

Memorandum

To: Chair and Members of the Land Use Commission

From: Katie Ashbaugh, AICP, Planner

CC: Sarah Flax, Interim Community Development Director
Elizabeth Williams, Planning Manager

Subject: Planned Development | 22PLND-0025
2222-2310 Oakton Street

Date: September 23, 2022

Request

Shane Cary, applicant on behalf of the City of Evanston, submits for a proposed Planned Development at 2222 - 2310 Oakton Street to demolish the existing one-story Animal Shelter and construct a new one-story Animal Shelter with approximately 8,810 sq. ft. of ground floor area in the I2 General Industrial District and oRD Redevelopment Overlay District. The applicant requests a Special Use for a Kennel, and seeks the following Site Development Allowances: 1) 16 parking spaces where 25 parking spaces are required for the Animal Shelter (kennel) use, and 2) one short open loading berth that is not located within the rear yard and is substandard in length. No changes are proposed to the existing Recycling Center building or area. The applicant may seek and the Land Use Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-6 of the Evanston Zoning Code and Ordinance 92-O-21.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on September 8, 2022.

General Information

Applicant: Shane Cary, Architect/Project Manager
City of Evanston
2100 Ridge Avenue
Evanston, IL 60201

Owner(s): Luke Stowe, City Manager
City of Evanston
2100 Ridge Avenue
Evanston, IL 60201

PINs: 10-25-100-022-0000, 10-25-100-023-0000

Analysis

Project Summary

The applicant is proposing to demolish the existing one-story building (Evanston Animal Shelter), one-story brick shed, and additional shed to construct an 8,810 square-foot, one-story animal shelter.

Existing Conditions

The site consists of two properties, 2222 and 2310 Oakton Street, which are both owned by the City of Evanston and together considered one zoning lot. The site is located on the south side of Oakton Street between McCormick Boulevard and Dodge Avenue. The 2222 Oakton lot is the eastern lot and was developed in the early 1990s as the City's recycling center. The 2310 Oakton lot is the western lot presently developed with a 2,170 square feet, 1-story building for the City's animal shelter and served by eight parking stalls on the west side of the building. The City developed the lot as a dog pound in the 1980s but it has since evolved in function to house both dogs and cats and is operated today by the Evanston Animal Shelter Association. When conducting the zoning analysis, both lots were evaluated together as one zoning lot. The zoning lot is 500 feet wide and 1.72 acres (75,000 sq. ft.) in size. The zoning lot is located in the I2 Industrial District and also the oRD Redevelopment Overlay District.

The animal shelter building on the 2310 Oakton Street half of the zoning lot does not adequately serve this function and it is not compliant with various building and fire code requirements. As such, the City has obtained grant funding to redevelop the lot with a new shelter that not only serves the present demand for animals in need of shelter and care but also meets modern building and fire code requirements. For additional background regarding the funding and justification for the project, please see Attachment X, the most recent memo submitted to the City Council linked at the end of this report.



*Aerial photo
delineating site
boundary*

Surrounding Area

To the north across Oakton Street and immediately to the west across a private drive are suburban commercial properties developed with single-story buildings and parking lots. To the south and east of the site is James Park, a City-owned public park.

Surrounding Zoning and Land Uses	Zoning	Land Use
North (across Oakton Street)	I1 Industrial District	Commercial (Home Depot, Steak n Shake)
South	OS Open Space District	Public park (James Park)
East	OS Open Space District	Public park (James Park)
West (across private drive)	I2 Industrial District	Commercial (Gordon Food Service, Sports Dome)

Proposed Zoning & Uses

The applicant requests approval of a Special Use for a Planned Development with two Site Development Allowances to construct a one-story animal shelter. The applicant also requests approval of a Special Use Permit for a Kennel. The proposed building consists of 5,130 square feet for animal intake, veterinary services, dog kenneling, and food and equipment storage. The remaining 3,680 square feet will be used for adoption services, education, and cat colonies. Outside of the building on the west and south sides are dog runs. The animal shelter will be served by a 16-stall surface parking lot to the east.

The Evanston Animal Shelter Association (EASA), as the non-profit operator of the facility, employs four full-time staff, who are supported by approximately 175 volunteers. The volunteers cover 14 shifts during the course of a week and have about eight volunteers working during peak hours. The peak hours occur in the morning and in the evening. The shifts last about 2 ½ to 3 hours. The volunteers tend to be a younger demographic who use mass transportation and/or ride bicycles to their shifts.

Site Design & Access

The proposed development is designed with a more suburban-type site plan given the development pattern in the immediate area, distance from CTA-elevated rail and Metra train lines, and the nature of the use requiring customers to transport animals in personal vehicles. The primary entrance for staff and customers is located on the east elevation of the building facing the surface parking lot. Immediately to the northeast of the building is a bike rack for eight bikes, which is directly off of the sidewalk.

Using the findings of the Oakton Street Corridor Study and Improvements Project, the three existing curb cuts across the north side of the entire 2222 - 2310 Oakton Street site are proposed to be consolidated down to two. The west curb cut on 2310 Oakton

Street (animal shelter lot) will be completely eliminated and the east curb cut will be adjusted with the western curb cut of 2222 Oakton Street (recycling center lot). The resulting curb cut will be centered between both lots and shared for full access to both. The location will align the entrance with the traffic signal to help manage congestion and improve safety. The future use of the recycling center lot is to be determined but the layout and access are intended to allow for cross access with future development.

Transportation & Mobility

On-Site Parking

The applicant proposes 16 on-site parking stalls on a surface parking lot to the east of the proposed building where 25 stalls are required. Because the Zoning Code does not explicitly provide a parking requirement for an animal shelter or kennel, per Section 6-16-3-4 of the Zoning Code, the Zoning Administrator found that the most applicable parking requirement is that of the “retail goods/services establishments and food stores”, which requires one stall per 350 square feet. When applied to the square footage of 8,810 square feet, 25 parking stalls are required. This is one of the two Site Development Allowances requested as part of the Planned Development.

Retail goods/services establishments and food stores

1 stall/350 s.f.

8,810 s.f. x (1/350) = 25 parking stalls

Parking proposed, on-site: 16 stalls

The Illinois Accessibility Code, as amended, and Sections 6-16-2-6 and 6-16-3-5, Table 16-C, of the Evanston Zoning Ordinance requires one accessible parking stall. The single accessible parking stall is located at the northeast corner of the surface parking lot immediately across from the primary entrance.

Alternative Transportation

As previously described, the bike racks are proposed just northeast of the primary entrance. The building provides shower facilities as well for staff. Also for bike users, the Oakton Street Corridor Study recommended a multi-use path along the south side of Oakton Street to connect James Park to the multi-use paths along the Skokie Channel. The Oakton Street Corridor Project includes the installation of this multi-use path.

In addition to the aforementioned improvements to the City’s bike network along Oakton Street, the site also is located on the Chicago Transit Authority (CTA) bus route #97. Three eastbound bus stops (south side of Oakton) and two westbound bus stops (north side of Oakton) are all located within a five-minute walk of 2310 Oakton Street. The site is not within walking distance of any CTA or Metra rail stops.

Given the accessibility to the site by bus, the City’s continuing improvements to local bike routes, and the make-up of the volunteer population, the proposed number of parking stalls should adequately serve the proposed use.

Off-Street Loading

The proposed floor area of kennel/animal shelter use, which for zoning purposes is considered a ground-floor retail/commercial use, falls within 5,000 to 10,000 square feet and therefore requires one short loading berth, measuring 10 feet wide by 35 feet deep. The minimum required vertical clearance is 14 feet.

The proposed loading stall is located at the southeast corner of the building and is substandard in-depth, being only 29 feet where 35 feet is required. This is one of two requested Site Development Allowances. The vertical clearance of the roof overhang is still not known at the time of publication of this report as it is not provided on the elevations. The Land Use Commission should confirm this with the applicant for the record.

Traffic

The applicant submitted a Traffic Impact Statement which primarily relied upon data gathered from the Oakton Street Corridor Study (study linked in full under Attachments). The primary recommendation of the traffic study was to consolidate the three access points of the zoning lot into two. The study also recommended using the existing traffic signal located at the center of the zoning lot to help control incoming and outgoing traffic from the two facilities. The combination of consolidating the driveways and doing so at the existing traffic signaled access point will serve the intent of minimizing points of potential vehicular and pedestrian conflict on a minor arterial roadway in the southern part of the City.

The number of vehicular trips generated by customers is expected to modestly increase. Using the existing traffic signal will provide the best method of controlling safety related to this modest increase.

