



LAND USE COMMISSION

Wednesday, September 28, 2022
7:00 P.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Plan Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

- I. CALL TO ORDER/DECLARATION OF A QUORUM
- II. APPROVAL OF MEETING MINUTES: September 14, 2022
- III. OLD BUSINESS (Continued from July 13, 2022)

A. Public Hearing: Map Amendment & Planned Development | 2044 Wesley Avenue | 22PLND-0010

John Cleary, applicant, submits for a Zoning Map Amendment to the Zoning Ordinance, Title 6 of the City Code, to remove properties known as 2024 Green Bay Road, 2026 Green Bay Road, and 2026 Wesley Avenue, PINs 10-13-205-003-0000, 10-13-205-002-0000, and 10-13-205-010-0000, from the oWE Evanston Overlay District and to rezone properties known as 2017 Jackson Avenue and 2021 Jackson Avenue, PINs 10-13-204-023-0000 and 10-13-204-022-0000, from the R5 General Residential District to the R4 Residential District. The proposed Map Amendment is in conjunction with a Planned Development application.

John Cleary also submits for a Special Use for a Planned Development to construct 19 townhomes and a 12-unit multiple-family dwelling, 55 off-street parking spaces, and a new street connecting Jackson Avenue with Wesley Avenue on properties known as 2017 Jackson Avenue, 2021 Jackson Avenue, 2032 Jackson Avenue, 2026 Wesley Avenue, 2044 Wesley Avenue, 2024 Green Bay Road, 2026 Green Bay Road, and vacated Jackson Avenue north of Foster Street, PINs 10-13-203-024-0000, 10-13-204-021-0000, 10-13-204-022-0000, 10-13-204-023-0000, 10-13-204-030-0000, 10-13-205-002-0000, 10-13-205-003-0000, 10-13-205-010-0000. The applicant seeks site development allowances for impervious surface coverage, building height,

single-family attached dwellings not having frontage onto a public street, elimination of required transition landscape strips, setback from street and development boundary line to a dwelling, yard obstructions into required setbacks, and separation between residential buildings. 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 these cases in accordance with Section 6-3-5-8 of the Evanston Zoning Ordinance and Ordinance 92-O-21. **Staff requests this application to be continued to a future date. This application will be required to be re-noticed. No materials for this application are included for review in this meeting packet.**

IV. NEW BUSINESS

A. Public Hearing: Planned Development | 2222-2310 Oakton Street | 22PLND-0025

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.

V. COMMUNICATION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, October 12, 2022, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/land-use-commission>. Questions can be directed to Meagan Jones at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-866-5095 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).



MEETING MINUTES

LAND USE COMMISSION

Wednesday, September 14, 2022

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: George Halik, Brian Johnson, Jeanne Lindwall, Kiril Mirintchev, Max Puchtel, Matt Rodgers, Kristine Westerberg

Members Absent: Myrna Arevalo, Violetta Cullen, John Hewko

Staff Present: Katie Ashbaugh, Brian George, Elizabeth Williams, Meagan Jones

Presiding Member: Matt Rodgers

Call to Order

Chair Rodgers opened the meeting at 7:02 pm. A roll call was then done and a quorum was determined to be present.

Approval of August 24, 2022 Meeting Minutes

Commissioner Lindwall then made a motion to approve the Land Use Commission meeting minutes from August 24, 2022. Seconded by Commissioner Puchtel. A voice vote was taken, and the motion passed, 7-0.

