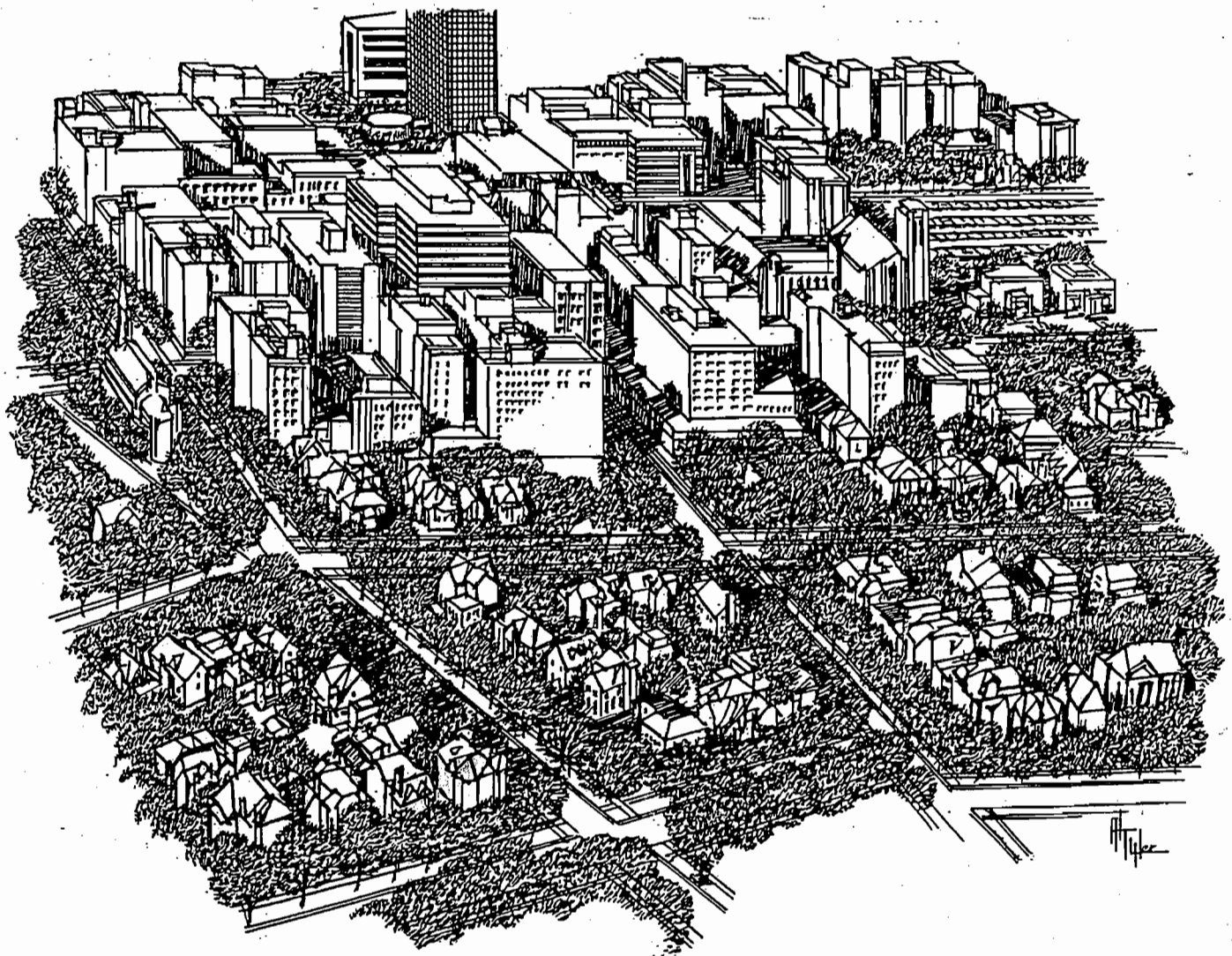


# **DOWNTOWN LAND USE REPORT 1990 EDITION**



**EVANSTON PLANNING DEPARTMENT**

**DOWNTOWN LAND USE REPORT**

**1990 EDITION**

Prepared by the  
Evanston Planning Department  
December, 1990

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## INTRODUCTION

The Downtown Land Use Data File is a computerized data base that contains the following information:

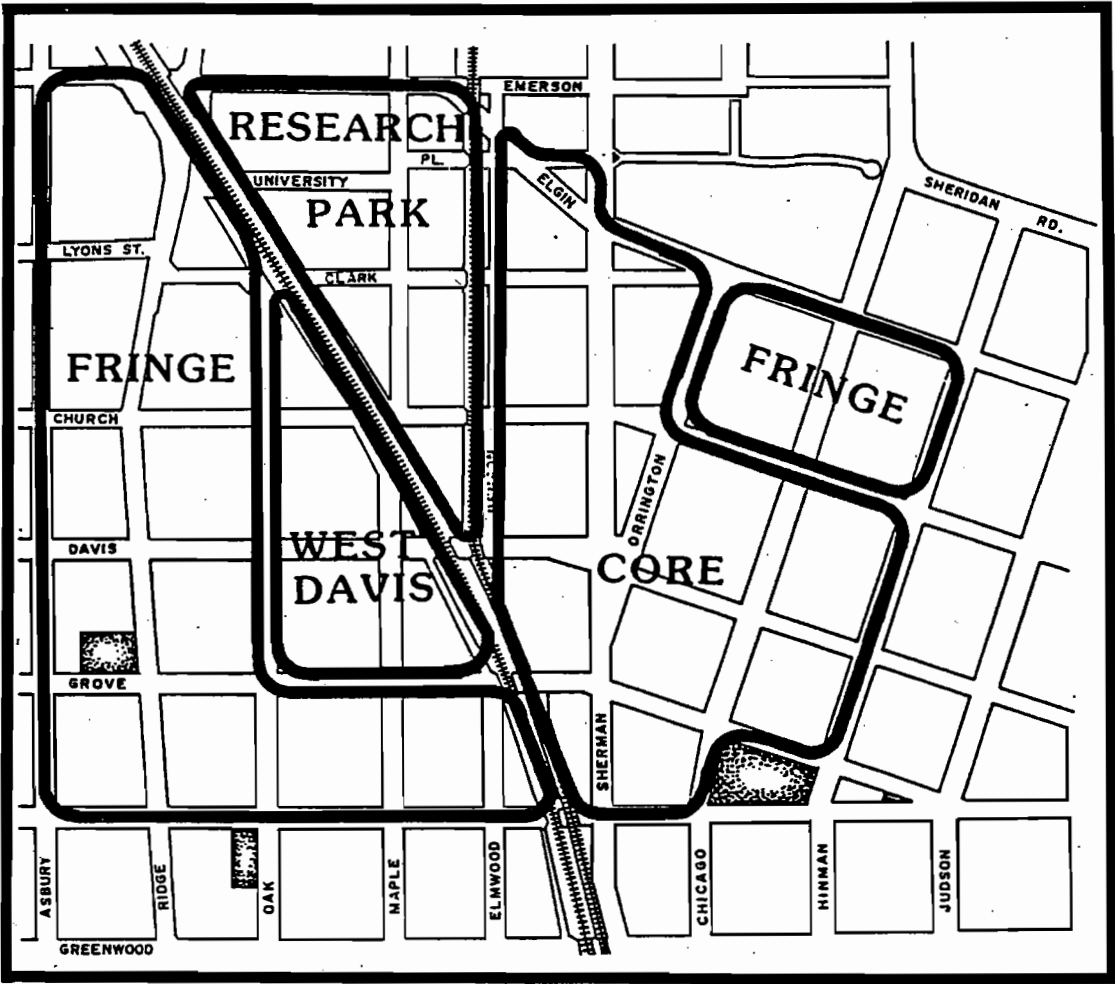
- |                    |   |
|--------------------|---|
| For Each Parcel:   | lot area, zoning and equalized assessment data  |
| For Each Building: | height, gross floor area, floor area ratio, number and type of tenants  |
| For Each Land Use: | name of ground level business, address, business/use type, gross floor area, affiliation with national, regional, or local chains and floor level location. |

This report summarizes the results of the second annual update of this data base. This year, equalized assessed values for 1988 and 1989 were added to the data base, which now provides a four year history of equalized assessed value for each parcel in the Downtown. (The assessment data was obtained from printouts provided to the City by the County Assessor's Office).