Building Design

Floor Area Ratio (FAR)

The I1 district allows a FAR of up to 1.0 by right (Section 6-14-3-8). The existing FAR is 0.21 and is proposed to increase to 0.3, and is therefore compliant.

Building Height

The I2 district allows a maximum building height of up to 45 feet or three stories, whichever is less (Section 6-14-3-7). The proposed building is 18 feet in height and is one story.

Exterior Building Materials

The proposed exterior building materials include:

Primary

- Brick (two types and colors)
- Concrete masonry units (CMUs)

Accent/Secondary

- Steel

- Glass (for windows)
- Wood paneling (near entrance)

The staff responsible for Design and Project Review overall were supportive of the proposed materials but were concerned with the durability of the wood paneling near the entrance. The Land Use Commission should ask the applicant to reconsider the wood paneling and add a condition of approval that the proposed wood paneling instead be either “wood look” imitation paneling or a different but complementary brick.

Mechanical Equipment Screening

The applicant is proposing to fully screen the mechanical equipment on the rooftop of the one-story building. However, the material proposed for the screening is not identified on the elevations although it has been requested by staff. The Land Use Commission should ask the applicant to provide details regarding the screening material and consider adding a condition of approval that the screening material be subject to approval by the Community Development Department.

On-Site Landscaping

The site (2310 Oakton) includes landscaping primarily along the north, west, and south sides of the building and parking lot. Nine shade trees are proposed along the west and south lot lines, abutting the private drive (west) and James Park (south). A tenth shade tree is proposed just north of the intake (loading) area, in front of the east elevation. Seven trees exist on the site at present. The Land Use Commission may wish to ask whether the applicant should include additional trees (shade or ornamental) in the landscape island along the east side of the parking lot.



Landscape plan

Compliance with the Zoning Ordinance

The I2 Industrial District is intended to provide sites for light manufacturing and light industrial uses under controls that minimize any adverse effects on property in nearby residential, business, and commercial districts. In addition to this base zoning district, the oRD Redevelopment Overlay District is intended to allow for flexibility in land use layout and design in redevelopment areas where there is an opportunity for mixed-use development or development projects in which one (1) or more of the uses are different from, but compatible with, the principal permitted uses in the district. The appropriateness of the development shall be considered on a case-by-case basis to ensure that a particular proposal meets basic standards of public health, safety, and welfare, and supports the economic development objectives of the City. It should also be noted that planned developments (PDs) are required for all developments located within the oRD districts.

Ordinances Identified for Requested Relief

6-14-3-3 Special Uses: The following uses may be allowed in the I2 Industrial District, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Planned Development (among other listed uses)

Kennel (among other listed uses)

6-15-13-7.5 Special Uses: The special uses for the oRD district shall be any use listed as special uses in the underlying base zoning district.

The Zoning Ordinance defines a Planned Development as:

A tract of land that is developed as a unit under single ownership or control. One (1) or more principal buildings may be located on a single lot.

The Zoning Ordinance defines a Kennel as:

Any establishment for which the principal use or purpose is the housing of domestic animals, including overnight stays. Multiple animals shall be permitted outside on the premises when accompanied by staff and only between the hours of 8:30 a.m. and 4:30 p.m. on any day. Individual animals shall be permitted outside on the premises to relieve themselves at any time during the Center's hours of operation when accompanied by staff. Prior to beginning operation of any such Kennel, the operator shall submit to the Zoning Administrator a contingency plan for those times when an owner fails to claim his/her animal(s), and, thereafter, comply with said plan. The operator of any such Kennel shall comply with the applicable regulations of Title 8, Chapter 4, and Title 9, Chapter 4 of the City Code, as amended. (Ord. No. 67-O-11, § 2, 9-12-2011)

Finally, Section 6-15-13-5 requires any person requesting a building permit involving the construction of a new building or structure shall be required to submit an application for

a planned development in accordance with the procedures set forth in Section 6-3-6 of the Zoning Ordinance.

The following table identifies how the project does or does not meet bulk requirements of the I2 District and notes planned development site development allowances:

Base zoning, allowable Planned Development site development allowance				
	Height	FAR	Parking	Loading
I2 District Requirement	45 ft.	1.0	25 stalls	1 short loading space
Site Development Allowance	+15 ft	+0.25	N/A	N/A
Proposed Development	60 ft. allowed, 18 ft proposed	1.25 allowed, 0.3 proposed	16 proposed	1 35-foot deep loading stall required; 1 29-foot deep short loading stall proposed
			Site development allowance requested	Site development allowance requested

The proposed amount of parking is reasonable given the access to public transportation and the planned improvements to the City’s bike route infrastructure along Oakton Street. Additionally, the maximum number of workers (paid staff and volunteers) at any given time is 12. To confirm the number of stalls is sufficient for projected customer demands, the Land Use Commission should ask the applicant the average number of customers visiting the existing shelter on a daily and weekly basis.

The proposed loading area should accommodate the needs of the shelter. However, the Land Use Commission may wish to confirm how frequently trucks that require a full 29 feet or more are anticipated to either drop off or pick up animals and supplies, if at all. If commercial grade trucks are not part of operations but rather the area is intended for larger personal pick-up trucks or vans, then the loading berth as proposed is sufficient in length.

Compliance with the Comprehensive Plan

The guiding principle of the Plan is to encourage new development that improves the economy, convenience, and attractiveness of Evanston while simultaneously working to maintain a high quality of life within the community where new developments should be integrated within existing neighborhoods to promote walking and the use of mass transit. The proposed project accomplishes or meets the following goals and objectives of the Comprehensive Plan:

- The City of Evanston's public buildings should be fully accessible, modernized buildings that serve the civic needs and interests of residents. *The proposed animal shelter is a new facility that will meet current zoning, building, and fire code requirements and also accommodate today's best practices for animal care and welfare.*
- Evanston's streets should safely, conveniently, and efficiently link neighborhoods to the rest of the community and to the metropolitan area. *The proposed redevelopment eliminates one curb cut onto an east-west minor arterial road, improving pedestrian safety.*
- The safety and convenience of pedestrians and bicyclists should be a priority. *See above.*
- Buildings and landscaping should be of attractive, interesting and compatible design. *The building and landscaping thoughtfully complement each other with their natural materials and long horizontal lines of the building.*
- Systematically evaluate City-owned buildings in terms of their quality of service delivery; prioritize maintenance and renovation planning accordingly. *This is the tear down/rebuild of an existing facility that has outlasted its useful life.*
- Continue to bring all public buildings into compliance with the Americans with Disabilities Act (ADA). *The property now has a compliant accessible stall and the bathrooms and other interior design features will be required to meet current building code requirements.*
- Encourage the highest quality design in new public buildings. *See above.*

Public Benefits, Section 6-3-6-3

Public benefits are intended to address the impacts that development has on the community. In addition to this project being owned and funded by the City of Evanston and grant funding for the welfare of animals in Evanston, the project also provides the following benefits:

- A. Preservation and enhancement of desirable site characteristics and open space.
 - As a former industrial site, the City of Evanston acquired the land in order to clean and improve the property in the 1970s. This redevelopment removes an additional +/- 2,000 cubic feet of toxic waste.
- B. A pattern of development that preserves natural vegetation, and topographic and geologic features.
 - The existing trees on the site are undesirable tree species. The redevelopment will remove and replace these existing trees.
- C. Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.
 - N/A
- D. Use of design, landscape, or architectural features to create a pleasing environment or other special development features.
 - The redevelopment of the site includes the construction of a new building constructed primarily of masonry, which is a durable building material and fits the context of the site and the region. The horizontal lines of the

- building also allude to Prairie-style architecture. The building contributes positively to the existing built environment.
- E. Provision of a variety of housing types in accordance with the City's housing goals.
 - N/A
 - F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
 - The existing facility is dramatically undersized for the use of a 21st-century animal shelter. The redevelopment will upgrade the services provided for the animals in need in Evanston and empower EASA staff to properly care for them. The redevelopment eliminates a building that has outlasted its “useful life” and no longer adequately serves its function as an animal shelter. The new building will be constructed using modern construction methods and materials and comply with the City’s Green Building Ordinance.
 - G. Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.
 - The Evanston Animal Shelter is a public service provided by the City of Evanston in conjunction with the Evanston Animal Shelter Association, a non-profit organization. Animal rescue and ownership as a part of today’s society contributes to the local and regional economy in that it creates a demand for veterinary services, dog “daycares”, dog walkers, and groomers, in addition to retail pet supply stores. Expanding and improving the function of this community asset contributes to this sector of the economy catering to animal owners.
 - H. The efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.
 - The redevelopment of this City-owned property allows an existing City-owned property to be more efficiently used and also contributes to the improvement of a major thoroughfare in the City.
 - I. The substantial incorporation of generally recognized sustainable design practices and/or building materials to promote energy conservation and improve environmental quality, such as level silver or higher LEED (leadership in energy and environmental design) certification.
 - The applicant intends to file for LEED certification and accomplishes several objectives listed in the City’s Climate Action and Resiliency Plan.