Old Business

A. Public Hearing: Planned Development | 1621-31 Chicago Avenue | 22PLND-0020

Jeffrey Michael, applicant, Horizon Realty Group, submits a Special Use for a Planned Development to construct a new 18-story mixed-use building with approximately 7,195 square feet of ground floor retail space, 180 dwelling units (including 52 bonus dwelling units per IHO), and 57 parking spaces within a 2-level parking garage in the D4 Downtown Transition District. The applicant seeks the following site development allowances: 1.) To increase the maximum permitted number of dwelling units from 106 to 180; 2.) To increase the maximum permitted Floor Area Ratio (FAR) from 5.4 to 7.8; 3.) To increase the maximum permitted building height from 105' to 174'-8"; 4.) To reduce the number of required parking spaces from 130 to 57; and 5.) To reduce the number of required loading berths from 3 to 2. 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 6-3-5-8 of the Evanston Zoning Ordinance and Ordinance 92-O-21.

Jeff Michael, applicant with Horizon Realty Group introduced his team including Tim Kent from Pappageorge Haymes Partners, Graham Grady and Silvia Michas with the Taft Law Firm, Johnathan Perman with the Perman Group, Daniel Mica with the Horizon Realty Group, and Michael Werthmann with KLOA. The applicant then presented an overview of the project titled "The Legacy". He explained the project goals to increase rental options, add affordable housing, a commitment to make first hire attempts for Evanston residents, and a scholarship fund for residents who want to get involved with the real estate industry.

Graham Grady reviewed the applicant's site development allowance requests including but not limited to those standards associated with uninterrupted bicycle lanes, affordable housing, an alley and waste management plan, and trash facilities located inside the building.

Michael Werthmann from KLOA reviewed the traffic study findings. The proposed Legacy project is a transit-oriented development which reduces traffic demands. Access to parking and the loading berths is provided through the alley which can handle the additional traffic produced by the development. Loading is provided on Chicago Avenue which will be managed through the doorman.

Commissioner Questions

Commissioner Halik asked to review the allowable height, both tallest height and building setback at the top, considering parking and affordable housing bonuses. Mr. Michael responded that the actual building is 185 feet and 195 feet total including the penthouse. Staff member Jones explained how the zoning height of 174 feet 8 inches was calculated, which included exclusion of height attributed to the two-story parking levels, or approximately 20 feet. Mr. Michael responded that the requested building height is 174 feet versus the 145 feet allowable zoning height with asite development allowance in the district. Commissioner Mirintchev also asked questions on the parking podium, building height and on the floor plan. **technical issues with audio/visual recording sound**

Commissioner Lindwall asked about the alley. Mr. Michael confirmed that they would re-pave the alley damaged from construction. The additional up to \$200,000 is a public benefit for the alley for the full length from Davis Street to Chicago. She also asked if there was a target demographic for the units and the applicant responded that there was not. She then asked if there was any discussion on replacing the lost Chicago Ave parking and the applicant responded that there was not.

Commissioner Westerberg requested an overview of the alley management plan. Mr. Michael explained that there would be input from the stakeholders and neighbors to

create a shared management plan between the residential and commercial uses that would include timing of move-ins/move-outs and commercial deliveries.

Commissioner Halik asked about the management of the parking spaces in the City's parking garages. Ms. Jones replied that staff is tracking the number of leased spaces and proposed to be leased. Updating parking requirements is a longer term discussion that may occur in the future. Mr. Michael added that the Church Street garage is 50% leased.

Commissioner Johnson asked a question about the number of loading berths. Mr. Michael responded that only two loading berths are necessary because of the number of annual move-in and move-outs and the amount of commercial traffic.

Commissioner Westerberg asked about the impact to their program if they reduced the height of the building by 30 feet. Mr. Michaels responded that there would be less affordable housing units and pointed out that there are buildings east of this site that are also taller than what the base zoning height allows

Commissioner Puchtel asked about the efforts to date for LEED certification. Mr. Perman responded that they have not yet contracted for the service, but the architect completed the checklist based on their experience.

Chair Rodgers inquired about the mix of affordable units. Mr. Michaels responded that it would be proportional to the market rate units. Mr. Perman added that the current mix is 14% studio, 53% one-bedroom, and 31% two-bedroom.

Commissioner Halik asked if they would consider bricks versus the proposed fiber cement panels on the lower levels. Mr. Michaels responded yes.

