Second Floor  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

## AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at [www.cityofevanston.org/channel16](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

- I. CALL TO ORDER/DECLARATION OF A QUORUM
- II. APPROVAL OF MEETING MINUTES: August 14, 2024 and August 28, 2024
- III. 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

*Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at [mmjones@cityofevanston.org](mailto:mmjones@cityofevanston.org) or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.*

*La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).*

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

**IV. COMMUNICATION**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

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.