Compliance with the Design Guidelines for Planned Developments

The proposed development is consistent with the Design Guidelines for Planned Developments. The redevelopment takes advantage of the existing shared access drive with the lot to the east by eliminating the westernmost curb cut on the zoning lot and improving the public way. The brick paver walk connecting the public sidewalk on the south side of Oakton is geometric in design and widens into a path that invites pedestrians to the primary entrance regardless of if they arrive by bus, car, bike, or foot. The perimeter landscaping along the north and west sides softens the property and along the south side, blends with the City-owned park (James Park) to the south. The

building's mass and bulk are consistent and compatible with other existing developments in the block area, being in a more suburban part of the City. The strong horizontal lines combined with the accent materials connote an institutional aesthetic that is needed for the proposed use as an animal shelter.

Design and Project Review (DAPR) Discussion

The Design and Project Review team reviewed the proposed project on September 13, 2022. Staff discussed the justification for the required parking stalls versus the provided parking stalls, the programming of the building interior, the staffing of the Evanston Animal Shelter (both paid employees and volunteers), and also refuse pick up. Staff also discussed concerns with the proposed wood material on the exterior elevations and found that a different, more durable material should be proposed.

Standards for Approval

The proposed development must follow the Standards for a Special Use (Section 6-3-5-10), the Standards for Planned Development (Section 6-3-6-9), and standards and guidelines established for Planned Developments in the I2 Industrial District [Section 6-14-1-10(B)]. The standards for review of a Planned Development found in City Code Section 6-3-6-9 were recently amended by Ordinance 63-O-22.

For the LUC to recommend that the City Council grant a special use for the proposed Planned Development with Site Development Allowances, and also a special use for the proposed Kenel, the LUC must find that each of the two special uses individually meets the following standards:

Standards for Special Uses, Section 6-3-5-10

- A. Is one of the listed special uses for the zoning district in which the property lies.
- B. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning Ordinance.
- C. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use.
- D. Does not interfere with or diminish the value of property in the neighborhood.
- E. Is adequately served by public facilities and services.
- F. Does not cause undue traffic congestion.
- G. Preserves significant historical and architectural resources.
- H. Preserves significant natural and environmental resources.
- I. Complies with all other applicable regulations.

Standards for Planned Developments in Industrial Districts Sections 6-3-6-9 and 6-14-1-10

For the LUC to recommend that the City Council grant a special use for the proposed Planned Development with Site Development Allowances, the LUC must find that it meets the following standards:

- A. For all boundaries of the planned development immediately abutting a residential property, there shall be provided a transition landscaped strip of at least five

percent (5%) of the average depth of the lot or twenty (20) feet, whichever is greater, consisting of vegetative screening, fencing, or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscaping and Screening." The transition landscaped strip and its treatment shall be depicted on the required landscape plan submitted as part of the planned development application.

- B. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities as well as any off-site designation likely to attract substantial pedestrian traffic. Pedestrian ways shall not be used by other automotive traffic.
- C. The location, construction, and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and, where possible, provide additional parking beyond that required for the planned development to service the industrial district in which it is located.
- D. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. If the planned development employs local streets within the development, said streets shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.
- E. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction of stormwater facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.
- F. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed and other pertinent information concerning the need or demand for such uses of land.
- G. For every planned development there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study also shall show the amount and direction of anticipated traffic flow and clearly describe what road improvements and traffic control improvements might become necessary as result of the construction of the proposed development.
- H. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.

Department Recommendation

The proposed development meets the intent of the I2 District and the Comprehensive Plan. Based on the analysis above and in consideration of the Design and Project Review team, staff recommends the Land Use Commission make a positive recommendation for approval of the Special Use for the proposed Planned Development, the Special Use Permit for the Kennel, and the related Site Development

Allowance at 2222 - 2310 Oakton Street to the City Council subject to the following conditions:

1. That the trash/recycle enclosure be of a more durable, non-porous material that matches the building's primary materials;
2. That all signage illustrated on the proposed elevation be subject to a separate sign permit review per Chapter 6-19 of the Zoning Ordinance;
3. That the proposed wood material on the exterior elevations be replaced with imitation wood or a similarly compatible material, subject to approval by the Community Development Department.

Attachments

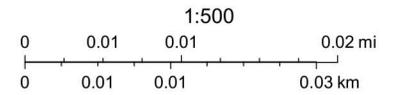
1. Aerial Photo
2. Zoning Map
3. Planned Development Application
4. Special Use Permit Application for Kennel
5. Responses to Standards, Traffic Impact Statement, Market Feasibility Statement
6. Proof of Ownership
7. Plat of Survey, 2222 Oakton Street
8. Plat of Survey, 2310 Oakton Street
9. Topographic Survey, 2222 - 2310 Oakton Street
10. Development Plans, dated 9/7/2022 and 9/23/2022
11. Zoning Report
12. September 27 2021 Memo to City Council regarding Animal Shelter
13. [Oakton Street Corridor Study](#)
14. Public Comments

2222 - 2310 Oakton Street - Aerial



9/23/2022, 12:51:05 PM

-  City Boundary
-  Tax Parcels

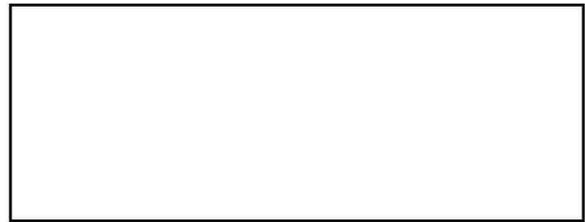


Cook County GIS



PLANNED DEVELOPMENT APPLICATION

Case Number: _____



1. PROPERTY

Address(es)/Location(s)

2310 Oakton Street

Brief Narrative Summary of Proposal:

The proposed new Evanston Animal Shelter (EAS) for the City of Evanston will be located on the site of the existing shelter on Oakton Street.

The existing facility consists of a 1-story 3,360 SF brick building. In addition to the building the 0.83 acre site contains 3 small sheds and 2 dog runs.

The existing construction is to be removed to allow for the redevelopment of the site.

The Evanston Animal Shelter Association was established in 2015 as a "no-kill" shelter and since then has been expanding various programs and efforts to meet the growing needs of the community

the size and condition of the existing facility can no longer adequately support this growth.

The proposed new facility consists of a one-story building of approximately 8,850 GSF and is designed to provide dedicated cat and dog adoption spaces, increased animal

holding capacity, improved quality of care, and foster community support.

2. APPLICANT

Name: Shane Cary Organization: City of Evanston

Address: 2100 Ridge Avenue City, State, Zip: Evanston, Illinois, 60201

Phone: Work: 847-859-7876 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: scary@cityofevanston.org

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- same
- builder/contractor
- potential purchaser
- potential lessee
- architect
- attorney
- lessee
- real estate agent
- officer of board of directors
- other: Employee

3. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

Applicant Signature – **REQUIRED**

Shane Cary
Date

4. PRE-SUBMISSION REQUIREMENTS

Prior to actually submitting an application for Planned Development, you must:

A. Complete a Zoning Analysis of the Development Plan

The Zoning Office staff must review the development plan and publish a written determination of the plan's level of compliance with the zoning district regulations. Apply at the Zoning Office.

B. Present the planned development at a pre-application conference

Contact the Zoning Office to schedule a conference with Planning & Zoning Division staff.

5. REQUIRED SUBMISSION DOCUMENTS AND MATERIALS

(This) Completed Application Form

Application Fee (\$6,000)

Two (2) Copies of Application Binder

Your application must be in the form of a binder with removable pages for copying.

You must submit two application binders for initial review.

