

Just the Facts... a Comparison of The Mather Foundation's Request vs. Development "By Right"

The following information is extracted from the November 16, 2004 Zoning Analysis performed by the City of Evanston Zoning Department. The proposed development exceeds 24 units so must be submitted as a Planned Development.

Replacement Building for the Georgian (422 Davis Street)

- **Mather requests** the development of a "Retirement Community"
By Right this requires a Special Use Permit
- **Mather requests** the building of 102 Dwelling Units
By Right only 56 Dwelling Units are allowed
- **Mather requests** lot coverage of 73.26%
By Right maximum lot coverage is 50%
- **Mather requests** impervious surface coverage in excess of 73%
By Right impervious surface coverage cannot exceed 65%
- **Mather requests** a building height of 107.17 feet
By Right building height should not exceed 85 feet
- **Mather requests** a front yard (Hinman) set-back of 2 feet
By Right the front yard set-back must be a minimum of 5 feet
- **Mather requests** a street side yard (Davis) set-back of 12 feet
By Right the street side yard set-back must be a minimum of 15 feet
- **Mather requests** an interior side yard set-back of 3 feet
By Right an interior side yard set-back must be a minimum of 3 feet
However, Planned Development Ordinance requires a set-back of 15 feet
- **Mather requests** a rear yard set-back of zero feet
By Right the rear yard set-back must be a minimum of 25 Feet
- **Mather requests** a Porte-Cochere (Davis) yard obstruction of 31 Feet
By Right a Porte-Cochere yard obstruction cannot exceed 10 Feet

Replacement Building for Mather Gardens (1615 Hinman)

- **Mather requests** the development of a "Retirement Community"
By Right this requires a Special Use Permit
- **Mather requests** building 143 Dwelling Units plus 24 Rooming Units plus 40 Nursing Units for a total of 207 Units
By Right only 116 Dwelling Units are allowed
- **Mather requests** lot coverage of 72.27%
By Right lot coverage cannot exceed 50%
- **Mather requests** impervious surface coverage in excess of 72%
By Right impervious surface coverage cannot exceed 65%
- **Mather requests** a building height of 107.17 feet**
By Right building height cannot exceed 85 feet
** the proposed Mean Building Height is 124.17 feet and the proposed building height to the top of cupola is 141.17 feet
- **Mather requests** a front yard (Hinman) set-back of 18 feet
By Right the front yard set-back should be a minimum of 23.52 feet
- **Mather requests** a rear yard set-back of 1 foot
By Right the rear yard set-back should be a minimum of 25 feet
- **Mather requests** a Porte-Cochere (Davis) yard obstruction of 31 feet
By Right, a Porte-Cochere yard obstruction should not exceed 10 feet
- **Mather requests** 121 parking spaces under the R-1 lot behind Mather Gardens
By Right no parking is allowed on or under the R-1 lot