

Memorandum

To: Alderman Melissa Wynne, Chairmen
Members of the Transportation/Parking Committee

From: Martin Lyons, Assistant City Manager/CFO
Rickey A. Voss, Parking/Fleet Division Manager
David Stoneback, Public Works Agency Director
Lara Biggs, P.E., Bureau Chief – Capital Planning/City Engineer
Dan Manis, P.E., Senior Project Manager

Subject: Garnett Place Right of Way Parking Lot

Date: November 9, 2016

Recommended Action:

Staff recommends that the committee support the improvement of the alley south of the 800 block of Foster and east of the CTA tracks. The alley is proposed to be improved into a City parking lot.

Funding Source:

The alley improvement is proposed to be funded by the Parking Fund in the amount of \$300,000. This amount is included in the proposed 2017 City Budget Capital Improvement Program as Garnett Street, CTA Viaduct to East Alley.

Background Information:

This alley is often referred to as the Garnett Place right of way (ROW) since it nearly aligns with the street Garnett Place that runs from Ridge Avenue to Maple Avenue. It has been suggested that this alley was intended to be an extension of Garnett Place since the ROW width is 50 feet, which is closer to the typical street ROW width of 66 feet than the typical alley ROW width of 16 to 20 feet. However, research has determined that this area was originally platted as a public alley.

The alley is much wider than what is needed to provide adequate ingress and egress to the adjacent properties. These properties include offices for a contracting company (GA Johnson & Son), a health care services provider (Symphony of Evanston), a ComEd electrical infrastructure property, and the CTA viaduct. Currently, the alley adjacent to these properties is being used to accommodate the parking needs of the adjacent businesses to park upwards of 40 vehicles on a daily basis.

The alley is in poor condition and in need of repair. The Symphony of Evanston has written the Board of Local Improvements (BLI) requesting the City pave the alley. The BLI reviewed the alley characteristics and determined that it was not a good candidate for special assessment alley paving. This is due to the nature of certain adjacent properties (CTA and ComEd), the unusual alley width, and high parking usage.

Public Works staff has developed a plan to pave the alley and strip it in a configuration that would provide for a 16 foot wide alley and accommodate 34 standard parking spaces.

Parking Summary

Location	Spaces	Type
Adjacent to 820 Foster (Symphony)	12	Head In
Adjacent to 828 Foster (GA Johnson)	7	Head In
Along south side of alley	7	Parallel
Under CTA Viaduct	8	Parallel

Total: 34

These parking spaces are proposed to be made available to the public as monthly leased parking spaces similar to many other City parking lots. The spaces would initially be made available to the respective adjacent property owners and then to the public on a first come first serve basis. Projected revenue generated from the monthly leasing over a 20 year period would be sufficient to fund the proposed improvement.

Projected Parking Fund Revenue

Total Spaces	Fee per Month	Annual Revenue	20-yr Revenue
34	\$50	\$20,400	\$408,000

If supported by the committee, staff will prepare engineering plans and specifications to bid the project and make a recommendation to the City Council to award the construction contract in spring 2017.