The Application Binder must include:

- Certificate of Disclosure of Ownership Interest Form
- Plan drawing illustrating development boundary and individual parcels and PINs
- Plat of Survey of Entire Development Site
- Zoning Analysis Results Sheet
- Preliminary Plat of Subdivision
- Pre-application Conference Materials
- Development Plan
- Landscape Plan
- Inclusionary Housing Ordinance Application
- Statement addressing how the planned development approval will further public benefits
- Statement describing the relationship with the Comprehensive Plan and other City land use plans
- Statement describing the development's compliance with any other pertinent city planning and development policies
- Statement addressing the site controls and standards for planned developments
- Statement of proposed development's compatibility with the surrounding neighborhood
- Statement of the proposed development's compatibility with the design guidelines for planned developments
- Statements describing provisions for care and maintenance of open space and recreational facilities and proposed articles of incorporation and bylaws
- Restrictive Covenants
- Schedule of Development
- Market Feasibility Statement
- Traffic Circulation Impact Study
- Statement addressing development allowances for planned developments

Notes:

- **Plats of survey** must be drawn to scale and must accurately and completely reflect the current conditions of the property.
- **Building plans** must be drawn to scale and must include interior floor plans and exterior elevations.
- **Application Fees** may be paid by cash, check, or credit card.
- **Mailing Fees** also apply and will be provided to the applicant from the City's mailing vendor.

- **Civic Engagement Website** will be set up for the duration of the planned development review process at applicant expense.

6. OTHER PROFESSIONAL REPRESENTATIVE INFORMATION

Attorney

Name: _____ Organization: _____

Address: _____ City, State, Zip: _____

Phone: _____ Fax: _____ Email: _____

Architect

Name: Kevin Boyer Organization: Holabird & Root ::C

Address: 140 S Dearborn City, State, Zip: Chicago, IL 60603

Phone: 312 357-1423 Fax: _____ Email: kboyer@holabird.com

Surveyor

Name: Thomas Baumgartner Organization: Terra Engineering

Address: 225 West Ohio St. City, State, Zip: Chicago, IL, 60654

Phone: 312 477 0123 Fax: _____ Email: terraengineering.com

Civil Engineer

Name: Katherine Kenefake Organization: Terra Engineering

Address: 225 West Ohio St. City, State, Zip: Chicago, IL, 60654

Phone: 630 338 8539 Fax: _____ Email: KKENEFAKE@TERRAENGINEERING.COM

Traffic Engineer

Name: _____ Organization: _____

Address: _____ City, State, Zip: _____

Phone: _____ Fax: _____ Email: _____

Other Consultant

Name: _____ Organization: _____

Address: _____ City, State, Zip: _____

Phone: _____ Fax: _____ Email: _____

7. MULTIPLE PROPERTY OWNERS

Use this page if the petition is on behalf of many property owners.

"I understand that the regulations governing the use of my property may change as a result of this petition. By signing below, I give my permission for the named petitioner on page 1 of this form to act as my agent in matters concerning this petition. I understand that 1) the named petitioner will be the City of Evanston's primary contact during the processing of this petition, 2) I may not be contacted directly by City of Evanston staff with information regarding the petition while it is being processed, 3) I may inquire the status of this petition and other information by contacting the Zoning Office, and 4) the property owners listed below may change the named petitioner at any time by delivering to the Zoning Office a written statement signed by all property owners and identifying a substitute petitioner."

NAME and CONTACT INFORMATION (telephone or e-mail)	ADDRESS(es) or PIN(s) of PROPERTY OWNED	SIGNATURE
City of Evanston	2310 Oakton Street Evanston, IL 60201	
City of Evanston	2222 Oakton Street Evanston, IL 60201	

Copy this form if necessary for a complete listing.



SPECIAL USE APPLICATION

CASE #: _____

zoning office use only

1. PROPERTY

Address 2310 Oakton Street

Permanent Identification Number(s):

PIN 1: PIN 2:

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: Shane Cary

Organization: City of Evanston

Address: 2100 Ridge Avenue

City, State, Zip: Evanston, Illinois, 60201

Phone: Work: 847-859-7876 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: scary@cityofevanston.org

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- same
- architect
- officer of board of directors
- builder/contractor
- attorney
- other: agent/employee
- potential purchaser
- lessee
- potential lessee
- real estate agent

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: _____

Address: _____

City, State, Zip: _____

Phone: Work: _____ Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: _____

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Property Owner(s) Signature(s) -- **REQUIRED** _____ Date _____

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

Shane Cary
Applicant Signature – **REQUIRED** _____ Date 09/22/2022

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form
- Plat of Survey Date of Survey: _____
- Project Site Plan Date of Drawings: _____
- Plan or Graphic Drawings of Proposal (If needed, see notes)
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted: _____
- Application Fee Amount \$ _____

Notes: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey

(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan

(1) One copy of site plan or floor plans, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Special Use application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- **Tax bill will not be accepted as Proof of Ownership.**

Non-Compliant Zoning Analysis

This document informed you that the proposed change of use is non-compliant with the Zoning Code and requires a variance.

Application Fee

The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

The Evanston Animal Shelter is a new construction project located on the site of the current animal shelter. The use will remain the same, providing sheltering services and community services for the community.

APPLICANT QUESTIONS

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

This property is located in an I2 zoning district. The animal shelter is most closely related to the kennel use. The Kennel use is specifically listed in the Zoning Ordinance as a special use in section 6-14-3-3.

b) Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?

The requested special use will not diminish the value of the property in the neighborhood and it will not cause a negative cumulative effect on the neighborhood.

c) Will the requested special use be adequately served by public facilities and services?

The requested special use will be adequately served by public facilities and services.

d) Will the requested special use cause undue traffic congestion?

The requested special use will not cause undue traffic congestion. Please refer to the statement on the traffic impact.

e) Will the requested special use preserve significant historical and architectural resources?

The existing site does not contain significant historical and architectural resources.

f) Will the requested special use preserve significant natural and environmental features?

The current site contains undesirable tree species. The existing facility is dramatically under sized for the expected use. There are outbuildings that present substantial architectural clutter. The site is often used for surface storage, and is generally unsightly. This project will improve all of these negative conditions.

g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?

The requested special use will not comply with the parking requirement nor the required 10' by 35' service parking space. These items are addressed in other portions of the plan development application.



City of Evanston DISCLOSURE STATEMENT

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.

Does not apply

2. *If a person or organization owns or controls the proposed land user*, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number 3 above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number _____ above, or indicated below.

City of Evanston
2100 Ridge Avenue
Evanston, Illinois 60201
847-448-4311

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 3 above, or indicated below.

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

Luke Stowe	Hitesh Sedai
City Manager	Chief Financial Officer
2100 Ridge Avenue	2100 Ridge Avenue
Evanston, Illinois 60201	Evanston, Illinois 60201
847-448-4311	847-448-4311

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

Not Applicable

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.



City of Evanston
Public Works, Capital Planning
2100 Ridge Ave.
Evanston, IL, 60201-2798
T 847.448.4311
www.cityofevanston.org

September 22, 2022

Katie Ashbaugh, AICP, Planner
City of Evanston
Community Development Department
Planning & Zoning Division
2100 Ridge Avenue
Evanston, IL 60201

RE: Supplemental Materials for Zoning Case 22PLND-0073, 2222 - 2310 Oakton Street

Dear Ms. Ashbaugh:

Please find attached the following items as required for the planned development and special use permit applications:

- A. Statement addressing the site controls and standards for planned developments, Section 6-14-1-10(B)
- B. Statement of proposed development's compatibility with the design guidelines for planned developments
- C. Statement of public benefits, Section 6-3-6-3
- D. Statement responding to the standards for special uses, Section 6-3-5-10
- E. Traffic impact statement
- F. Market feasibility statement

If you have any questions or concerns about the above comments, please do not hesitate to contact me directly at scary@cityofevanston.org or at (847) 859-7876.