Public Comment

Bob Froetsher 1580 Sherman Ave., and within one thousand feet of the proposed project, distributed a packet titled "Testimony to the Evanston Land Use Commission" to the commission members. He presented that D4 is a transition zoning district. Some of the standards of approval for this project that are not met is compatibility with the surrounding development and the intent of the zoning district. He reviewed that the 2009 Downtown Plan recommended buildings of 66 to 110 feet in height for this area. He also presented that the proposed project does not meet some of the standards of approval for special use including traffic and parking.

Commissioner Rogers asked staff to explain the Planned Development site development allowances. Ms. Jones presented the base requirements of 54 dwelling units, the housing bonus of an additional 52 dwelling units for a new total of 106 dwelling units, no additional units for the site development allowance, and the proposed density of 180 dwelling units. She clarified for Commissioner Lindwall that there is a base of 123 units, plus 4 units for each of the 13 affordable housing units ($13 \times 4 = 52$) for a total of 180 units, 5 of which will be additional on-site affordable housing units for a

total of 18 on-site affordable units. She continued to review the FAR, zoning height, parking spaces and loading berths for the site. Commissioner Lindwall asked how a developer requests the site development allowances. Ms. Jones explained it is requested as part of the Planned Development process and the allowances vary by zoning district.

William Brown, chairman of the First United Methodist Church, 1580 Sherman Avenue, #405, and within 1,000 feet of the proposed project, presented his concerns regarding the height of the building and the impact of traffic on access church parking.

Paul Breslin, 1635 Hinman Avenue, #1, and within 1,000 feet of the proposed project, reviewed several legal disputes between Horizon and its tenants. Jeanne Breslin, 1635 Hinman Avenue, #1, and within one thousand feet of the proposed project, expressed concern regarding solvency of the developer. Commissioner Rogers reminded the Breslin's that the Land Use Commission must address the codified standards for approval.

Becky Taveirne, 1635 Hinman Avenue, and within 1,000 feet of the proposed project, expressed her concern regarding pedestrian and vehicular traffic safety, parking availability, and compliance with the Downtown Plan.

Grace Imathiu, 516 Church Street, senior pastor of First United Methodist Church, expressed concern regarding the proposed building not meeting the standards for height, mass, and scale. She also expressed concern regarding traffic in the alley.

Dennis Harder, 522 Church Street, #6A, suggested that the city look into the goals and provisions of the affordable housing ordinance and how it might be in conflict with other city ordinances.

Fred Tanenbaum, 807 Davis Street, and within 1000 feet of the proposed project, expressed concern how the building relates to Chicago Avenue.

Arthur Altman, 807 Davis Street, and within 1000 feet of the proposed project, expressed concern regarding the amount of provided parking, the smaller size of the units, and empty small retail spaces.

Martha Rudy, 500 Lake Street, expressed concern about the alley causing undue traffic congestion due to its width. She was also concerned that the turning radius of vehicles would impact the church parking lot

Phyllis Adams, 1016 Hinman Avenue #70, expressed concern regarding whether the older buildings on the block could withstand construction of a large building.

Fergal Hanks, 1500 Chicago Avenue, commented that the proposed project would contribute to downward pressure on rents, it makes use of the existing bike lanes, and

is a transit-oriented development which can contribute to patronizing existing businesses.

Bernard Riley, 1500 Hinman Avenue, expressed concern regarding the expenditure of city resources reviewing projects that are not in alignment with the zoning district.

Robert Hacking, 1630 Chicago Avenue, expressed concern that the building would block existing views. He also expressed concern regarding delivery vehicles blocking the alley.