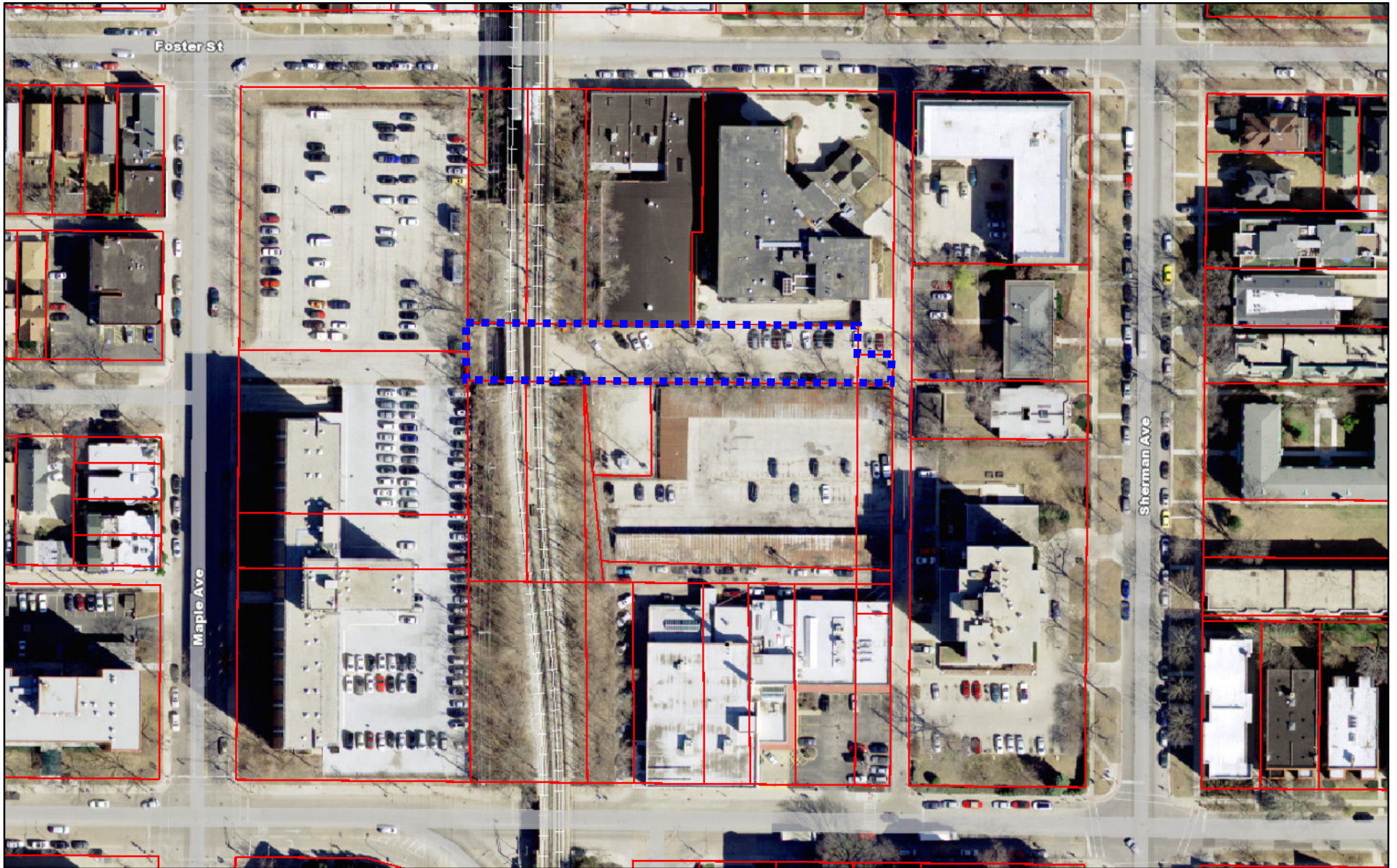
Attachments:

Location Map


Proposed Alley Configuration

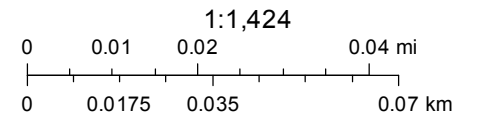
Symphony of Evanston Letter

Garnett ROW



January 11, 2016

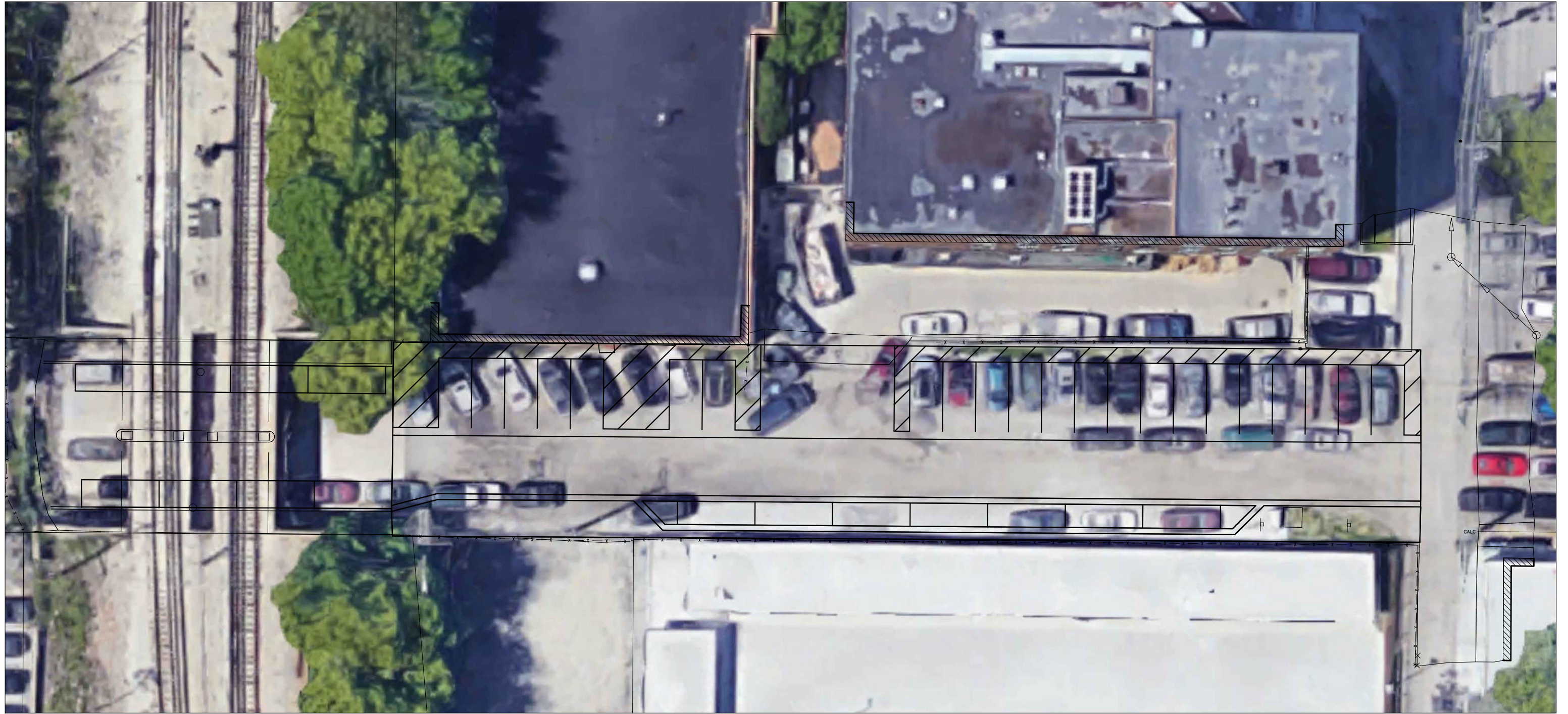
 Tax Parcels



City of Evanston

Copyright 2015 City of Evanston

This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.





820 FOSTER AVENUE | EVANSTON, IL 60201 | 847.492.7700 | SYMPHONYOFEVANSTON.COM

July 17, 2015

City of Evanston
Board of Local Improvements
2100 Ridge Avenue
Evanston, IL 60201

Re: Alley Improvements to 820 Foster Street

Mr. Martin Lyons

Symphony of Evanston recently acquired the skilled nursing facility formerly known as Mather Pavilion, located just outside the heart of Downtown Evanston. This facility employs over 150 individuals and houses up to 158 residents who are visited by 80 to 90 family members and friends daily. Symphony of Evanston is currently in process of a significant capital investment to the facility to upgrade the décor and amenities including patient rooms, therapy gyms, dining areas and common areas.

In an effort to alleviate the parking burden to local residents, Symphony of Evanston has an underground parking garage it makes available to employees and guests. Additionally, the facility has parking along the back of the building parallel to the alley (Garnett St). Presently, the alley is unfinished and unpaved. This condition has caused damage to tires and vehicles and makes it difficult for family and guests to visit their loved ones. It also impairs the ability of service and delivery vehicles to deliver needed supplies and materials to the facility. Lastly, the unfinished condition of the alley poses a safety risk to our residents as emergency vehicles utilize the alley to access the facility; needless to say damage to an ambulance's tire in the course of an emergency could have devastating consequences.

