



# LAND USE COMMISSION ACTIONS

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

## AGENDA

### I. CALL TO ORDER/DECLARATION OF A QUORUM

Attendance			
	<i>Name</i>	<i>Present</i>	<i>Absent</i>
Commissioner	Myrna Arevalo	x	
Commissioner	George Halik	x	
Commissioner	Brian Johnson	x	
Commissioner	Jeanne Lindwall	x	
Commissioner	Darush Mabadi		x
Commissioner	Jameika Mangum	x	
Commissioner	Kiril Mirintchev		x
Vice-Chair	Max Puchtel	x	
Chair	Matt Rodgers		x
<b>Total</b>			3

### II. APPROVAL OF MEETING MINUTES: August 14, 2024 and August 28, 2024

*Action: Meeting minutes from August 14, 2024 approved with edits, 4-0 with 2 abstentions.  
Meeting minutes from August 28, 2024 approved with edits, 6-0.*

### 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

*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 847-448-4311 or 847-866-5095 (TYY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.*

*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).*

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

**Action:** *Motion to recommend approval of the Planned Development, with the following conditions, carried 6-0:*

1. *A Construction Management Plan shall be reviewed and approved prior to the issuance of a building permit for development construction.*
2. *Compliance with all applicable related regulations including but not limited to the Inclusionary Housing Ordinance and the Green Building Ordinance.*
3. *Tenants of the building are not eligible for on-street residential parking permits.*
4. *The applicant works with staff on mitigating sound from the generator.*
5. *Substantial compliance with the documents and testimony on record.*
6. *Consider public benefits of providing transit passes to tenants and providing zipcars on site.*

**IV. COMMUNICATION**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

The **next regularly scheduled** Evanston Land Use Commission meeting is **Wednesday, October 16, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.