



**CITY OF EVANSTON
DEPARTMENT OF COMMUNITY DEVELOPMENT, ZONING DIVISION**

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TO: MEMO TO FILE
FROM: ARTHUR ALTERSON, ZONING ADMINISTRATOR
SUBJECT: COMPARISON OF RECENT RESIDENTIAL PROJECTS
DATE: 2/13/03

Project	Lot Area	District	Type Zoning Relief	Maximum height (Defined building height in bold)	Maximum Height As-of-Right	# Dwelling units	Max # DU's As-of-Right	Build'g Lot Cover	Floor Area Ratio	Maximum BLC or FAR As-of-Right	Yards, As-of-Right?	Parking Provided	Parking Required	Info From
Sherman Plaza Residential	134,573 sqft	D3	PD	236.17 to top penthouse, 214.17 to top highest occupied residential floor	85' + 40' of parking levels = 125'	212	448	dna	4.66 or 626,787 sqft	4.5 or 605,578.5 sqft (FAR)	No	1591	753 (212 residential + 541 other)	ZA 99-548- ZA6, 9/7/01
Optima 1720 Maple	45,893 sqft	RP	PD	259.33' to top penthouse	60' there after must be set back 50'	207	No maximum	dna	5.5 or 252,576 sqft	5.18 or 237,725.74 sqft (FAR)	No	227 (+ 17 substandard spaces)	207	ZA 01-983-BP, 2/27/02
Optima 800 Davis	31,923 sqft	D3	None	118.75' total, 78.75' + parking levels	85' + 40' of parking levels = 125'	105	106	dna	4.29 or 136,864 sqft	4.5 or 143,653.5 sqft (FAR)	Yes	123	116 (105 residential + 11 other)	ZA 01-106-BP3, 2/27/02
Focus Church Street Station 1642 Maple	31,479 sqft	D3	PD	170' to top of parapet	85' + 40' of parking levels = 125'	105	105	dna	5.03 or 158,466 sqft	4.5 or 141,655.5 sqft (FAR)	No	169	124 (105 residential + 19 other)	ZA 01-463-BP, 6/20/01
Atlantic Real Estate 1930 Ridge	85,185 sqft	R5	PD & Map Amendment	50.5' to top parapet, 47.08' to top roof	50'	193	130	58.61 % or 49,926	1.88 or 160,535 sqft (but not regulated)	45% or 38,333.25 sqft (BLC)	No	219, of which 22 tandem	219 (all residential)	ZA 02-506-BP, 7/24/02