Mr. Michael noted that this was the second appearance before the Land Use Commission and there were other Ward and meetings before DAPR. He mentioned that the previous iteration of the building had a Porte-Cochere off of Chicago Avenue but that the preference was to have that activity off of the alley. He added that this will be a modern building that can manage additional trash created. Commissioner Halik asked if the project would be viable without any affordable housing and the parking floors were underground. Mr. Michael indicated that they had run similar programs and found them not to be financially viable. Commissioner Rogers noted that the inclusionary housing bonus seems to be doubling the number of units and perhaps should be reviewed.

Mr. Froetscher asked if any of the buildings shown on the exhibit titled "Context from the East" were east of Chicago Avenue and built after 2009. The applicant responded no.

The record was then closed.

Deliberations

Commissioner Lindwall thinks that the proposed project is too dense and too tall. She noted earlier comprehensive and downtown plans described intent to stimulate economic revitalization, envisioned a transition between the downtown core and surrounding areas, and included development incentives to build within the D4 district. Plan updates maintain these qualities, encourage better design and enable a project to be built within the standards.

Commissioner Westerberg commented that redevelopment of the site is welcome however the proposed project seems out of scale. She also noted that routing all traffic to the alley creates a burden to the rest of the community.

Commissioner Mirintchev thinks that the ratio of the number of dwelling units to the number of parking spaces is too small and it deviates too much from the Zoning Ordinance. He noted that the allowable height of 125 feet versus the proposed 195 feet is too much of a difference. He is not satisfied that the amount of proposed retail space is less than what exists now. He also suggested that the proposed layout creates too many north facing apartments and suggested an alternative courtyard scheme.

Commissioner Halik thanked the developer for making the changes from the last meeting. He would like to see more housing downtown, but the scale of this project is too big.

Commissioner Puchtel also noted that he liked the style and height of the building but it was out of character and intent of the transitional district.

Commissioner Johnson noted that he does want more housing and retail but this building is too dense and too tall for the location.

The Commission then reviewed the standards for approval of Special Uses (6-3-5-10):

1. Met as a Planned Development special use
2. Met standard of a mixed-use transit-oriented development but does not meet the transition district standard
3. Does not meet due to negative effect upon the immediate neighborhood
4. Does not meet especially for residences
5. Met as public facilities are available
6. Does not meet for front and rear of property
7. Met as it applies to the site itself
8. Met as there is minimal greenspace on the existing site
9. Met as no regulations are violated.

The Commission then reviewed the standards for approval of Planned Development (6-3-6-9):

1. Does not meet due to the number of requested allowances
2. Does not meet because it is a transition zone
3. Does not meet but site is challenging to meet
4. Met due to bird friendly glass and LEED silver goals
5. Met due to proposed IHO, scholarship fund, EV charging stations, etc.

The Commission then reviewed the standards for approval of Planned Development in the D4 District (6-11-1-10):

1. Does not meet due to building large size
2. Met due to building design
3. Does not meet due to lack of compliance with existing plans
4. Met
5. Met as landscaping is proposed on the site.

The Commission then reviewed the standards for approval of Planned Development in the D4 District (6-11-1-10B):

1. Met because no curb cuts are allowed
2. Does not meet but site is challenging to meet
3. Does not meet but site is challenging to meet
4. Utilities not provided in packet
5. Met as submitted with original application
6. Met with KLOA study

7. Met for now but a wind study has been requested in the future.

Mr. Grady requested that the application be continued to modify the project based on the feedback from this meeting. Discussion followed on next steps for the project and staff advised that the Land Use Commission recommendation will need to be scheduled before the City Council within 60 days. The applicant will have the opportunity to make any changes to their plans in the intervening period.

Commissioner Lindwall agreed with the seven staff recommended conditions and suggested adding a construction management plan and an annual payment of lost revenue related to the lost parking due to the loading zone.

Commissioner Lindwall made a motion to approve the Planned Development at 1621-31 Chicago Avenue, 22PLND-0020, with the additional nine conditions, second by Commissioner Puchtel. A 0-7 voice vote failed the motion. It will forward to City Council with a recommendation of denial for the 18-story apartment building at 1621 Chicago Ave.

