



CITY of HIGHWOOD

Incorporated 1887

Transit Oriented Development RFP Submittal Clarifications and Addendum #1

Parking Clarification:

A minimum of 1.25 parking spaces per residential unit should be provided in either a surface parking lot or parking structure as part of any submittal. The City's zoning code provides a 15% credit for parking spaces due to the site's proximity to the Metra station.

The City will consider site plan submittals below the minimum parking requirements depending upon the quality of the submittal. Submittals below the codified 1.25 parking space per residential unit ratio must include a detailed rationale for the newly proposed parking ratio.

Proposals below the 1.25 parking spaces per unit ratio must include:

1. Detailed explanation for the newly proposed parking ratio
2. Total unit mix details
3. Bedroom counts

Additional RFP Requirements

1. Conceptual Site Plans
2. Conceptual Floor Plans
3. Conceptual Elevations
4. Renderings
5. Building Square Footages and proposed unit mix
6. Land purchase cost request
7. Anticipated TIF request

Additional Documents Provided:

1. 416 Sheridan Road Plat of Survey
2. 420 Sheridan Road Plat of Survey