

DRAFT

Alley Management Plan



ALLEY MANAGEMENT PLAN FOR LEGACY APARTMENTS

Horizon Group XXIII, LLC ("Horizon") recognizes the alley located behind the Legacy Apartments is of concern to the neighbors immediately adjacent to the alley as it is used to service these abutting properties. Over the years, the alley has suffered some dilapidation and congestion. This memo memorializes a preliminary level of commitment by Horizon to rehabilitate, maintain and utilize the alley in concert with neighbors and the City of Evanston ("City").

1. CONSTRUCTION PHASE –

- a. Horizon will prepare and submit to the City a comprehensive construction administration plan that includes appropriate protections to the alley.
- b. Horizon will commit to pay for 127 linear feet of repaving of the alley upon completion of construction. Horizon will further commit to contribute an amount, not to exceed \$200,000, towards the repaving of the alley between Church and Davis Streets. As set forth on the attached Exhibit A, assuming that the cost to re-pave the entire alley is \$500,000, under a special assessment initiative coupled with Horizon's commitment, the City of Evanston's share of the total cost would be only \$50,000.

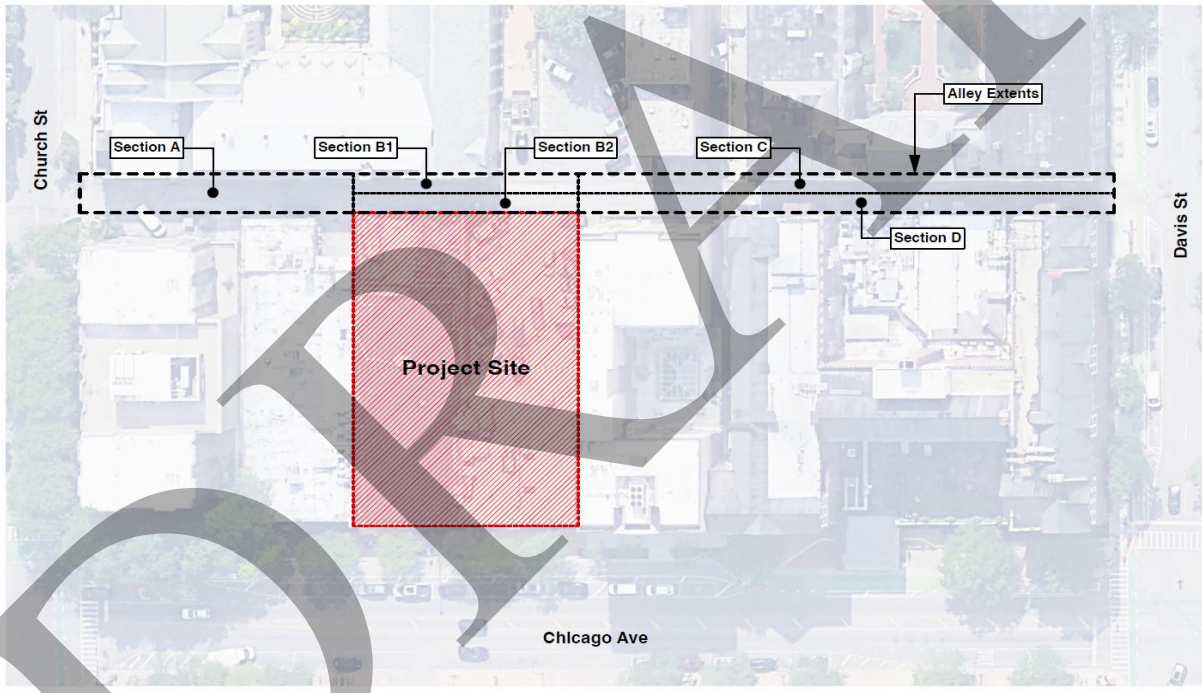
2. OPERATIONS PHASE – Once the proposed development becomes operational, Horizon will use the alley in a manner and at times to best alleviate any potential congestion in the alley. Specifically, Horizon will implement the following measures:

- a. Work with waste haulers of the Merion property to consolidate and markedly improve the efficiency of pick-ups so as to reduce the frequency and number of trash bins. Horizon will work with waste haulers and the City to try to ensure that waste hauling activities for the Legacy occur within the premises and loading berths, as opposed to idling trucks in the alley if possible.
- b. The Legacy property manager will have an established line of communication with First United Methodist Church and other nearby users of the alley in order to minimize alley activities that are inconsistent with Horizon's intention of alleviating alley blockage.
- c. For residents that are moving in or out of the building, those events will be scheduled through the property manager, so that there is only 1 move in or out scheduled at a time, avoiding peak alley usage times where possible. Residential move ins/outs will only be scheduled upon the availability of the loading berths. This scheduling and coordination provision will be a condition of Project approval, and Applicant will work with the City on the ordinance language.
- d. Commercial deliveries requiring use of the loading berths, will be coordinated with the residential property manager so as to avoid conflicts or move ins/outs during commercial delivery times. Brief deliveries (ie- FedEx and Amazon) will be accommodated in the temporary loading zones in front of the building on Chicago Avenue.
- e. Horizon will work with its design consultants to install surveillance and safety devices such as cameras, alley lighting, flashing lights, mirrors, signage and markings to alleviate congestion, deter violative behavior, and increase public safety in the alley.

Public Benefits Offering: Horizon shall pay 100% for Zones B1 and B2 plus up to \$200,000 of City of Evanston's public responsibility share

Assumed Cost to Repave Entire Alley from Davis to Church: \$ 500,000.00

			Scenario 1:		Scenario 2:		Scenario 3	
			Project Cost Allocated Based Upon % of Alley Frontage Owned		Project Cost Allocated Based Upon 50/50 Public & Private Shared Responsibility		Project Cost Allocated Based Upon 50/50 Public & Private Shared Responsibility AND Horizon Pays City Share (Capped at \$200K)	
	Parcel Owner	% of Alley Frontage	Total Project Cost	Payment Allocation	Private Owners	Payment Allocation	Private Owners	Payment Allocation
Zone A	Others	25.0%	\$ 125,000.00	25.0%	\$ 62,500.00	12.5%	\$ 62,500.00	12.5%
Zone B1	Others	12.5%	\$ 62,500.00	12.5%	\$ 31,250.00	6.3%	\$ 31,250.00	6.3%
Zone B2	Horizon	12.5%	\$ 62,500.00	12.5%	\$ 31,250.00	6.3%	\$ 31,250.00	6.3%
Zone C	Others	25.0%	\$ 125,000.00	25.0%	\$ 62,500.00	12.5%	\$ 62,500.00	12.5%
Zone D	Horizon	25.0%	\$ 125,000.00	25.0%	\$ 62,500.00	12.5%	\$ 62,500.00	12.5%
N/A	City of Evanston	0.0%	\$ -	0.0%	\$ 250,000.00	50.0%	\$ 50,000.00	10.0%
N/A	Horizon (Public Benefit Portion)	0.0%	\$ -	0.0%	\$ -	0.0%	\$ 200,000.00	40.0%
		100.0%	\$ 500,000.00	100.0%	\$ 500,000.00	100.0%	\$ 500,000.00	100.0%



1621-31 Chicago Ave. - Evanston, IL

Alley Improvement Diagram
8/5/24

PAPAGEORGE
HAYMES