This year we also attempted to identify vacant upper story office space as well as ground level retail vacancies. Ground level vacancies were identified during a field survey of the Downtown. Data on office vacancies was obtained by contacting leasing agents or building managers.

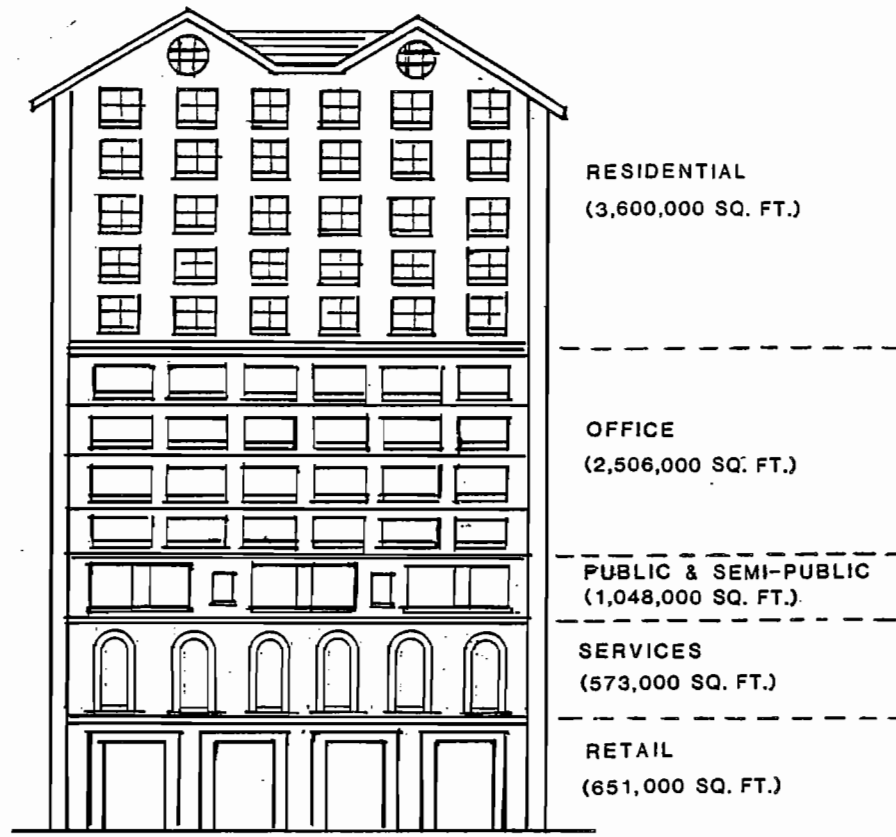
For the purpose of this report the Downtown is defined as the area bounded by Asbury Avenue on the west, Hinman Avenue on the east, Lake Street on the south and a combination of Clark Street, Elgin Road and Emerson Street on the north. The Downtown has been broken into four subareas to facilitate analysis: the Central Core, Research Park, West Davis, and the Residential/Commercial Fringe. The Core, West Davis and Research Park information is on one data file. This data can be sorted in any combination of subarea, land use type or block number. The data for the largely residential fringe areas is found in a separate data file.

Figure 1  
DOWNTOWN SUBAREAS



The Downtown contains approximately 8.4 million square feet of gross floor area. Residential and office uses account for nearly three-quarters of the total floor area, with the remainder divided nearly equally among retail, service and public or semi-public uses such as churches, the library and the post office. If we could put all of the Downtown's floor area into a single structure the result would be a 12-story building covering approximately four square blocks. Figure 2 illustrates how the Downtown's land use mix might be arranged in such a building. Retail and service uses would each occupy one floor. Public and semi-public uses such as churches, the library and post office would occupy another story. The existing office space would require four stories, and residential uses would occupy five floors.