Communications

Mr. Halik asked for an update on the Comprehensive Plan. Ms. Flax noted that the original RFP requested a combined Strategic Plan and a Comprehensive Plan. There may be a benefit for a new RFP for only a Comprehensive Plan. Staff is considering options and will bring a recommendation to City Council.

Public Comment

Mr. Breslin asked how much it costs the City to review a project. Chair Rodgers noted that staff and the commission do not have the authority to reject review of a project. Ms. Ashbaugh added that if an applicant has ownership interest by contract or owns the property, they have the right to apply and go through the due process.

Mr. Froetsher thanked the Commissioners for their time and noted that residents have made efforts to understand the relevant standards for the project. He appreciates the Commission's time and hopes a project of this size will not be brought before the Commission again.

Adjournment

Commissioner Westerberg motioned to adjourn, Commissioner Lindwall seconded, and the motion carried, 7-0.

Adjourned 10:05 pm
Respectfully submitted,
Amy Ahner, Planning Consultant
Meagan Jones, Neighborhood & Land Use Planner

2222 - 2310 Oakton Street

Special Use for a Planned
Development with Site Development
Allowances | Special Use Permit for
a Kennel

22PLND-0025

LUC Recommending Body



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 12, 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

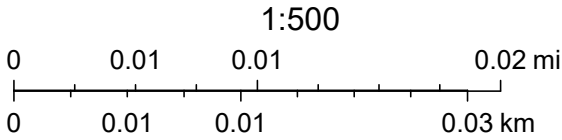
1. Aerial Photo
2. Zoning Map
3. Planned Development Application
4. Special Use Permit Application for Kennel
5. Responses to Standards, Traffic Impact Statement, Market Feasibility Statement
6. Proof of Ownership
7. Plat of Survey, 2222 Oakton Street
8. Plat of Survey, 2310 Oakton Street
9. Topographic 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