Sincerely,

Shane Cary, AIA
Architect/Project Manager

Statement addressing the site controls and standards for planned developments, Section 6-14-1-10(B)

1. For all boundaries of the planned development immediately abutting a residential property there shall be provided a transition landscaped strip of at least five percent (5%) of the average depth of the lot or twenty (20) feet, whichever is greater, consisting of vegetative screening, fencing, or decorative walls in accordance with the Manual of Design Guidelines and Chapter 17, "Landscaping and Screening." The transition landscaped strip and its treatment shall be depicted on the required landscape plan submitted as part of the planned development application.
 - a. Not applicable. There are not boundaries abutting a residential property.
2. Walkways developed for a planned development shall form a logical, safe and convenient system for pedestrian access to all project facilities as well as any off-site designation likely to attract substantial pedestrian traffic. Pedestrian-ways shall not be used by other automotive traffic.
 - a. The site layout for this project is coordinated with the Oakton Street Corridor Project by the City. The parking will use the traffic signal that also serves the large retail property on the north side of Oakton. The vehicular traffic is separated from pedestrian and bicycle traffic. The combined use path identified in the Oakton Street Corridor Project will be connected directly to the main entrance. Bicycle racks will be installed near the main entrance for staff, volunteers, and patrons.
3. The location, construction and operation of parking, loading areas, and service areas, shall be designed to avoid adverse effects on residential uses within or adjoining the development and, where possible, provide additional parking beyond that required for the planned development to service the industrial district in which it is located.
 - a. There are no residential uses within or adjoining the development. Additional parking beyond that required for the planned development to service the district is not possible due to site limitations.
4. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. If the planned development employs local streets within the development, said streets shall not be connected to streets outside the development in such a way as to encourage their use by through traffic.
 - a. The site layout for this project allows for the use of an existing traffic signal. It closes a curb cut parking lot entrance that has been identified by city staff for abandonment, which will be completed by the Oakton Street Corridor Project, currently proposed for construction in 2023.
5. The planned development shall provide, if possible, for underground installation of utilities (including electricity and telephone) both in public ways and private extensions thereof. Provisions shall be made for acceptable design and construction

of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.

- a. Utility infrastructure will be underground where appropriate. All storm water requirements identified by the City of Evanston and Metropolitan Water Reclamation District will be accommodated.
6. For every planned development there shall be provided a market feasibility statement that shall indicate the consumer market areas for all uses proposed in the development, the population potential of the area or areas to be served by the uses proposed, and other pertinent information concerning the need or demand for such uses of land.
 - a. The Evanston Animal Shelter is a service that is provided by the municipality for the residents of Evanston.
7. For every planned development there shall be provided a traffic circulation impact study that shall show the effect of all proposed uses upon adjacent and nearby roads and highways. The study also shall show the amount and direction of anticipated traffic flow and clearly describe what road improvements and traffic control improvements might become necessary as result of the construction of the proposed development.
 - a. Traffic circulation along the Oakton Corridor was studied by City Staff as a part of the Oakton Street Corridor Project. The findings of that traffic study indicated that the current entrance to the Evanston Animal Shelter should be abandoned, and that the traffic signal to the commercial shopping center and Evanston Recycling Center should be used for site access.
8. The Zoning Administrator may, at his discretion, require of the applicant additional studies or impact analyses when he determines that a reasonable need for such investigation is indicated.
 - a. Zoning administrator has not indicated additional studies or impacts need to be analyzed.

Statement of proposed development’s compatibility with the design guidelines for planned developments

The Evanston Animal Shelter Project respects the surroundings with a scale that fits comfortably within the neighboring structures. The building will be located respectfully back from the property line to allow maintain a comfortable presence for pedestrians and cyclists utilizing the multi-use path. The architectural elements provide strong horizontal lines that help transition from the open space of James Park to the commercial buildings to the north and the west. The height of the building is balanced so that passersby are fully aware of the building, and yet it is not imposing. The project’s fencing and canopies provide a gradual increase to the visual height of the building helping to blend the project into the surrounding areas. The fenestration of the building is located and sized in a playful manner. This provides interest and breaks up stretches of straight wall. The building will be clad predominantly in brick which has an extensive historical context in the area. (The land at James Park was historically used to fabricate brick.) The landscape will incorporate grass sod, shrubs and desirable tree species, which will replace the existing undesirable trees. The hardscape is intended to provide a playful walking experience for animals while providing building access to pedestrians, including those who arrived via bicycling or mass transit.

In summary, this development is consistent with the City of Evanston’s Comprehensive Plan, Zoning Ordinance. It also fulfills a community need, providing the services that help make Evanston a highly desirable city.

Statement of public benefits, Section 6-3-6-3

1. Preservation and enhancement of desirable site characteristics and open space.
 - This site was historically used as an industrial site. The City of Evanston acquired the land in order to clean and improve the property. The cleaning continues. This project will be removing approximately 2,000 cubic feet of toxic waste.
2. A pattern of development which preserves natural vegetation, topographic and geologic features.
 - The current site contains undesirable tree species. The existing facility is dramatically under sized for the expected use. There are outbuildings that present substantial architectural clutter. The site is often used for surface storage, and is generally unsightly. This project will improve all of these negative conditions.
3. Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.
 - This area of the city has become a commercial retail center. The Evanston Animal Shelter fits very well within this context. Although the Evanston Animal Shelter is not a retail operation. Some of the operations have similarities with retail. Most importantly, however, is that the Evanston Animal Shelter has a tremendous impact on the community.
4. Use of design, landscape, or architectural features to create a pleasing environment or other special development features.
 - The exterior architectural materials for this building include masonry, wood, and glass which are all consistent with the buildings in the region. Additionally, the building has strong horizontal features that help it sit within the neighboring buildings and landscape naturally.
5. Provision of a variety of housing types in accordance with the City's housing goals.
 - This project is not a residential project and does not provide housing.
6. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
 - The existing building was designed as a dog pound. It was intended to house dogs for a brief time (about a week). If the owners were not identified within that brief time period the animal was euthanized. This is no longer an acceptable practice. The Evanston Animal Shelter is now a no-kill animal shelter providing primarily for dogs and cats. It also occasionally provides short term housing for other species as needed. The facility needs to be sized appropriately to allow for dogs and cats to remain in the shelter for the required holding period, remain separate, be socialized with people, and be prepared for adoption.
7. Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.

- The Evanston Animal Shelter is a public service provided by the City of Evanston in conjunction with the Evanston Animal Shelter Association, a non-profit organization.
8. The efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.
- This project will be expanding the animal shelter building footprint in order to better fill the community's needs for animal sheltering. The location of the building within the city is strategically advantageous due to the amount of vehicular, bicycle, and pedestrian traffic which helps elevate the animal shelter's profile and increases the probability of great outcomes for everyone in need of the Evanston Animal Shelter's services. The adjacent Oakton Corridor Improvements (also proposed for construction in 2023) will further increase access.
9. The substantial incorporation of generally recognized sustainable design practices and/or building materials to promote energy conservation and improve environmental quality, such as level silver or higher LEED (leadership in energy and environmental design) certification.
- The new building and site will be applying for LEED certification and will be designed to meet that criteria. It is also being designed to comply with the City's Climate Action Resilience Plan. The building systems will be designed to produce zero carbon emissions on site, eliminating natural gas as a source of heat.

Statement responding to the standards for special uses, Section 6-3-5-10 (Planned development)

- A. It is one of the special uses specifically listed in the zoning ordinance.
 - The proposed use, a planned development, is listed in Section 6-14-3-3 of the Zoning Ordinance.
- B. It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time
 - The planned development meets the adopted comprehensive general plan and zoning ordinance as amended. The location is not directly adjacent to a residential neighborhood which alleviates some of the potential issues with noise. The neighboring properties to the north and west are primarily retail oriented.
- C. It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole.
 - The planned development includes two properties that have been identified to be used for municipal purposes in the master plan. This municipal purpose will continue. The planned development will not cause a negative cumulative effect on the immediate neighborhood or on the City as a whole.
- D. It does not interfere with or diminish the value of property in the neighborhood.
 - The Animal Shelter planned development will continue the City's goal of cleaning this historically industrial site. The property already contains this use and the new building's appearance and design will enhance the neighboring properties. The development will also improve the safety of Oakton Street along the adjacent public way by utilizing an existing traffic signal.
- E. It can be adequately served by public facilities and services.
 - The planned development can be adequately served by the facilities and services.
- F. It does not cause undue traffic congestion
 - The Animal Shelter planned development will not cause undue traffic congestion. And, will relieve current issues with the parking lot access on Oakton Street.
- G. It preserves significant historical and architectural resources.
 - This property does not contain any significant historical and architectural resources for preservation.
- H. It preserves significant natural and environmental features; and
 - The Animal Shelter planned development will enhance the natural and environmental features by replacing undesirable tree species with desirable trees, and improving a service for the community, taking stray animals off of the street and finding their forever homes.

- I. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.
 - o The Animal Shelter planned development complies with all of the applicable regulations of the district except such regulations that have been modified through the planned development process.