Figure 2  
DISTRIBUTION OF DOWNTOWN BUILDING VOLUME

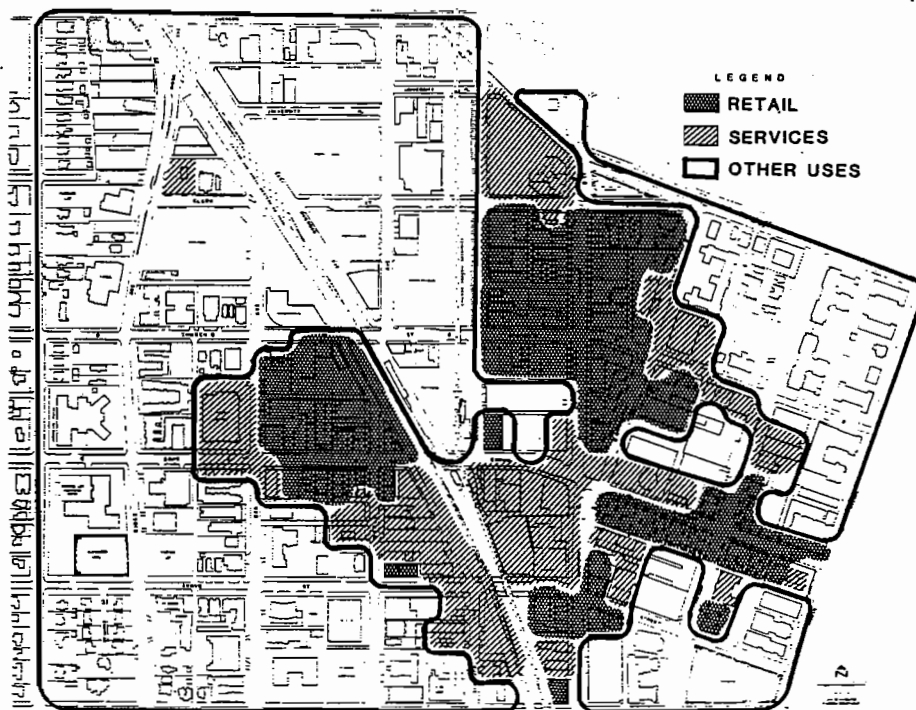


8,378,000 SQUARE FEET



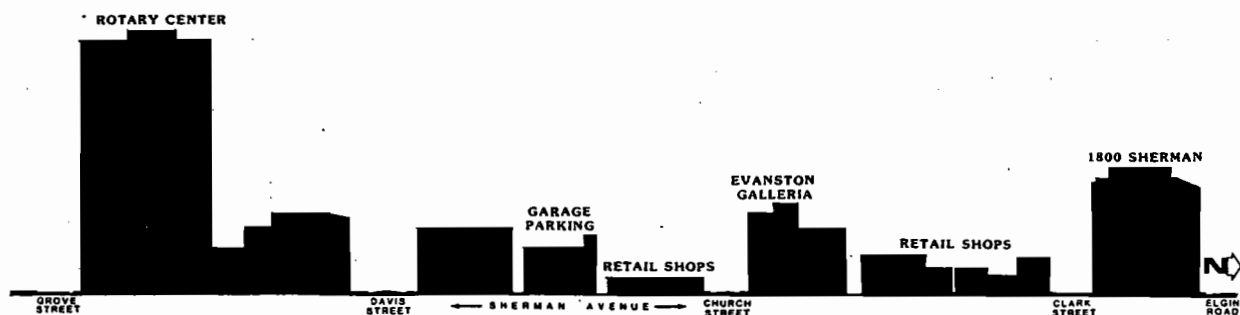
Ground floor retail uses establish the Downtown's identity as a shopping center. Of the 1.5 million square feet of ground floor space in the Business Core, approximately 600,000 square feet is devoted to retail uses. An additional 33,000 square feet is devoted to retail uses on upper levels in Chandler's, Scandinavian Design and several other locations. Although retail uses account for less than half of the ground floor area in the Business Core, these uses are concentrated in relatively small areas which establish the Downtown's major shopping districts (Figure 3). Major shopping concentrations include the Sherman/Church shopping core, Davis/Chicago, Sherman/Grove and Davis Street west of the C&NW embankment. Note how the retail areas are separated by concentrations of service uses such as banks, realtors, travel agents, the library and post office. Other ground floor uses have been grouped to graphically illustrate the impact of non-retail/service uses on pedestrian flow.

Figure 3  
DISTRIBUTION OF GROUND LEVEL RETAIL AND SERVICES



This map graphically illustrates how the retail frontage is concentrated in one major core with three secondary centers

Figure 4

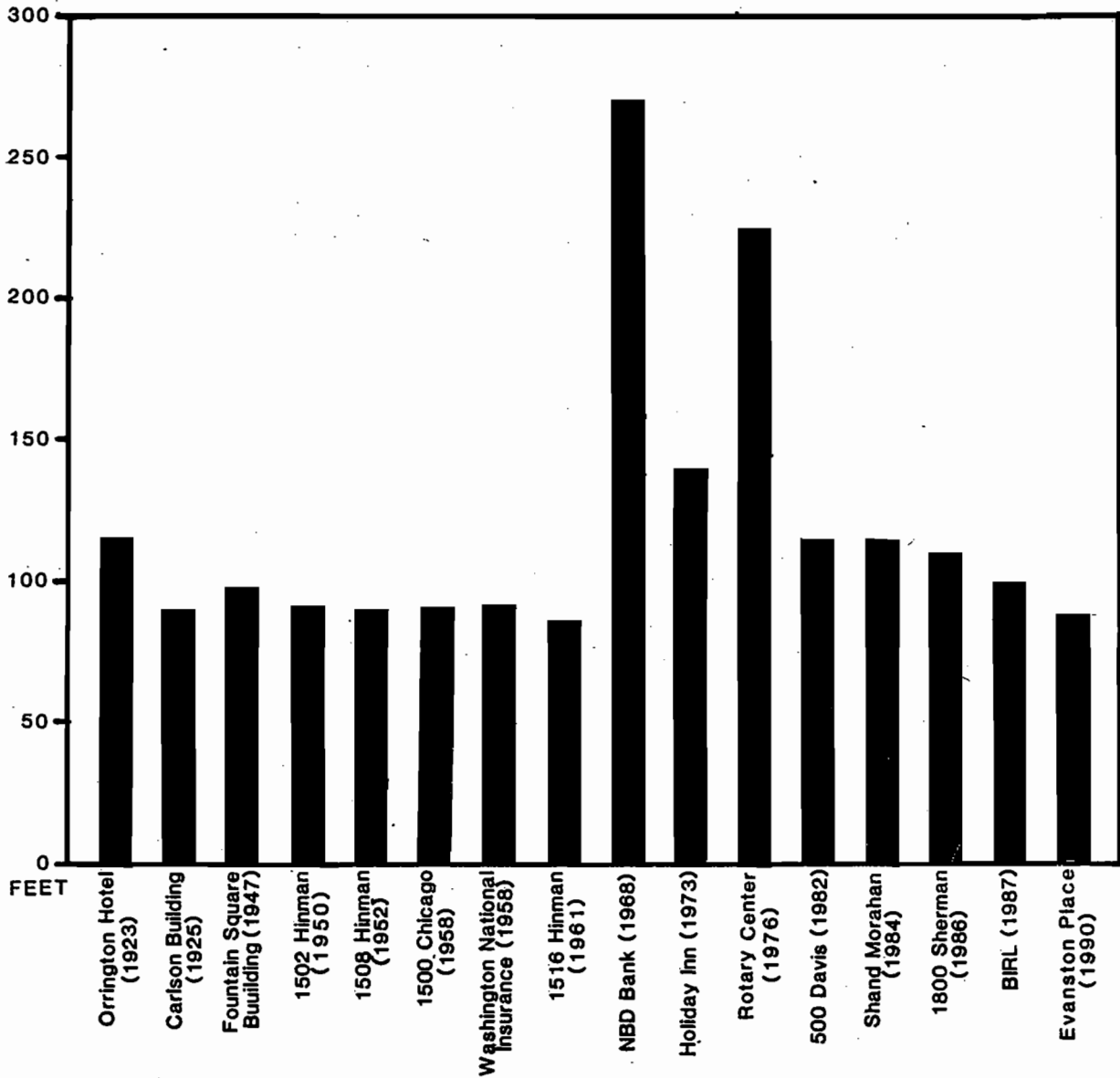


Cross-section of Sherman Avenue between Elgin Road and Grove Street. As this sketch clearly illustrates, the Downtown has not evolved in accordance with traditional planning theory which would place the taller buildings in the center, progressively stepping down in height and bulk as the outside edges of the Downtown are approached.

The retail core of the Downtown is characterized by low-rise buildings of one, two and three stories in height. At the street level, most businesses and retail establishments are included within buildings with substantial frontage rather than in individual buildings. Figure 4 illustrates a typical cross-section of the Downtown. As this sketch clearly illustrates, the Downtown has not evolved in accordance with traditional planning theory which would place the taller buildings in the center progressively stepping down in heights and bulk as the outside edges of the Downtown are approached.

Many people assume that the newest buildings in the Downtown are also the tallest. In fact the three tallest buildings were built between 1968 and 1976, in the period immediately following the revisions to the Zoning Ordinance during the 1960's. The four newest buildings are closer in height to their older counterparts. Only two buildings exceed 125 feet in height, the NBD Bank building and Rotary Center. Figure 5 illustrates the distribution by height and year built of the 16 tallest buildings in the Downtown.

Figure 5  
DISTRIBUTION OF MAJOR BUILDINGS  
BY HEIGHT AND YEAR BUILT



## CHANGE

The ground level vacancy rate has changed very little over the last three years, as can be seen in Table 1. Retail vacancies were the highest in 1988, decreased in 1989, and increased in 1990, although they still remain slightly below 1988 levels.

Table 1  
**RETAIL VACANCIES**  
(Core, Research Park, West Davis)

	1988		1989		1990	
	No.	Sq. Ft.	No.	Sq. Ft.	No.	Sq. Ft.
Retail	26	54,946	21	47,471	24	51,107
Restaurant	3	21,040	3	19,880	4	19,280
Total	29	75,986	24	67,351	28	70,387
 Total Retail and Ground Level Services	 299	 1,001,494	 305	 1,001,959	 308	 1,001,682
	<u>Vacancies as % of Total</u>					
Retail	8.7%	5.5%	6.9%	4.7%	7.8%	5.1%
Restaurant	1.0%	2.1%	1.0%	2.0%	1.3%	1.9%
Total	9.7%	7.6%	7.9%	6.7%	9.1%	7.0%

No new retail space has been added to the Downtown core since the original land use survey was undertaken in 1988. The inventory of vacant restaurant space includes the lower level of Rotary Center and the lower level of the Chicago and North Western Station. Excluding these two locations from the vacant retail space inventory would reduce the overall retail vacancy rate (including restaurant space) to 5.8%.

