

## Memorandum

To: Honorable Mayor and Members of the City Council  
Administration and Public Works Committee

From: David Stoneback, Public Works Agency Director  
Lara Biggs, P.E., Bureau Chief – Capital Planning / City Engineer

Subject: Approval of Garnett Place Right of Way Parking Lot

Date: November 28, 2016

### Recommended Action:

Staff recommends that City Council authorize the City Manager to proceed with the design and bidding of a project that would improve the alley south of the 800 block of Foster and east of the CTA tracks into a City parking lot.

### Funding Source:

Funding for the improvement of the Garnett Place right of way into a parking lot would be from the Parking Fund (Account 505.19.7005.65515-416500), which has a proposed FY 2017 budget allocation of \$300,000. Annual revenue from the new parking areas is estimated at \$20,400.

### Livability Benefits:

Built Environment: Enhance Public Spaces

### Summary:

This alley has been referred to as the Garnett Place right of way (ROW) since it closely 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**

<b>Location</b>	<b>Spaces</b>	<b>Type</b>
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**

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

If supported by the City Council, 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.

Legislative History:

The Garnett Place Right of Way Parking Lot was reviewed by the Transportation and Parking Committee on November 16, 2016.

Attachments:

- Location Map
- Proposed Alley Configuration
- Symphony of Evanston Letter

# Garnett ROW



January 11, 2016

□ Tax Parcels

1:1,424  
0 0.01 0.02 0.04 mi  
0 0.0175 0.035 0.07 km

City of Evanston





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.

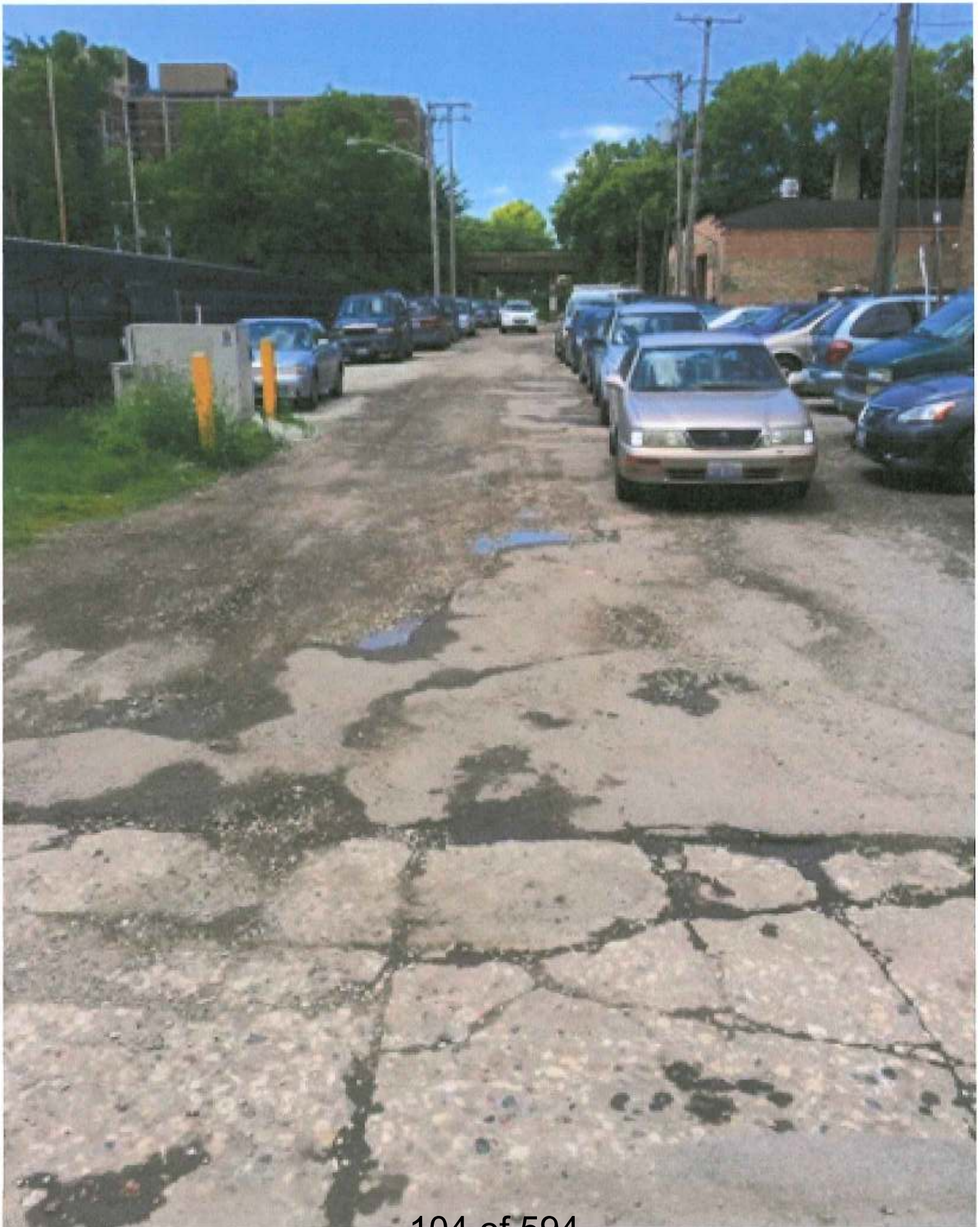
Symphony of Evanston is proud to service the Evanston community and looks forward to working together with the City to address these issues.