Statement responding to the standards for special uses, Section 6-3-5-10 (Kennel)

- J. It is one of the special uses specifically listed in the zoning ordinance.
 - The proposed use, a kennel, is listed in Section 6-14-3-3 of the Zoning Ordinance.
- K. It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time
 - The animal shelter use fits well within the adopted comprehensive general plan and zoning ordinance as amended. The location is not directly adjacent to a residential neighborhood which alleviates some of the potential issues with noise. The neighboring properties to the north and west are primarily retail oriented.
- L. It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole.
 - These two properties have been identified to be used for municipal purposes for several revisions of the master plan.
- M. It does not interfere with or diminish the value of property in the neighborhood.
 - The Animal Shelter will continue the City's goal of cleaning this historically industrial site. The property already contains this use and the new building's appearance and design will enhance the neighboring properties.
- N. It can be adequately served by public facilities and services.
 - The Animal Shelter can be adequately served by the facilities and services.
- O. It does not cause undue traffic congestion
 - The Animal Shelter will not cause undue traffic congestion.
- P. It preserves significant historical and architectural resources.
 - This property does not contain any significant historical and architectural resources for preserving.
- Q. It preserves significant natural and environmental features; and
 - The Animal Shelter will enhance the natural and environmental features by replacing undesirable tree species with desirable trees, and improving a service for the community, taking stray animals off of the street and finding their forever homes.
- R. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.
 - The Animal Shelter project complies with all of the applicable regulations of the district except such regulations that have been modified through the planned development process.

Traffic impact statement

The Evanston Animal Shelter is located at 2310 Oakton Street on an approximately 0.82 acre site. The Evanston Municipal Storage Facility is located at 2222 Oakton Street on an approximately 0.9 acre site. The pedestrian, bicycle, and vehicular traffic of these two properties were studied as related to the Oakton Street Corridor Study. The major findings of this traffic study for this area is that the existing three access points to these two lots should be reduced to one point of access. Additionally, the study recommended using the existing traffic signal located between the two lots to help control incoming and outgoing traffic from the two facilities. Lastly, the study found that a multi-use path along the south side of Oakton Street connecting James Park to the multi-use paths along the Skokie Channel is highly desirable. The Oakton Street Corridor Project will make the modifications to the public way including adjusting the traffic signal, adjusting the traffic signal timing, removing the two entrances that are to be abandoned, and installing the multi-use path.

The Evanston Animal Shelter Association has 4 full time employees and approximately 175 volunteers. The volunteers cover 14 shifts during the course of a week and have about 8 volunteers during peak hours. Volunteers tend to be a younger demographic, and many take mass transportation and/or ride bicycles to the facility. The number of vehicular trips generated by customers is expected to modestly increase. Utilizing a traffic signal will provide the best method of controlling safety related to this modest increase.

The measures taken by these two projects will substantively improve the safety of the community and provide new amenities with limited impact on congestion.

Market feasibility statement

The Evanston Animal Shelter is an open admission, city shelter that takes in all strays and surrenders from the City of Evanston regardless of age, health or temperament. The shelter also takes in animals in need from surrounding areas as space allows with an achieved Save Rate of 96%-97%. The Evanston Animal Shelter is a partnership between the City of Evanston (CoE), the Evanston Animal Shelter Association (EASA), and Cook County Animal and Rabies Control (CCARC). The City of Evanston owns and maintains the building and property. The Evanston Animal Shelter Association operates the shelter on behalf of CoE. CoE provides a grant of \$100,000 to EASA and provides \$35,000 per year as reimbursement for various supplies such as animal food, cat litter and some vaccination materials. EASA provides the funding for the majority of the shelter operations and has an annual budget of \$300,000. This new facility is supported by the grant "A Home for Cook County's Animals" which is a grant for capital improvements from CCARC. As a partner, Cook County Animal and Rabies Control (CCARC) now has an agreement with the City of Evanston and will be provided 24 hour access similar to the City of Evanston Police Department, all of which is delineated in the grant agreement between CoE and CCARC.



COOK COUNTY ASSESSOR'S OFFICE

Joseph Berrios, Assessor

2014 AFFIDAVIT

Agency Number: 1630

Agency Name: EVANSTON CITY OF

2100 RIDGE AVE, EVANSTON, IL 602042700

Michelle Masonup, as authorized agent for the agency listed above, have reviewed the Property List on the Cook County Assessor's web site for the agency noted above and affirm that following is true and correct:

- 1. The agency listed above is the owner of each of the properties on the Property List on the Cook County Assessor's web site, unless indicated as set forth below;
2. If any property has experienced a "change in ownership" (as defined under the Illinois Property Tax Code 35 ILCS 200/1-1 et seq.) since the Illinois Department of Revenue granted the exemption, I have electronically checked the appropriate box on the Property List of the Cook County Assessor's web site and completed an online Exempt Property Information Sheet for each such property;
3. If any property has experienced a "change in use" (as defined under the Illinois Property Tax Code 35 ILCS 200/1-1 et seq.) since the Illinois Department of Revenue granted the exemption, I have electronically checked the appropriate box on the Property List of the Cook County Assessor's web site and completed an online Exempt Property Information Sheet for each such property.
4. If any property has been leased, licensed or is otherwise used by party other than the owner, I have electronically checked the appropriate box on the Property List of the Cook County Assessor's web site. If the property has been leased within the last year I have also electronically checked the appropriate box and completed an online Exempt Property Information Sheet for each property.
5. This Affidavit is given to the Cook County Assessor's Office so that it may maintain the exemptions of the properties on the Property List on the Cook County Assessor's web site.

Further affiant sayeth not.

Signature: Michelle Masonup
Print Name: Michelle Masonup
Title: Deputy City Attorney
Phone: 847-448-8009

Subscribed and sworn to before me this 30th day of December 2013

Signature of Notary Public

NOTARY PUBLIC



Official Use Only
Reviewed By:
Date:

This is for viewing purpose only

PINS

05-33-307-001-0000
05-33-307-002-0000
05-33-307-003-0000
05-33-411-068-0000
05-33-411-069-0000
05-33-413-013-0000
05-33-413-079-0000
05-34-320-001-0000
05-34-320-002-0000
05-34-325-019-0000
05-34-325-020-0000
05-34-413-006-0000
05-34-420-008-0000
05-34-420-012-0000
05-34-420-025-0000
05-34-422-001-0000
05-34-422-002-0000
05-34-422-018-0000
05-34-425-028-0000
05-34-425-029-0000
05-35-320-001-0000
05-35-406-027-0000
05-35-406-028-0000
05-35-406-029-0000
05-35-408-018-0000
05-35-408-044-0000
05-35-409-044-0000
05-35-409-045-0000
10-10-200-004-0000
10-10-201-065-0000
10-10-201-069-0000
10-10-201-070-0000
10-11-102-007-0000
10-11-102-008-0000
10-11-102-009-0000
10-11-201-017-0000
10-11-202-001-0000
10-11-202-008-0000
10-11-202-014-0000
10-11-202-030-0000
10-11-205-024-0000
10-11-207-023-0000
10-11-303-045-0000

10-11-304-050-0000
10-11-304-051-0000
10-11-305-028-0000
10-11-305-029-0000
10-11-306-028-0000
10-11-306-029-0000
10-11-308-028-0000
10-11-309-018-0000
10-11-309-037-0000
10-11-318-014-0000
10-11-320-077-0000
10-11-421-034-0000
10-12-100-001-0000
10-12-101-030-0000
10-12-102-001-0000
10-12-103-027-0000
10-12-103-033-8001
10-12-104-008-0000
10-12-105-015-0000
10-12-106-025-0000
10-12-301-001-0000
10-12-317-018-0000
10-12-320-036-0000
10-12-424-015-0000
10-12-425-009-0000
10-13-100-015-0000
10-13-118-031-0000
10-13-118-032-0000
10-13-118-035-0000
10-13-118-036-0000
10-13-118-083-0000
10-13-201-026-0000
10-13-205-010-0000
10-13-206-002-0000
10-13-206-004-0000
10-13-206-005-0000
10-13-210-026-0000
10-13-210-027-0000
10-13-212-014-0000
10-13-215-013-0000
10-13-217-016-0000
10-13-219-019-0000
10-13-219-020-0000
10-13-220-040-0000
10-13-220-041-0000
10-13-220-042-0000
10-13-224-037-0000

10-13-224-038-0000
10-13-401-004-0000
10-13-402-001-0000
10-13-404-016-0000
10-13-407-016-0000
10-13-413-009-0000
10-13-415-024-0000
10-13-416-028-0000
10-13-416-029-0000
10-13-419-001-0000
10-13-422-001-0000
10-13-422-002-0000
10-13-422-003-0000
10-13-422-004-0000
10-13-422-014-0000
10-13-422-025-0000
10-13-427-078-0000
10-13-428-027-0000
10-13-429-029-0000
10-24-203-039-0000
10-24-204-014-0000
10-24-204-015-0000
10-24-220-001-0000
10-24-220-002-0000
10-24-220-003-0000
10-24-220-004-0000
10-24-220-005-0000
10-24-220-006-0000
10-24-220-007-0000
10-24-224-003-0000
10-24-310-003-0000
10-24-310-033-0000
10-24-310-040-0000
10-24-400-013-0000
10-24-400-026-0000
10-24-410-027-0000
10-24-414-051-0000
10-24-422-025-0000
10-25-100-010-0000
10-25-100-013-0000
10-25-100-015-0000
10-25-100-022-0000
10-25-100-023-0000
10-25-101-001-0000
10-25-101-002-0000
10-25-104-006-0000
10-25-104-008-0000