Of the 24 retail storefronts vacant at the time of the 1990 update, 11 or 46% have been vacant since the original survey was undertaken in 1988. This suggests that the Downtown's retail vacancy rate has been large measure a function of site-specific factors and not necessarily the general retail climate.

Table 2 outlines the changes in the land use mix that have occurred during the last three years. Approximately 720,000 square feet was added to the floor area inventory. The Church/Chicago parking garage project accounted for much of the increase in the "Other" and "Residential" categories. Office space has increased as a result of construction in Research Park. While the total amount of ground-level retail and service floor area has not increased, the mix has shifted toward more retail in the Core and West Davis subareas and toward more service uses in the Fringe Areas.

Table 2  
**CHANGES IN THE LAND USE MIX**  
 (Gross Floor Area - Square Feet)

	<u>1990</u>	<u>1989</u>	<u>1988</u>	<u>%Change 1988 to 1990</u>
Retail - CBD*	638,660	627,759	600,292	+6.4
Retail - Fringe	12,571	12,571	18,515	-3.2
Service - CBD*	363,022	374,200	383,122	-5.2
Service - Fringe	210,091	210,091	198,175	+6.0
Office - CBD*	2,089,190	1,976,888	1,974,808	+5.8
Office - Fringe	417,118	392,130	368,812	+13.1
Residential - CBD*	1,498,907	1,485,123	1,485,123	+1.0
Residential-Fringe	2,101,362	1,857,793	1,842,531	+14.0
Other - CBD*	480,838	480,838	480,838	---
Other - Fringe	<u>567,629</u>	<u>288,449</u>	<u>306,937</u>	<u>+84.9</u>
<b>TOTAL</b>	8,379,388	77,705,842	7,659,153	+9.4

\*CBD includes Core, West Davis and Research Park Subareas

During 1990, four new retail uses were added to the Downtown in the following categories: florist, home furnishings, jewelry and family shoes. Retail closings included women's clothing, drug store, galleries and framing, seed and bulb sales and children's clothing. Seed and bulb sales and children's clothing are no longer represented in the Downtown's retail mix. Five service uses left Downtown floor level locations. No new ground level services were added to the Downtown.

## CURRENT BUSINESS MIX

Retail, office and service uses account for 61% of the total floor area in the Central Core, Research Park and West Davis subareas. (Residential uses, churches and parking account for most of the remaining floor area.) Slightly more than half of the commercial floor space is devoted to upper level office uses.

The 1990 Downtown Land Use Report attempts to quantify vacant office space for the first time in this series of reports (Table 3). In spite of the difficulties in marketing the available space expressed by a number of leasing agents, these findings compare favorably with the overall vacancy rate of 16.3% for the Chicago metropolitan area reported by Real Estate Research Corporation.

Table 3  
OFFICE VACANCIES  
(November 1, 1990)

	<u>Total Office Space (Sq. Ft.)</u>	<u>Vacant Office Space (Sq. Ft.)</u>	<u>% Vacant</u>
Core	1,627,580	106,623	6.6%
West Davis	177,228	---	---
Research park	284,382	16,145	5.7%
Fringe	<u>417,118</u>	<u>33,250</u>	<u>8.0%</u>
Total	2,506,308	156,018	6.2%

Table 4 describes the percentage mix of retail and ground level service uses. The retail mix illustrates the diversity of this area. The Downtown serves as a regional center drawing shoppers from other communities for specialty gifts, home furnishings, and home electronics. It also provides neighborhood shopping for Northwestern students and Downtown residents. Finally it includes a wide range of support services for the high concentration of office workers. Of special note is the high percentage of restaurants in the Downtown.

Table 4  
RETAIL AND GROUND LEVEL SERVICE MIX

Business/Land Use Types	Number Of Uses	Gross Building Floor Area (Sq. Ft.)	% Retail & Ground Level Service
<b>Retail</b>			
Restaurants	39	135,232	13.5
Apparel & Shoes	34	78,569	7.8
Books & Records	12	32,735	3.3
Computers, Cameras & Electronics	8	21,920	2.2
Galleries, Specialty Gifts & Jewelry	32	55,201	5.5
Home Furnishings	15	63,205	6.3
General Merchandise	1	11,250	1.1
Drug Store, Personal Care & Tobacco	15	42,902	4.3
Convenience Food & Liquor	21	49,584	5.0
Hobbies, Crafts & Sporting Goods	5	16,720	1.7
Office Supply	2	45,140	4.5
Hardware & Small Appliances	3	10,255	1.0
Other	4	6,063	.6
	<u>191</u>	<u>568,773</u>	<u>56.8%</u>
<b>Services</b>			
Financial Services	19	145,685	14.6
Business Services	28	49,568	4.9
Personal Services	34	48,769	4.9
Other	8	118,500	11.8
Total	<u>89</u>	<u>362,522</u>	<u>36.2%</u>
<b>Vacant</b>			
Retail	24	51,107	5.1
Restaurants	4	19,280	1.9
	<u>28</u>	<u>70,387</u>	<u>7.0%</u>
<b>TOTAL</b>	<b>308</b>	<b>1,001,959</b>	<b>100.0%</b>



## EQUALIZED ASSESSED VALUE

Equalized assessed value (EAV) is a measure of the Downtown's contribution to Evanston's property tax base. The Downtown accounts for only 6% of Evanston's total land area. Yet the greater Downtown has represented between 18 and 20% of the City's total equalized assessed value in each of the last four years.

Between 1986 and 1989 the total equalized assessed value for the City of Evanston increased by 34.5%, with most of the increase coming as a result of the quadrennial reassessment. The four subareas making up the Downtown grew at an overall rate of 31.4% for this same period.

As can be seen in Table 5, the equalized assessed value for West Davis and the Residential/Commercial Fringe Areas increased at a much slower rate than for Evanston as a whole. Within the Core, 1800 Sherman accounted for a substantial portion of the increase in the equalized assessed value of this subarea. The equalized assessed value for 1800 Sherman grew from slightly less than \$1 million in 1986 to \$7.1 million in 1989. If 1800 Sherman were excluded from the Central Core totals, the Core experienced a 27.6% increase between 1986 and 1989.

The growth of equalized assessed value in the Downtown subareas appears to be much less closely tied to the quadrennial reassessment than was true for Evanston as a whole. This is especially true in the Central Core, where major rehabilitation projects including the Orrington Hotel and the Fountain Square Building resulted in a 10.5% increase in the EAV between 1986 and 1987.

Table 5  
CHANGES IN EQUALIZED ASSESSED VALUE (EAV)

	1986	1987	1988	1989	% Increase 1986 - to 1989
TOTAL EVANSTON EAV	\$609,860	6,043,678	\$628,327,480	\$820,279,543	34.5%
% Increase over Previous Year	---	1.0%	2.0%	30.5%	
Greater Downtown EAV	114,056,929	123,067,460	125,804,742	149,916,122	31.4%
% Increase over Previous Year	---	7.9%	2.2%	19.2%	
% of Evanston Total	18.7%	20.0%	20.0%	18.3%	
% of Total Land Area	6.0%	6.0%	6.0%	6.0%	
Central Core EAV	74,907,049	82,773,040	83,987,950	101,472,825	35.5%
% Increase over Previous Year	---	10.5%	1.5%	20.8%	
West Davis EAV	13,031,651	13,293,915	13,482,714	15,152,397	16.3%
% Increase over Previous Year	---	2.0%	1.4%	12.4%	
Research Park EAV	426,329	436,933	440,380	1,621,109	280.2%
% Increase over Previous Year	---	2.5%	7.9%	268.1%	
Residential / Commercial Fringe EAV	25,691,900	26,563,572	27,893,698	31,669,791	23.3%
% Increase over Previous Year	---	3.4%	5.0%	13.5%	
1986 Multiplier - 1.8486					
1987 Multiplier - 1.8916					
1988 Multiplier - 1.9266					
1989 Multiplier - 1.9133					

## CONCLUSION

This document has outlined the changes that have occurred in the Downtown over the past three years. This material is supported by more detailed reports that provide information on every building and ground level land use in the four Downtown subareas, and more general information on upper story uses. The data is available through the Evanston Planning Department and can be easily sorted by area and block and summarized in a variety of ways.