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

A member of the  SYMPHONY  
POST ACUTE NETWORK



7/13/15



105 of 594

7/13/15

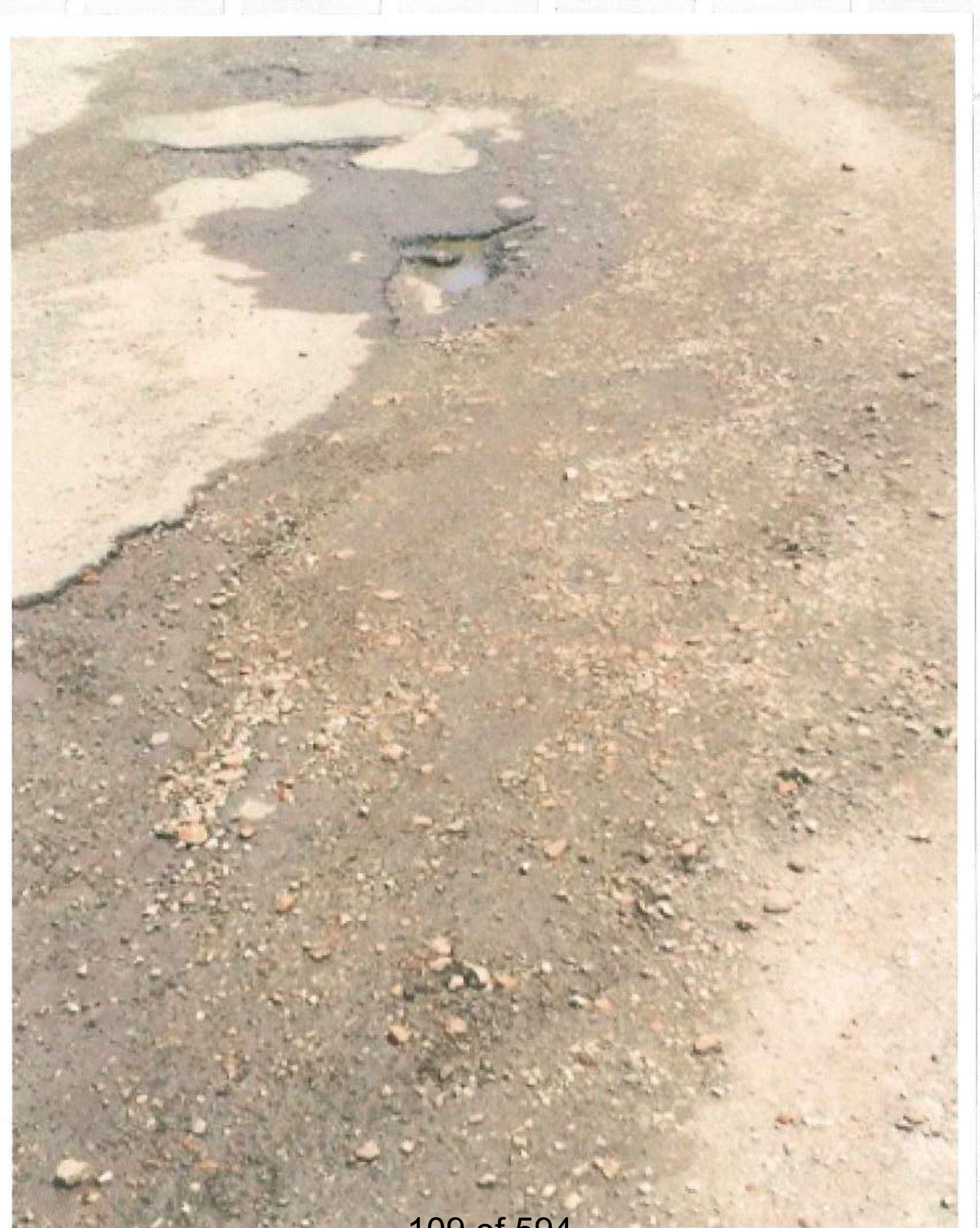








7/13/15







7/13/15

7/13/15