10-25-106-023-0000
10-25-109-041-0000
10-25-203-006-0000
10-25-203-007-0000
10-25-214-002-0000
10-25-214-004-0000
10-25-214-005-0000
10-25-223-075-0000
10-25-226-051-0000
11-07-101-008-0000
11-07-101-009-0000
11-07-102-021-0000
11-07-102-028-0000
11-07-106-015-0000
11-07-106-028-0000
11-07-106-029-0000
11-07-107-021-0000
11-07-108-001-0000
11-07-108-002-0000
11-07-108-003-0000
11-07-109-032-0000
11-07-114-027-0000
11-07-114-028-0000
11-07-115-021-0000
11-07-116-034-0000
11-07-117-036-0000
11-07-118-001-0000
11-07-118-002-0000
11-07-118-004-0000
11-07-120-040-0000
11-07-120-045-0000
11-07-121-018-0000
11-07-121-019-0000
11-07-121-020-0000
11-07-121-028-0000
11-07-122-057-0000
11-07-201-001-0000
11-07-203-018-0000
11-07-203-019-0000
11-07-500-017-0000
11-18-100-015-0000
11-18-100-016-0000
11-18-100-017-0000
11-18-100-028-0000
11-18-101-033-0000
11-18-102-015-0000
11-18-102-016-0000

11-18-102-017-0000
11-18-102-018-0000
11-18-106-012-0000
11-18-106-026-0000
11-18-106-027-0000
11-18-110-036-0000
11-18-110-037-0000
11-18-112-004-0000
11-18-112-032-0000
11-18-112-039-0000
11-18-113-008-0000
11-18-113-009-0000
11-18-116-018-0000
11-18-116-019-0000
11-18-116-020-0000
11-18-117-015-8001
11-18-118-005-8002
11-18-120-002-0000
11-18-125-005-0000
11-18-208-007-0000
11-18-208-014-0000
11-18-208-015-0000
11-18-208-017-0000
11-18-300-013-0000
11-18-302-004-0000
11-18-302-005-0000
11-18-302-021-0000
11-18-302-022-0000
11-18-302-023-0000
11-18-304-040-0000
11-18-304-046-8001
11-18-306-002-0000
11-18-307-013-0000
11-18-310-021-0000
11-18-310-022-0000
11-18-310-023-0000
11-18-316-034-0000
11-18-317-018-0000
11-18-320-007-0000
11-18-322-001-0000
11-18-325-017-0000
11-18-327-019-0000
11-18-328-013-0000
11-18-328-014-0000
11-18-328-015-0000
11-18-329-024-0000
11-18-329-025-0000

11-18-329-026-0000
11-18-329-027-0000
11-18-330-010-0000
11-18-400-021-0000
11-18-400-022-0000
11-18-400-023-0000
11-18-400-024-0000
11-18-400-025-0000
11-18-400-026-0000
11-18-400-027-0000
11-18-402-001-0000
11-18-404-012-0000
11-18-406-001-0000
11-18-407-001-0000
11-18-407-002-0000
11-18-407-003-0000
11-18-412-001-0000
11-18-419-034-0000
11-18-421-024-0000
11-19-100-031-0000
11-19-100-032-0000
11-19-101-017-0000
11-19-102-012-0000
11-19-103-028-0000
11-19-103-029-0000
11-19-104-046-0000
11-19-112-027-0000
11-19-116-004-0000
11-19-116-012-0000
11-19-116-015-0000
11-19-117-024-0000
11-19-117-046-0000
11-19-120-011-0000
11-19-120-012-0000
11-19-120-025-0000
11-19-121-023-0000
11-19-122-022-0000
11-19-122-023-0000
11-19-209-010-0000
11-19-221-013-0000
11-19-221-014-0000
11-19-307-006-0000
11-19-307-007-0000
11-19-307-008-0000
11-19-307-021-0000
11-19-307-022-0000
11-19-308-020-0000

11-19-309-003-0000
11-19-309-004-0000
11-19-311-008-0000
11-19-311-009-0000
11-19-311-010-0000
11-19-313-018-0000
11-19-400-006-0000
11-19-402-023-0000
11-19-404-028-0000
11-19-407-027-8001
11-19-408-006-0000
11-19-408-012-0000
11-19-408-037-0000
11-19-408-039-0000
11-19-409-038-0000
11-19-413-024-0000
11-19-416-001-0000
11-19-416-009-0000
11-19-416-010-0000
11-19-419-009-0000
11-19-419-010-0000
11-19-424-008-8001
11-20-100-001-0000
11-20-100-002-0000
11-20-100-003-0000
11-20-101-001-0000
11-20-102-018-0000
11-20-102-034-0000
11-20-103-027-0000
11-20-104-001-0000
11-20-106-001-0000
11-30-102-007-0000
11-30-109-051-0000
11-30-111-017-0000
11-30-112-040-0000
11-30-115-076-0000
11-30-122-056-0000
11-30-124-050-0000
11-30-124-051-0000
11-30-203-007-0000
11-30-203-008-0000
11-30-203-009-0000
11-30-203-018-0000
11-30-203-020-0000
11-30-208-005-0000
11-30-209-023-0000
11-30-211-001-0000

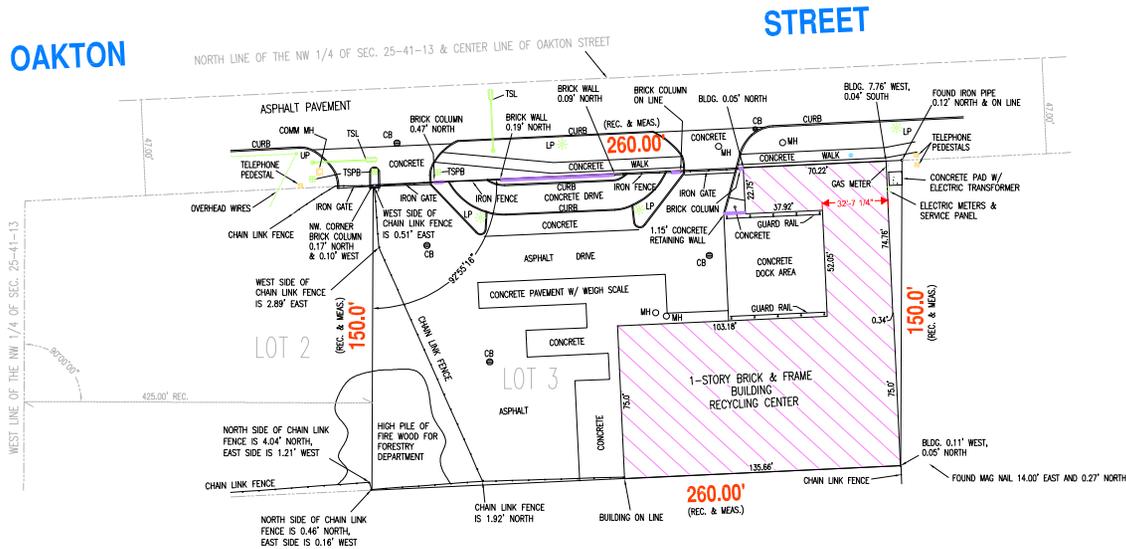
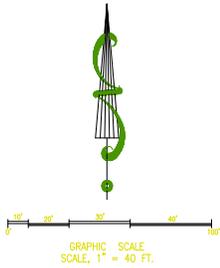
11-30-212-007-0000
11-30-212-008-0000
11-30-213-040-0000

PLAT of SURVEY

Legal Description:

LOT 3 IN WILLIAM B. JOHNSON'S SUBDIVISION OF THE EAST 650 FT. OF THE WEST 1075 FT. OF THE SOUTH 150 FT. OF THE NORTH 197 FT. OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: **Evanston Recycling Center; 2222 Oakton Street, Evanston, Illinois.**



SITE NOTES:
Area = 38,049 sq. ft.