The Downtown's land use mix is a complex chemistry of retail, office, residential and service uses. This report provides a snapshot in time in a Downtown that is constantly changing. Even in the short time since the data for this update was collected, changes have occurred with the loss of some retailers and the addition of others. Because change will continue to occur, continuing annual updates of the data base are planned. We hope that this resource will play a valuable role in Downtown planning for many years to come.

**APPENDIX A**  
**DOWNTOWN LAND USE SUMMARY**

CITY OF EVANSTON  
 DOWNTOWN LAND USE SUMMARY  
 (Core, Research Park, West Davis)  
 November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	CHAIN STORES
<b>1. Residential</b>			
Apartments	32	795528	0
Apt/Hotel	2	105150	0
Condominium	3	217288	0
Hotel	2	316815	0
Nursing Home	1	64126	0
Total	40	1498907	0
<b>2. Retail</b>			
Bakery	3	5000	1
Bicycles	1	1200	0
Books	7	22395	2
Cameras & Film Processing	2	4090	0
Clothing-Men's	3	6020	2
Clothing-Men's&Women's	4	11468	4
Clothing-Specialty	8	12040	2
Clothing-Women's	13	39247	9
Coin Dealer	1	1120	0
Computer	3	7420	2
Cosmetics & Accessories	4	2680	1
Drug Store	4	31700	3
Electric Shavers	1	680	0

Prepared by the Evanston Planning Department

CITY OF EVANSTON  
 DOWNTOWN LAND USE SUMMARY  
 (Core, Research Park, West Davis)  
 November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	CHAIN STORES
Electronics	3	10410	2
Florist	5	5026	1
Food-Specialty	11	12380	5
Galleries & Framing	10	27644	1
General Merchandise	1	11250	1
Grocery Store	5	20724	1
Hardware	1	7655	0
Hobby Shop	1	11200	0
Home Furnishings	14	62705	6
Jewelry	10	11946	1
Liquor Store	2	11480	1
Office	3	5420	0
Office Supply	2	45140	1
Optical	5	5042	1
Pet Store	1	640	0
Records	5	10340	3
Restaurant	43	154512	12
Retail	24	51107	0
Sewing Machines	1	1920	0
Shoes-Athletic	1	1560	1
Shoes-Family	2	4364	1

Prepared by the Evanston Planning Department

CITY OF EVANSTON  
 DOWNTOWN LAND USE SUMMARY  
 (Core, Research Park, West Davis)  
 November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	CHAIN STORES
Shoes-Men's&Women's	1	720	0
Shoes-Women's	2	3150	1
Specialty Variety & Gifts	6	8945	0
Sporting Goods	1	2080	1
Tobacco	2	3480	1
Toys	1	1640	0
Yarn & Needlework	1	1120	0
Total	218	638660	67

3. Service

Answering Service	1	500	0
Audio-visual	2	7034	0
Auto Rental	2	2147	2
Cleaners & Alterations	9	10432	2
Copy Shop	9	18128	2
Diet Center	2	1110	1
Employment Service	4	4420	1
Financial Services	13	128712	6
Funeral Home	2	20560	1
Government	1	10400	0
Hair Salon	14	15800	4
Health & Fitness	3	10020	0

Prepared by the Evanston Planning Department

CITY OF EVANSTON  
DOWNTOWN LAND USE SUMMARY  
(Core, Research Park, West Davis)  
November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	CHAIN STORES
Home Furnishings	1	500	0
Laundry	1	1597	0
Locksmith	1	1200	0
Maintenance & Repair	1	17000	0
Miscellaneous	3	14700	1
Realtor	6	16973	0
Shipping	2	2020	2
Shoe Repair	2	1810	0
Travel	7	14119	2
Veterinarian	1	4240	0
Video/Movie Rental	2	3760	1
Warehouse/Storage	1	55840	0
Total	90	363022	25
4. Office			
Office	66	2089190	0
Total	66	2089190	0
5. Other			
Churches & Religious Centers	7	102993	0
Open Space	4	0	0
Parking-Private	11	92980	0

Prepared by the Evanston Planning Department



CITY OF EVANSTON  
 DOWNTOWN LAND USE SUMMARY  
 (Core, Research Park, West Davis)  
 November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	CHAIN STORES
Parking-Public	3	266250	0
Private Club	1		0
Recreation Center	1	18615	0
Research Park Development Site	7	0	0
Undetermined	2	0	0
Vacant Land	1	0	0
Total	37	480838	0
TOTAL ALL USES	451	5070617	92

CITY OF EVANSTON  
DOWNTOWN LAND USE SUMMARY  
FRINGE AREAS  
November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	CHAIN STORES
<b>1. Residential</b>			
Apartments	43	1546939	0
Apt/Hotel	1	25816	0
Condominium	7	344567	0
Single-Family	50	169331	0
Townhouses	1	14709	0
Vacant Land	1		0
Total	103	2101362	0
<b>2. Retail</b>			
Restaurant	3	12571	0
Total	3	12571	0
<b>3. Service</b>			
Cleaners & Alterations	2	1800	0
Copy Shop	3	8256	0
Financial Services	2	8864	1
Gas Station	3	4100	3
Government	3	119080	0
Hair Salon	2	1740	0
Hearing Aids	1	540	0
Importer	1	19754	0
Linen Supply	1	14600	0

Prepared by the Evanston Planning Department

CITY OF EVANSTON  
DOWNTOWN LAND USE SUMMARY  
FRINGE AREAS  
November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	CHAIN STORES
Photography	1	720	0
Prosthetic & Orthotic Services	1	1320	0
Shipping	1	960	0
Social Service	1	4517	0
Video/Movie Rental	1	840	0
Warehouse/Storage	1	23000	0
Total	24	210091	4
4. Office			
Office	13	417118	0
Total	13	417118	0
5. Other			
Churches & Religious Centers	3	52935	0
Library	1	48672	0
Museum	1	4160	0
Open Space	5	0	0
Parking-Private	2	0	0
Parking-Public	4	277509	0
Private Club	3	40040	0
Recreation Center	2	140342	0
Utility	1	2300	0
Warehouse/Storage	1	1671	0

Prepared by the Evanston Planning Department

CITY OF EVANSTON  
 DOWNTOWN LAND USE SUMMARY  
 FRINGE AREAS  
 November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	CHAIN STORES
Total	23	567629	0
TOTAL ALL USES	166	3308771	4