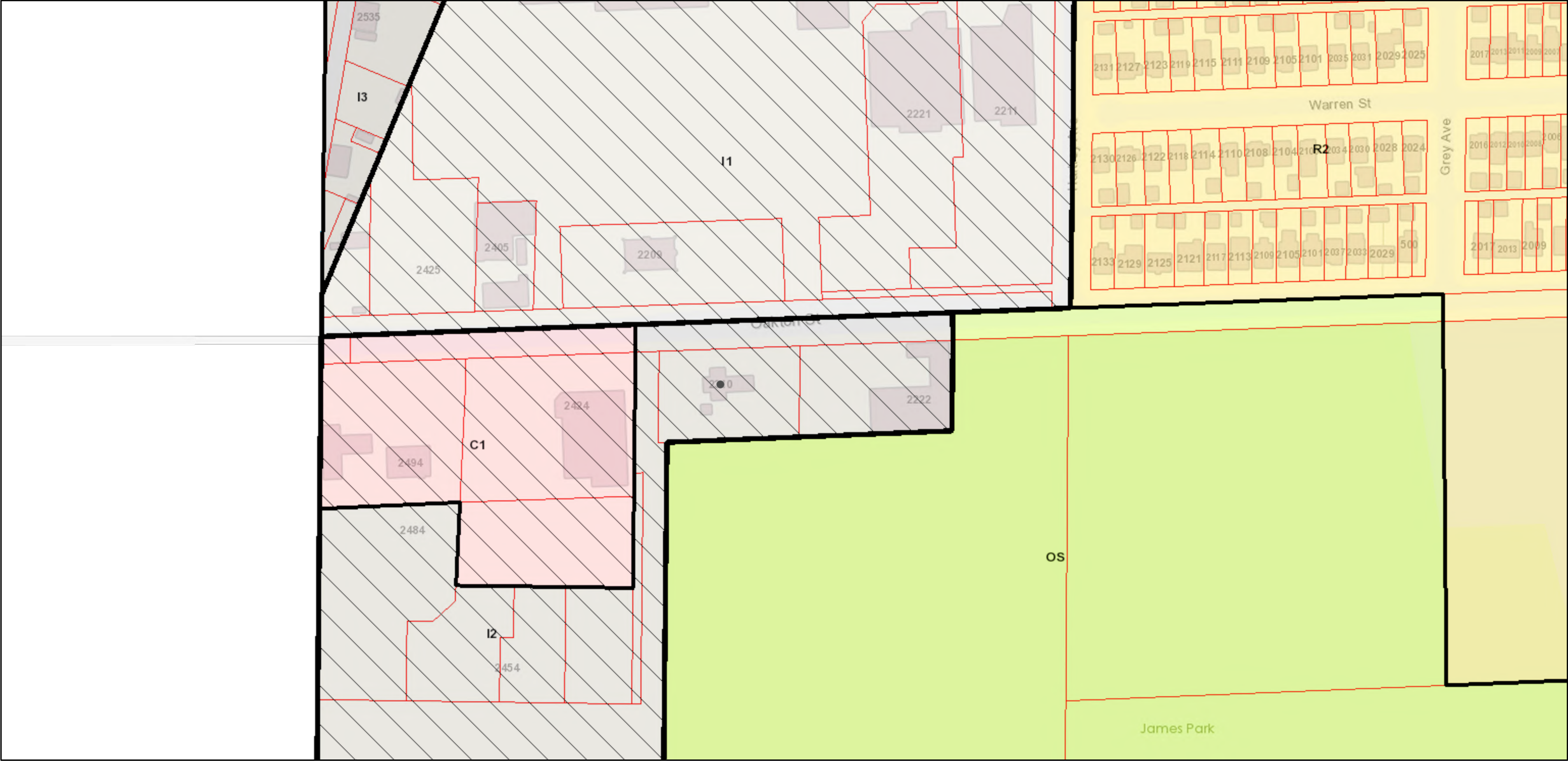
9/23/2022, 12:51:05 PM

- City Boundary
- Tax Parcels



Cook County GIS

2222 - 2310 Oakton Street - Zoning



9/23/2022, 12:52:20 PM

Zoning Overlay Districts

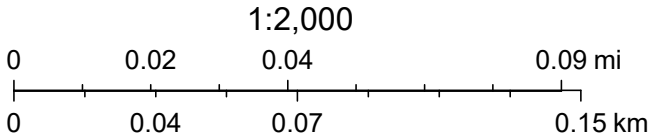
- oCSC - Central Street Corridor
- oDM - Dempster-Main Overlay
- oH - Hospital Overlay
- oRD - Redevelopment Overlay
- oWE - West Evanston Overlay
- Zoning Boundaries & Labels

Zoning Districts

- B1 - Business
- B1a - Business
- B2 - Business
- B3 - Business
- C1 - Commercial
- C1a - Commercial Mixed-Use
- C2 - Commercial
- D1 - Downtown Fringe
- D2 - Downtown Retail Core
- D3 - Downtown Core Development
- D4 - Downtown Transition
- I1 - Industrial / Office
- I2 - General Industrial
- I3 - General Industrial

- MUE - Transitional Manufacturing-Employment
- MXE - Mixed Use Employment
- O1 - Office
- OS - Open Space
- R1 - Single-Family Residential
- R2 - Single-Family Residential
- R3 - Two-Family Residential

- R4 - General Residential
- R4a - General Residential
- R5 - General Residential
- R6 - General Residential
- RP - Research Park
- T1 - Transitional Campus
- T2 - Transitional Campus





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."

Shane Cary
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: _____

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

NAME and CONTACT INFORMATION (telephone or e-mail)	ADDRESS(es) or PIN(s) of PROPERTY OWNED	SIGNATURE
--	--	-----------

[illegible]

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: 10-25-100-022-0000 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?