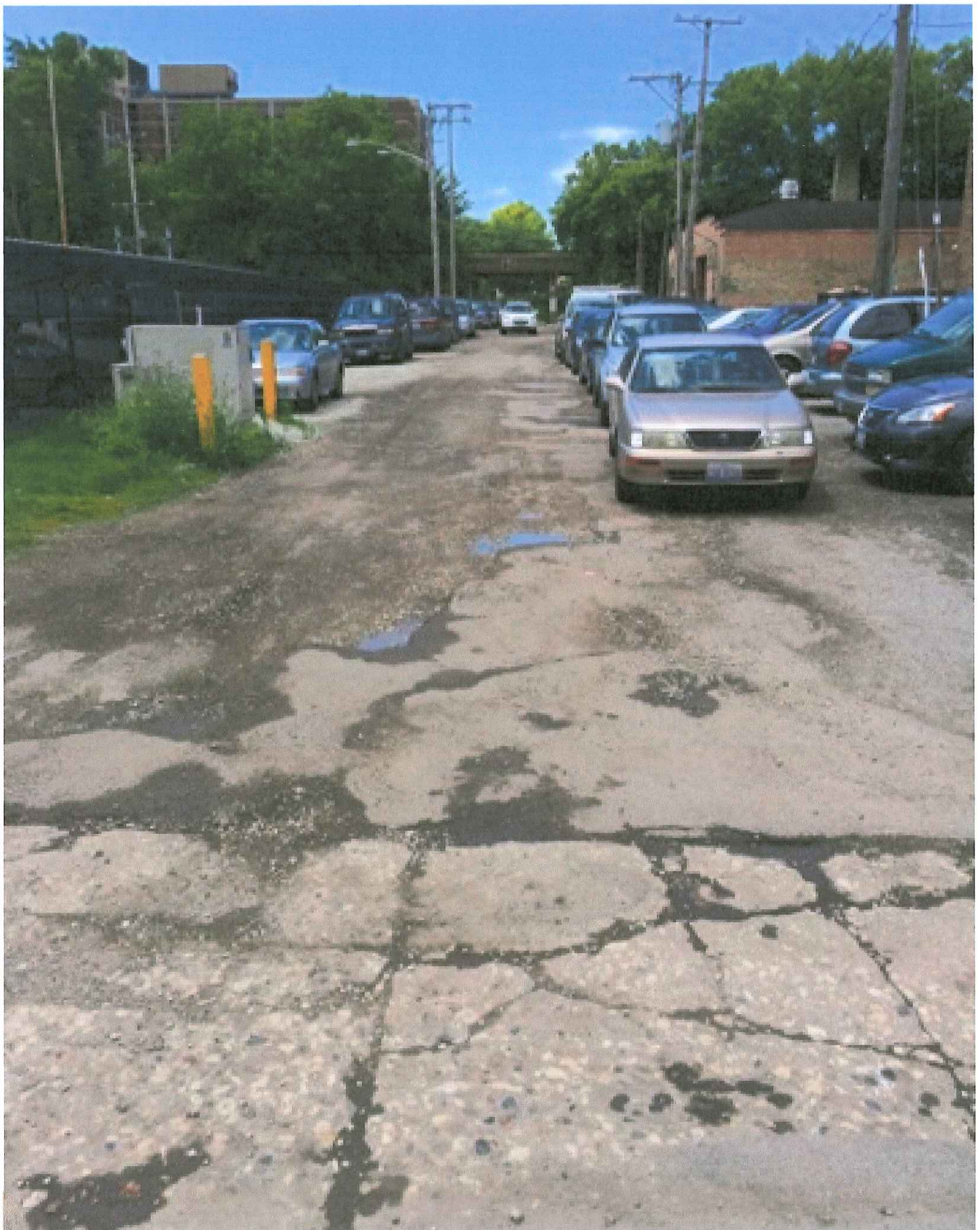
In an effort to provide the highest level of service to our guests, visitors, and employees, we request that the City initiate a project to complete and pave the alley that runs along the back perimeter of the facility.