**APPENDIX B**

**RETAIL AND SERVICE MIX**

**(Core, Research Park and West Davis Subareas)**

CITY OF EVANSTON  
DOWNTOWN LAND USE SUMMARY  
RETAIL & SERVICE MIX  
November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	% RETAIL & GROUND LEVEL SERVICE
2. Retail			
Bakery	3	5000	0.50
Bicycles	1	1200	0.12
Books	7	22395	2.24
Cameras & Film Processing	2	4090	0.41
Clothing-Men's	3	6020	0.60
Clothing-Men's&Women's	4	11468	1.14
Clothing-Specialty	8	12040	1.20
Clothing-Women's	13	39247	3.92
Coin Dealer	1	1120	0.11
Computer	3	7420	0.74
Cosmetics & Accessories	4	2680	0.27
Drug Store	4	31700	3.16
Electric Shavers	1	680	0.07
Electronics	3	10410	1.04
Florist	5	5026	0.50
Food-Specialty	11	12380	1.24
Galleries & Framing	10	27644	2.76
General Merchandise	1	11250	1.12
Grocery Store	5	20724	2.07
Hardware	1	7655	0.76

Prepared by the Evanston Planning Department

CITY OF EVANSTON  
 DOWNTOWN LAND USE SUMMARY  
 RETAIL & SERVICE MIX  
 November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	% RETAIL & GROUND LEVEL SERVICE
Hobby Shop	1	11200	1.12
Home Furnishings	14	62705	6.26
Jewelry	10	11946	1.19
Liquor Store	2	11480	1.15
Office	3	5420	0.54
Office Supply	2	45140	4.51
Optical	5	5042	0.50
Pet Store	1	640	0.06
Records	5	10340	1.03
Restaurant	43	154512	15.4
Retail	24	51107	5.10
Sewing Machines	1	1920	0.19
Shoes-Athletic	1	1560	0.16
Shoes-Family	2	4364	0.44
Shoes-Men's&Women's	1	720	0.07
Shoes-Women's	2	3150	0.31
Specialty Variety & Gifts	6	8945	0.89
Sporting Goods	1	2080	0.21
Tobacco	2	3480	0.35
Toys	1	1640	0.16
Yarn & Needlework	1	1120	0.11

Prepared by the Evanston Planning Department

CITY OF EVANSTON  
DOWNTOWN LAND USE SUMMARY  
RETAIL & SERVICE MIX  
November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	% RETAIL & GROUND LEVEL SERVICE
Total	218	638660	63.8
3. Service			
Answering Service	1	500	0.05
Audio-visual	2	7034	0.70
Auto Rental	2	2147	0.21
Cleaners & Alterations	9	10432	1.04
Copy Shop	9	18128	1.81
Diet Center	2	1110	0.11
Employment Service	4	4420	0.44
Financial Services	13	128712	12.9
Funeral Home	2	20560	2.05
Government	1	10400	1.04
Hair Salon	14	15800	1.58
Health & Fitness	3	10020	1.00
Home Furnishings	1	500	0.05
Laundry	1	1597	0.16
Locksmith	1	1200	0.12
Maintenance & Repair	1	17000	1.70
Miscellaneous	3	14700	1.47
Realtor	6	16973	1.69
Shipping	2	2020	0.20

Prepared by the Evanston Planning Department



CITY OF EVANSTON  
 DOWNTOWN LAND USE SUMMARY  
 RETAIL & SERVICE MIX  
 November 1, 1990

BUSINESS/LAND USE TYPES	NUMBER OF USES	GROSS BUILDING FLOOR AREA (sq ft)	% RETAIL & GROUND LEVEL SERVICE
Shoe Repair	2	1810	0.18
Travel	7	14119	1.41
Veterinarian	1	4240	0.42
Video/Movie Rental	2	3760	0.38
Warehouse/Storage	1	55840	5.57
Total	90	363022	36.2
TOTAL ALL USES	308	1001682	100

**APPENDIX C**  
**CHAIN STORES**

CITY OF EVANSTON  
 DOWNTOWN LAND USE FILE  
 CHAIN STORES  
 November 1, 1990

NAME	ADDRESS	GROSS FLOOR AREA (SQ FT)
<hr style="border-top: 1px dashed black;"/>		
Local		
Audio Consultants	1012 Davis Street	1620
Carmen's Pizzeria	1012 Church Street	8280
Carmen's Pizzeria	1600 Orrington Avenue	4047
Chandler's	630 Davis Street	43820
Evanston Futon	624 Grove Street	920
Extremities	1719 Sherman Avenue	2400
Forest Bootery Outlet	612 Davis Street	2024
Giordano's	500 Davis Street	2890
Huntley's Clothing Store	1722 Sherman Avenue	1728
Las Palmas	1642 Maple Avenue	3720
Lyman-Sargent Pharmacy	634 Church Street	2840
Mary Walter Clothing	1560 Sherman Avenue	5300
Mindscape Gallery	1506 Sherman Avenue	5460
Nabih's Inc	515 Davis Street	2560
Saville's Flower Shop	1714 Sherman Avenue	1536
T L Fritt's Sporting Goods	527 Davis Street	2080
1st Illinois Bank	901 Grove Street	7164
Bavaro Hair Moda	1625 Sherman Avenue	1080
Hot Tix	1616 Sherman Avenue	100
Kneeland's Video	519-2 Davis Street	2200
Mr Foster Travel	820 Davis Street	2500
Schwartzhoff Cleaners	1566 Maple Avenue	1650

CITY OF EVANSTON  
DOWNTOWN LAND USE FILE  
CHAIN STORES  
November 1, 1990

NAME	ADDRESS	GROSS FLOOR AREA (SQ FT.)
Schwartzhoff Cleaners	1623 Chicago Avenue	1960
Steven Papageorge	1800 Sherman Avenue	640
Wm H Scott Funeral Home	1458 Sherman Avenue	11040
NUMBER OF USES: 25		
TOTAL GROSS FLOOR AREA (sq ft):		119559

National

Babbage's Computer Software	1704 Sherman Avenue	1560
Benetton	715 Church Street	985
Bennigan's	1557 Sherman Avenue	10000
Bressler's Ice Cream & Yogurt	1731 Sherman Avenue	900
Brooks Fashions	700 Church Street	3200
Burger King	1740 Orrington Avenue	5123
Champion Authentic Athletic Apparel	815 Church Street	1300
Chess King	1700 Sherman Avenue	2700
County Seat	1724 Sherman Avenue	3120
Crown Books	1730 Sherman Avenue	2530
Dannon Yogurt Store	1733 Sherman Avenue	900
Express	1710 Sherman Avenue	4320
Foot Locker	805 Church Street	1560
Gingiss Formal Wear	1729 Sherman Avenue	1320
Great Earth Vitamins	1721 Sherman Avenue	900
Hit or Miss	810 Church Street	3750

CITY OF EVANSTON  
 DOWNTOWN LAND USE FILE  
 CHAIN STORES  
 November 1, 1990

NAME	ADDRESS	GROSS FLOOR AREA (SQ FT)
J B Winberie Restaurant & Bar	626 Church Street	2275
Land's End	816 1 Church Street	2300
Lane Bryant	707 Church Street	4011
LePeep	827 Church Street	3620
McDonald's	1700 Orrington Avenue	5438
Merle Norman Cosmetics	1601 Chicago Avenue	400
Mrs Field's Cookies	1728 Sherman Avenue	1240
Pepe's Mexican Restaurant	1729 Benson Avenue	1729
Pier I Imports	1527 Chicago Avenue	3000
Pier I Imports	526A Davis Street	2240
Radio Shack	805 Davis Street	3750
Scandanavian Design	1701 Sherman Avenue	5182
Subway Sandwich	1551 Sherman Avenue	1200
TCBY Yogurt	1743 Benson Avenue	1330
The Bombay Company	1734 Sherman Avenue	3075
The Gap	1706 Sherman Avenue	4320
The Limited	1707 Sherman Avenue	3991
Walgreen's	1629 Orrington Avenue	10000
Williams Red Cross Women's Shoes	710 Church Street	1800
Woolworth's	825 Davis Street	11250
All State Insurance	500 Davis Street	1140
CitiBank	801 Davis Street	11475
Delta Airlines Ticket Office	1710 Orrington Avenue	900

