

City of Evanston's Responses to Questions Received Regarding 1805 Church Street

Clarification to Request for Qualifications and Proposals

The Request for Qualifications Stage is the current stage contemplated for this document. The response to this solicitation for qualifications must follow the format located on pages 7 and 8 of the [RFQ/P document](#). Responses to this section will be reviewed and development teams will be selected by the City to move forward with the submission of a proposal.

Proposals for development of this property are not under review at this time.

Q1: In an international standard practice, building upon any contaminated land is prohibited unless the contaminated earth is removed and properly purged. In a preliminary interview, the COE mentioned not to create basement for the given site. Do you consider this approach innocuous contrary to an international standard?

Please review the No Further Remediation Letter issued by the EPA for restrictions.

Q2: The current codes in the height restriction as well as FAR will limit the volume of the development severely. If the COE is serious about the redevelopment of the Church Street Business District along the Dodge Street Business Corridor, does COE consider a special variance to increase the buildable volume for the better economic impact to the local community?

The zoning code dictates the development form. Any request for changes will require city council approval.

Q3: Related to the EPA issue above, does the COE can consider injecting/instilling COE Parking Development Program for the Mt Pisgah's Low-income Housing Development Plan? In this way, removing of the contaminated soil/earth, the purging of the land, and accommodating adequate underground parking could be achieved at once.

This will require detailed review later in the process. It is not practical to resolve or address this issue during the proposal phase. I will seek clarification.

Q4: What is the current statistical number the City of Evanston(CoE) has recorded showing the need / critical demand for affordable housing in the City of Evanston?

Over 4,500 households are at or below 60% of the area median income and pay over 30% of their income for housing. The City requires 10% of units to be affordable and 20% of any project that receives public funding.

For more information on the Inclusionary Housing Ordinance, visit:

<https://www.cityofevanston.org/home/showdocument?id=46414>

Q5: Will the COE waive or cost share Sewage infrastructure costs for this specific location.

The City of Evanston does not waive fees.

Q6: Is COE willing to 'gift' or sell the lot at 1803 Church St for this Development to MT Pisgah Ministry? What price would COE expect if selling to MT Pisgah Ministry?

The City will not reveal price expectations at this time. A proposal should indicate the desired purchase price. If a donation is requested for tax credit purposes, please be as specific as possible.

Q7: Is COE willing to waive the current Zoning height restrictions and pre-approve/ allow for Mt Pisgah to develop 1805 Church St. for a maximum of a 30 unit/ 5 floors in height with retail space on the ground floor?

The west Evanston zoning overlay dictates the building massing and height. Any deviation from these requirements will ultimately require City Council Approval.

Q8: Will COE consider a financial contribution specifically for Affordable Housing to Mt Pisgah Ministry to foster Evanston resident occupation of the completed development by MT PISGAH MINISTRY?

The City is not in a position to negotiate at this time. Your proposal should specify the terms you are seeking. The City will review all proposals, and then begin negotiations.

Q9: Will COE agree to waive or consider alternative parking to street level parking restrictions for development of 1805 Church St?

Zoning policies dictate parking ratios. Any deviations from established zoning code will require staff review and city council approval.

Q10: Will COE offer TIF to Mt Pisgah Ministry upon completion of 1805 Church St Affordable Housing Development?

Your proposal should include any TIF requirements for the property. Staff will review proposals. If your proposal is recommended, staff will negotiate TIF terms. City council has ultimate authority for approving TIF funding.