

Questions Received Regarding 2222 Oakton Street

Q1: Will cinderblocks & broken AC unit be removed by the City?

A1: If these elements are not part of the structure of the building, yes they will be removed by the City. If they are part of the structure, any rehabilitation or replacement of systems will be part of the real estate negotiations.

Q2: Is there any drainage or drains in the sloped loading dock area to ensure proper mitigation of water to the building foundation?

A2: Yes, drainage is located at the slope of the loading dock area.

Q3. Is the city still planning to go ahead with the parking and sidewalk behind the building to James park? And if so what is the estimated completion date on that project? What will be the parking time limits for those spaces?

A3: This has not yet been determined and will require approval by the City Council. If a suitable user is identified for [2222 Oakton](#) property, the James Park North parking lot development will be presented and reviewed for approval by City Council. No time limits for those spaces have been determined.

Q4: Does the steel construction run throughout the loading dock and office area?

A4: Yes, steel construction in both areas.

Q5: Have there been any major electrical, loading door, or plumbing issues in the building in the last 5 years? If so, how were they resolved?

A5: There have been no major issues with electrical, plumbing, or loading doors in the last 5 years.

Q6: The aluminum siding on the east wall both interior and exterior — is there a material, e.g. brick, in between, or is that solely metal wall?

A6: The aluminum siding on the East wall is a metal wall. There is no additional material.

Q7: Any restrictions imposed by the city on keeping or changing the facade of the building, e.g. paint or hanging plants?

A7: Compliance with City Code (e.g. sign regulations, zoning, etc.); any additional changes would have to be approved by the City as directed in a lease agreement.

Q8: Is all the heating and cooling in the office and bathrooms still in working order? Are the sinks still in working order?

A8: Staff represents that these systems function, however the individual fixtures may need repair or replacement. It is contemplated that during the inspection period, the approved tenant/user may more formally review these items to determine their functionality in proposed plans.

Q9: Is there any ordinance preventing the building being opened up to the east side of the park to create a new entrance? If east entrance possible, would the city consider adding bike racks on the east side of the building?

A9: This would be determined through a review of the proposed project, applicable zoning and building codes.

Q10: How is stormwater detention accommodated for with the existing building? If there is a new occupant in the building, per section 4-24-4 of your stormwater control ordinance how would the City look at requiring stormwater as the assessed value of the property being city owned is \$0 and improvements to the building will be greater than the assessed value?

A10: The Cook County Assessor will determine the new property value and tax liability for the property. Staff represents that not all new construction will necessarily require stormwater control, but changes would have to be reviewed by the City.

Q11: Do you have a current roof report that details the condition of the roof or any of its history?

A11: Yes, a link to the roof report is available on the website.

Q12: Can you confirm that the City is in control of the traffic signal at Oakton and the entrance to the property? Since the City owns the adjacent property (Evanston Animal Shelter) can you please confirm that the City would be willing to entertain for improvements on the property (expanding the parking lot) and provide an easement for cross access between the two properties.

A12: The City is in control of the traffic signal at Oakton and property entrance. The City has prepared plans for a public parking lot next to/behind the Animal Shelter property. Based on the outcome of identifying a user for the [2222 Oakton](#) property, the City will determine appropriate next steps for the development of the City-owned parking lot.

Q13: Will the City of Evanston allow for a due diligence time-period to allow for environmental and geotechnical investigation?

A13: Yes. A due diligence period will be included in any real estate agreement with the selected user.