Symphony of Evanston is proud to service the Evanston community and looks forward to working together with the City to address these issues.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Mo Polstein', with a long horizontal flourish extending to the right.

Mo Polstein
Administrator, Symphony of Evanston



7/13/15



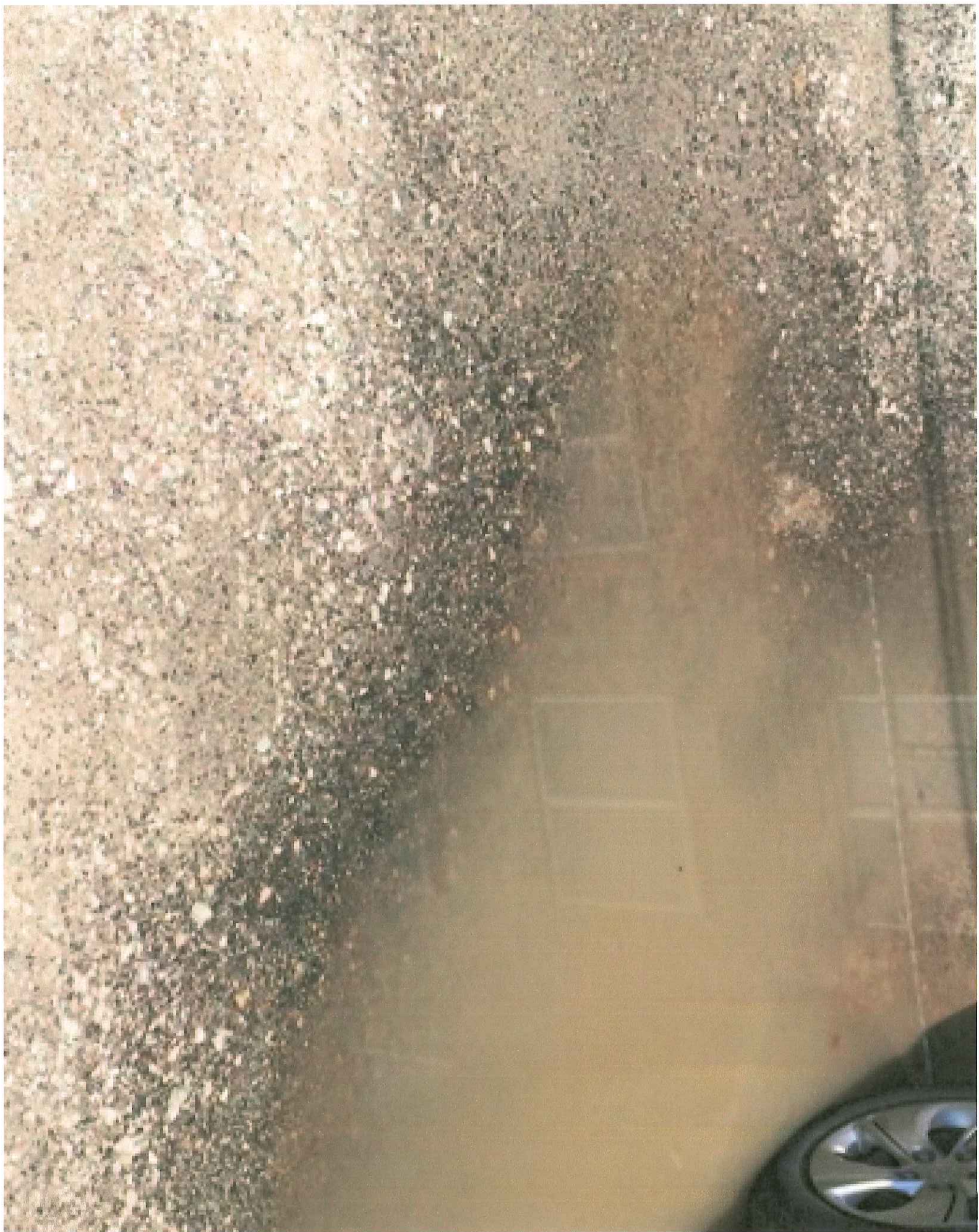
7/13/15



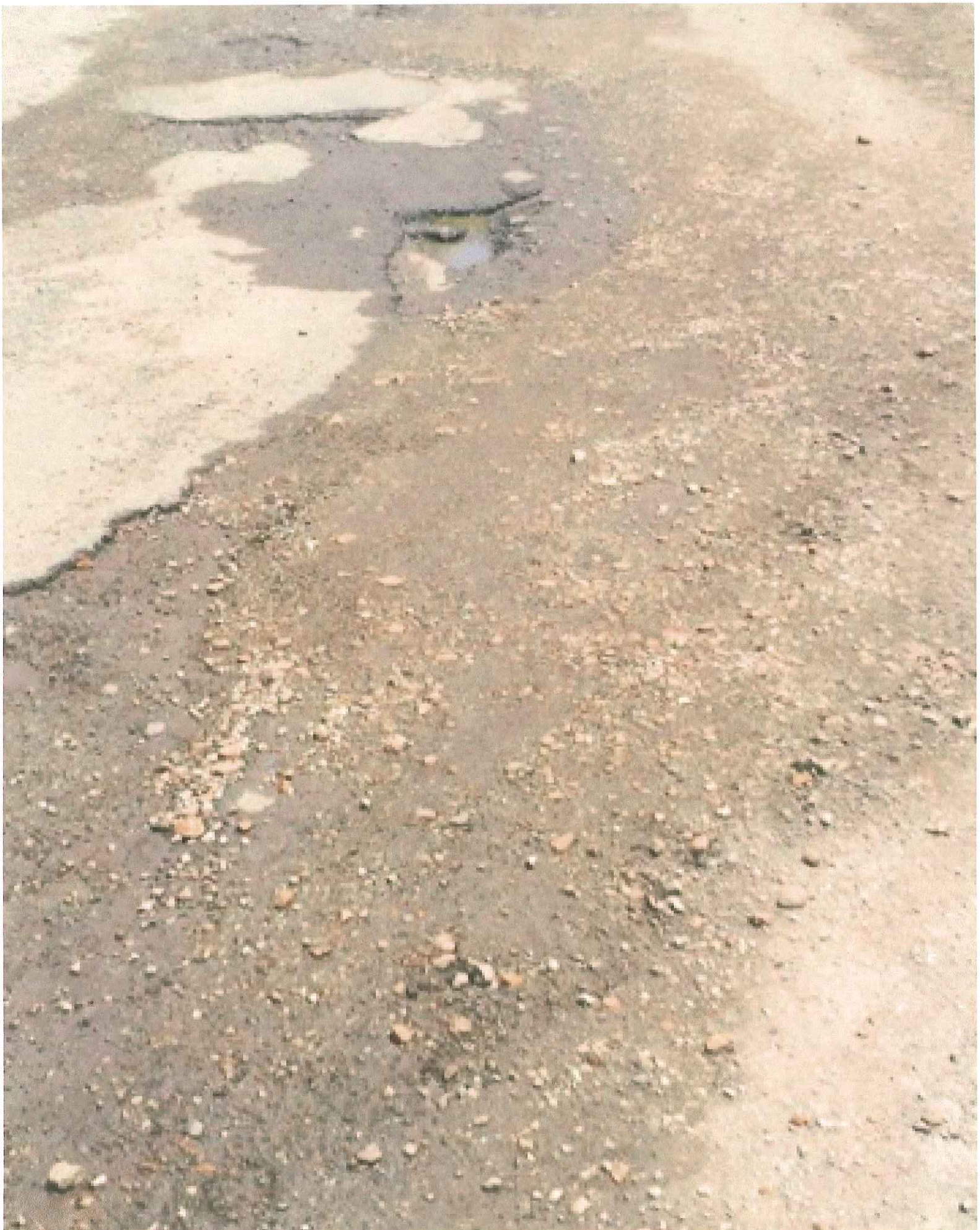
7/13/15



7/13/15



7/13/15



7/13/15



7/13/15



7/13/15

7/13/15