- Text Legend:**
- CB = Catch Basin
 - COMM MH = Communications Manhole
 - LP = Light Pole
 - MH = Manhole
 - TSL = Traffic Signal Light
 - TSPB = Traffic Signal Pull Box

GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon.

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

FIELD MEASUREMENTS COMPLETED MAY 16, 2012

STATE OF ILLINOIS }
COUNTY OF COOK }

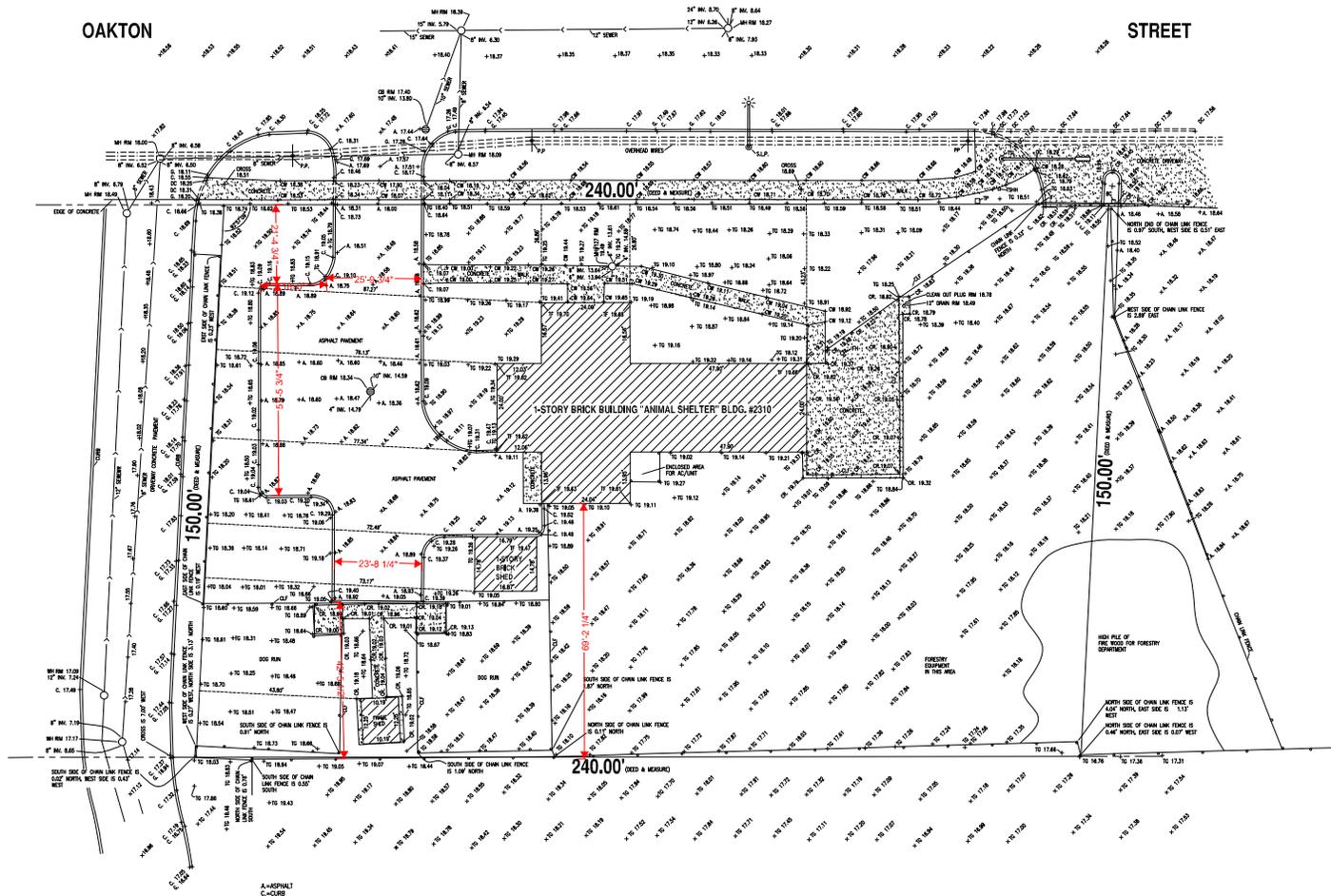
This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

B.H. SUHR & COMPANY, INC.		
R. R. HANSEN MEMBER: I.P.L.S.A. A.C.S.M. N.S.P.S.	SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM	Professional Design Firm License No. 194-008971
LOCATION	EVANSTON RECYCLING CENTER	MAY 16, 2012
ORDER No.	12-147	CITY OF EVANSTON
ORDERED BY	DEPARTMENT OF PARKS, RECREATION & COMMUNITY SERVICES	
PC134 © 2008 B. H. Suhr & Company, Inc. All rights reserved.		

PLAT OF SURVEY

THAT CERTAIN LOT OR PARCEL OF LAND DESCRIBED IN A PLAT OR SURVEY DATED AUGUST 25, 1972, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, ON OCTOBER 4, 1972, AS DOCUMENT 22074837, AND ALSO DESCRIBED AS FOLLOWS: THE WEST 240 FEET OF THE EAST 500 FEET (MEASURED ALONG THE SOUTH LINE OF OAKTON STREET) OF THE FOLLOWING: THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF OAKTON STREET, WITH A LINE DRAWN PARALLEL TO AND 425 FEET EAST OF THE WEST LINE OF SAID SECTION 25; THENCE SOUTH ALONG SAID LINE 425 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 150 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF OAKTON STREET, 450 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 150 FEET TO THE SOUTH LINE OF OAKTON STREET; THENCE WEST ALONG THE SOUTH LINE OF OAKTON STREET, A DISTANCE OF 650 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2310 OAKTON STREET, EVANSTON, ILLINOIS.



OAKTON

STREET

- A=ASPHALT
- C=CURB
- CB=CONCRETE BURN
- CLF=CHAIN LINK FENCE
- CR=CONCRETE
- FI=FIRE HYDRANT
- C=CASTER
- B=BI-LEVEL SIGN
- F=IRON FENCE
- B=IRON PIPE
- M=MANHOLE
- PP=POWER POLE
- SH=SHOULDER LIGHT HAND HOLE
- SLP=STREET LIGHT POLE
- T=TOP OF FOUNDATION
- SG=TOP OF GROUND
- TR=TRAILING FENCELINE
- TS=TRAFFIC SIGNAL LIGHT
- TR=TRAFFIC SIGNAL HANDLE

NOTE:
LOCATION OF UNDERGROUND UTILITIES WERE NOT SURVEYED BY PHYSICAL EVIDENCE AND TRACED FROM RECORDS AND/OR FIELD MARKINGS NORMALLY CONSIDERED RELIABLE, NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

NOTE:
PRIOR TO EXCAVATION CALL TOLL FREE JULIETTE 1-800-892-0123 (FOR SUBURBAN)

BENCHMARK:
ELEVATIONS ARE WITH REFERENCE TO GRS BENCHMARK
A.M.L. ELEVATION: 19.192, LOCATED OAKTON STREET & HANFORD AVENUE.
AREA=35,982 SQ. FT.

FIELD MEASUREMENTS COMPLETED NOVEMBER 11, 2008

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that we have surveyed the above described property and the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a Surveyor.

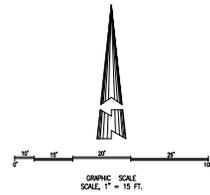
B.H. SUHR & COMPANY, INC. SURVEYORS

By _____ EVANSTON, ILLINOIS 2008

The description on this plat was provided to us by the client, and does not guarantee accuracy, and should be compared to your deed, Extract or Certificate of Title. If there are any discrepancies between this plat and your deed or any other records, check your deed, Extract, Title Report, and book references, as responsibility is assumed by Borrower.

Changes of points between buildings by owner and report any discrepancy to owner.

Measurements are shown to feet and decimal parts thereof; no dimensions are to be assumed by scaling.



B.H. SUHR & COMPANY, INC.			
R. E. HANSEN REGISTERED PROFESSIONAL ENGINEER I.P.L.S. & A.C.E.L.L. R.S.P.S.		REGISTERED PROFESSIONAL SURVEYOR 140 CLUSTER AVENUE, EVANSTON, ILLINOIS 60120 TEL: (847) 864-8315 FAX: (847) 864-0341 EMAIL: SURVEYORS@BHSUR.COM	
BOOK 08	PAGE 404	EVANSTON, ILLINOIS	NOVEMBER 11, 2008
ORDER No. 08-404		ORDERED BY: CITY OF EVANSTON	