CITY OF EVANSTON  
DOWNTOWN LAND USE FILE  
CHAIN STORES  
November 1, 1990

NAME	ADDRESS	GROSS FLOOR AREA (SQ FT)
Federal Express	1800 Sherman Avenue	820
H & R Block	828 Davis Street	3440
Hertz Rent A Car	1710 Orrington Avenue	480
Hertz Rental Car Agency	910 Church Street	1667
IDS Financial Services	500 Davis Street	600
MailBox Etc USA	1555 Sherman Avenue	1200
Optifast	1800 Sherman Avenue	780
Smith Barney Harris Upham & Co	1560 Sherman Avenue	3760
Stivers Temporary Services	500 Davis Street	560
Supercuts	1567 Sherman Avenue	2500

NUMBER OF USES: 49

TOTAL GROSS FLOOR AREA (sq ft): 145641

Regional

American Vision Center	1642 Orrington Avenue	960
Betty's of Winnetka	1639 Orrington Avenue	6760
Fannie May Kitchen Fresh Candy	1635 Orrington Avenue	920
Irving's Red Hot Lovers	626 Davis Street	2240
Krochs & Brentanos	1711 Sherman Avenue	11625
Monroe Cigar Co	1560 Sherman Avenue	2800
Musicland Records	1708 Sherman Avenue	4320
Osco Drugs	1630 Sherman Avenue	17480
Osco Liquors	1630 Church Street	

CITY OF EVANSTON  
 DOWNTOWN LAND USE FILE  
 CHAIN STORES  
 November 1, 1990

NAME	ADDRESS	GROSS FLOOR AREA (SQ FT)
Pinstripe Petites	711 Church Street	1910
Rose Records	1741 Sherman Avenue	1620
Rose Records	924 Davis Street	2800
The House Store	1702 Sherman Avenue	9700
White Hen Pantry	927 Davis Street	1353
Hair	810 Clark Street	800
Kinkos	714 Clark Street	4343
Sir Speedy Printing Center	1009 Davis Street	3760

NUMBER OF USES: 17

TOTAL GROSS FLOOR AREA (sq ft): 73391

TOTAL CHAINS: 91

TOTAL GROSS FLOOR AREA (sq ft): 338591

CITY OF EVANSTON  
DOWNTOWN LAND USE FILE  
CHAIN STORES  
FRINGE AREAS  
November 1, 1990

NAME	ADDRESS	GROSS FLOOR AREA (SQ FT)
National		
Benson & Emerson Shell	824 Emerson Street	1650
EDF Service/Amoco	1803 Ridge Avenue	1280
Grove & Elmwood Unocal	900 Grove Street	1170
State Farm Insurance	1112 Davis Street	800

NUMBER OF USES: 4

TOTAL GROSS FLOOR AREA (sq ft): 4900

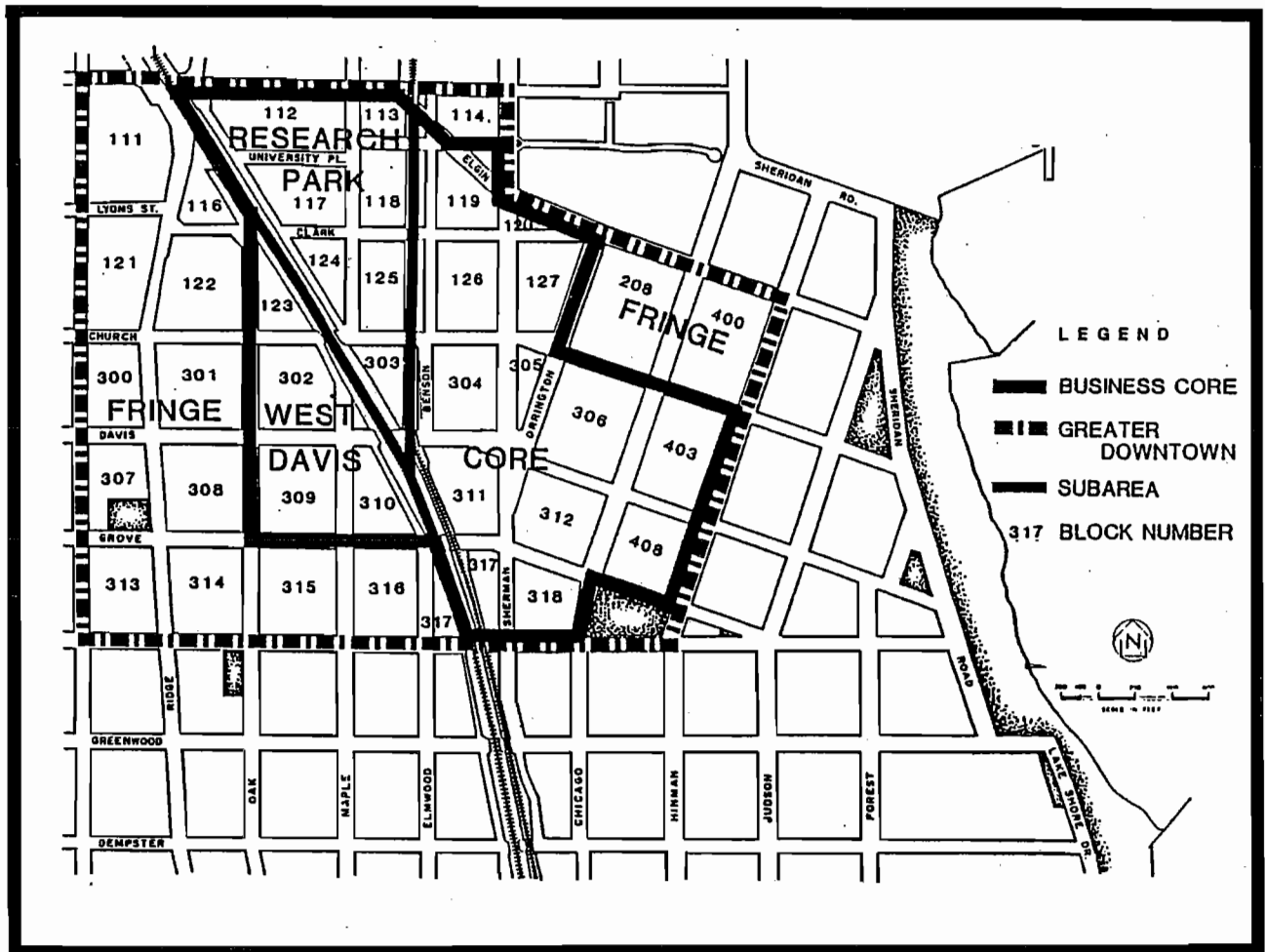
TOTAL CHAINS: 4

TOTAL GROSS FLOOR AREA (sq ft): 4900



# APPENDIX D

## BLOCK SUMMARY - PARCEL STATISTICS



DOWNTOWN LAND USE FILE

BLOCK SUMMARY

(Core, Research Park, West Davis)  
November 1, 1990

BLOCK	NUMBER OF PARCELS	TOTAL LOT AREA (sq ft)	TOTAL BLDG AREA (sq ft)	TOTAL 1986 EAV	TOTAL 1987 EAV	TOTAL 1988 EAV	TOTAL 1989 EAV	AVERAGE F.A.R.	BUILDING HEIGHT (feet)	MAXIMUM BUILDING HEIGHT (feet)	AVERAGE	
											RESIDENTIAL UNITS	COMMERCIAL UNITS
Subarea: Core												
119	2	115746	162832	\$1,112,294	\$3,249,336	\$3,701,193	\$7,444,982	0.9	69	105	0	57
120	1	14375	0					0.0	0	0	0	0
126	12	144553	290311	\$3,418,762	\$3,618,624	\$4,126,979	\$5,245,376	1.9	37	85	83	66
127	9	131721	437554	\$6,015,194	\$7,235,047	\$7,392,328	\$8,502,626	2.7	41	115	363	35
304	11	149877	430737	\$3,763,175	\$3,892,041	\$3,950,080	\$4,743,710	2.0	29	63	0	28
305	3	44747	114123	\$2,226,113	\$2,875,578	\$2,654,323	\$3,477,763	3.3	53	98	0	68
306	11	201077	805201	\$19,888,206	\$20,574,681	\$20,530,136	\$23,497,346	2.8	65	270	70	165
311	7	144256	548748	\$17,139,302	\$18,558,309	\$18,659,361	\$22,231,420	2.7	66	218	0	73
312	16	155977	410958	\$6,227,841	\$6,699,118	\$6,768,975	\$7,991,135	2.2	38	91	217	56
317	9	58575	53032	\$986,284	\$1,041,247	\$1,036,044	\$1,565,053	0.9	17	37	14	14
318	4	164070	147860	\$2,765,497	\$2,581,401	\$2,595,457	\$2,869,217	1.0	50	125	160	13
403	7	195392	390462	\$2,955,223	\$3,836,014	\$3,885,252	\$4,475,425	2.8	59	85	365	21
408	9	143635	524993	\$8,409,158	\$8,604,644	\$8,687,822	\$9,426,772	3.5	64	108	183	46
TOTAL	101	1664001	4316811	\$74,907,049	\$82,773,040	\$83,987,950	\$101,472,825	2.3	45.08	270	1455	642
Subarea: Research Park												
112	6	210268	93912				\$140,220	0.4	44	47		17
113	1	45600	0					0.0				
117	1	135376	0					0.0				

DOWNTOWN LAND USE FILE  
BLOCK SUMMARY

(Core, Research Park, West Davis)  
November 1, 1990

BLOCK	NUMBER OF PARCELS	TOTAL LOT AREA (sq ft)	TOTAL BLDG AREA (sq ft)	TOTAL 1986 EAV	TOTAL 1987 EAV	TOTAL 1988 EAV	TOTAL 1989 EAV	TOTAL F.A.R.	AVERAGE BUILDING HEIGHT		RESIDENTIAL UNITS	COMMERCIAL UNITS
									(feet)	(feet)		
118	2	122266	206820				\$892,494	2.3	65	100	0	8
124	1	68007	18615					0.3	21	21	0	0
125	1	93840	0					0.0	0	0	0	0
303	3	52800	10487	\$436,329	\$436,933	\$440,380	\$588,395	0.5	13	26	1	3
TOTAL	15	728157	329834	\$426,329	\$436,933	\$440,380	\$1,621,109	0.6	30.89	100	1	28
Subarea: West Davis												
123	1	75994	147000	\$7,449,705	\$7,597,214	\$7,638,582	\$7,256,246	1.9	112	112	0	29
302	17	137645	145057	\$2,126,855	\$2,132,671	\$2,232,595	\$3,213,950	1.1	19	45	47	28
303	1	5743	11286	\$115,711	\$127,155	\$135,072	\$194,345	2.0	26	26	5	6
309	15	179095	214638	\$1,932,655	\$1,972,751	\$1,997,967	\$2,639,113	1.1	30	85	157	13
310	9	80799	48815	\$1,406,725	\$1,464,124	\$1,478,498	\$1,848,743	0.8	21	38	12	8
TOTAL	43	479276	566796	\$13,031,651	\$13,293,915	\$13,482,714	\$15,152,397	1.1	25.69	112	221	84
GRAND TOTAL	159	2871434	5213441	\$88,365,029.00	\$96,501,888	\$97,911,044	\$118,246,331	1.8	39	270	1677	754

DOWNTOWN LAND USE FILE  
BLOCK SUMMARY  
(Fringe Areas)  
November 1, 1990

BLOCK	NUMBER OF PARCELS	TOTAL LOT AREA (sq ft)	TOTAL BLDG AREA (sq ft)	TOTAL 1986 EAV	TOTAL 1987 EAV	TOTAL 1988 EAV	TOTAL 1989 EAV	TOTAL 1989 EAV	AVERAGE F.A.R.	AVERAGE BUILDING HEIGHT (feet)	MAXIMUM BUILDING HEIGHT (feet)	COMMERCIAL UNITS	RESIDENTIAL UNITS
Subarea: Fringe													
111	20	233704	165036	\$1,586,120	\$1,614,896	\$1,635,995	\$2,223,985	\$2,223,985	0.6	27	48	14	7
114	6	55379	137049	\$1,136,734	\$1,257,469	\$1,296,505	\$1,229,211	\$1,229,211	2.4	49	75	100	4
116	6	60931	21625	\$274,666	\$278,060	\$290,231	\$410,159	\$410,159	0.3	26	50	1	2
121	10	184628	137371	\$2,263,223	\$1,427,403	\$2,453,563	\$2,159,979	\$2,159,979	0.6	41	46	41	10
122	9	205225	124040	\$2,391,457	\$2,540,469	\$2,584,100	\$2,974,225	\$2,974,225	0.8	34	72	126	0
208	13	251640	391811	\$1,202,278	\$1,218,263	\$1,235,677	\$1,459,425	\$1,459,425	1.2	44	99	279	1
300	7	129412	106733	\$1,875,011	\$1,522,394	\$1,550,562	\$1,450,403	\$1,450,403	0.7	30	48	10	1
301	7	178543	228002	\$2,046,629	\$2,094,220	\$2,132,954	\$2,638,359	\$2,638,359	1.3	36	60	154	1
307	2	160979	66676	\$1,085,084	\$1,134,943	\$1,174,472	\$1,434,973	\$1,434,973	0.3	50	50	0	1
308	12	168815	386336	\$2,792,918	\$4,044,000	\$4,095,883	\$4,323,955	\$4,323,955	2.0	52	100	379	11
313	15	161171	60693	\$566,605	\$592,317	\$604,183	\$809,777	\$809,777	0.4	32	45	16	0
314	12	161615	232854	\$1,717,615	\$1,819,768	\$1,842,055	\$2,399,817	\$2,399,817	1.3	36	55	115	0
315	6	142043	320811	\$2,772,548	\$2,869,778	\$2,919,213	\$3,071,935	\$3,071,935	1.9	55	95	317	
316	8	140107	318705	\$2,796,316	\$2,941,775	\$2,847,835	\$3,407,011	\$3,407,011	2.0	42	94	89	7
317	3	30430	5780	\$99,650	\$101,622	\$102,174	\$154,376	\$154,376	0.2	18	22	0	3
400	6	220232	592489	\$1,085,046	\$1,106,195	\$1,128,296	\$1,462,201	\$1,462,201	1.4	47	89	256	0
412	1	76056							0.0				
TOTAL	143	2560910	3314011	\$25,691,900	\$26,563,572	\$27,893,638	\$31,669,791	\$31,669,791	1.1	39-14	100	1897	48
GRAND TOTAL	143	2560910	3314011	\$25,691,900.00	\$26,563,572	\$27,893,638	\$31,669,791	\$31,669,791	1.1	39	100	1897	48

Prepared by the Evanston Planning Department