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> same | <input type="checkbox"/> builder/contractor | <input type="checkbox"/> potential purchaser | <input type="checkbox"/> potential lessee |
| <input type="checkbox"/> architect | <input type="checkbox"/> attorney | <input type="checkbox"/> lessee | <input type="checkbox"/> real estate agent |
| <input type="checkbox"/> officer of board of directors | <input checked="" type="checkbox"/> other: <u>agent/employee</u> | | |

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 09/22/2022
Applicant Signature -- **REQUIRED** Date

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.

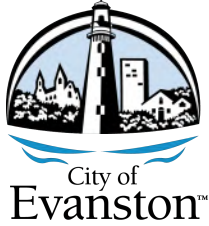
_____ Luke Stowe	_____ Hitesh Sedai
_____ City Manager	_____ Chief Financial Officer
_____ 2100 Ridge Avenue	_____ 2100 Ridge Avenue
_____ Evanston, Illinois 60201	_____ Evanston, Illinois 60201
_____ 847-448-4311	_____ 847-448-4311

- 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

I, 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.

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

Susan Hall

NOTARY PUBLIC



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

Office Use Only
Reviewed By: _____
Date: _____

This is for viewing purpose only

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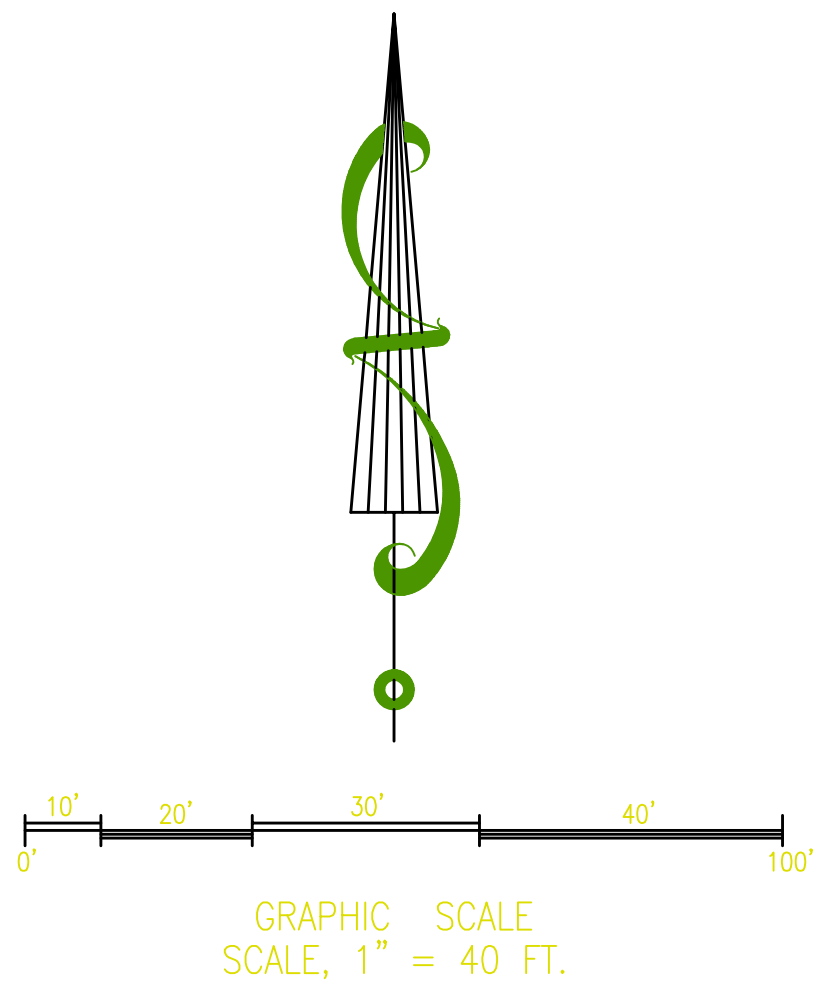
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PLAT of SURVEY

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 = 38,949 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.

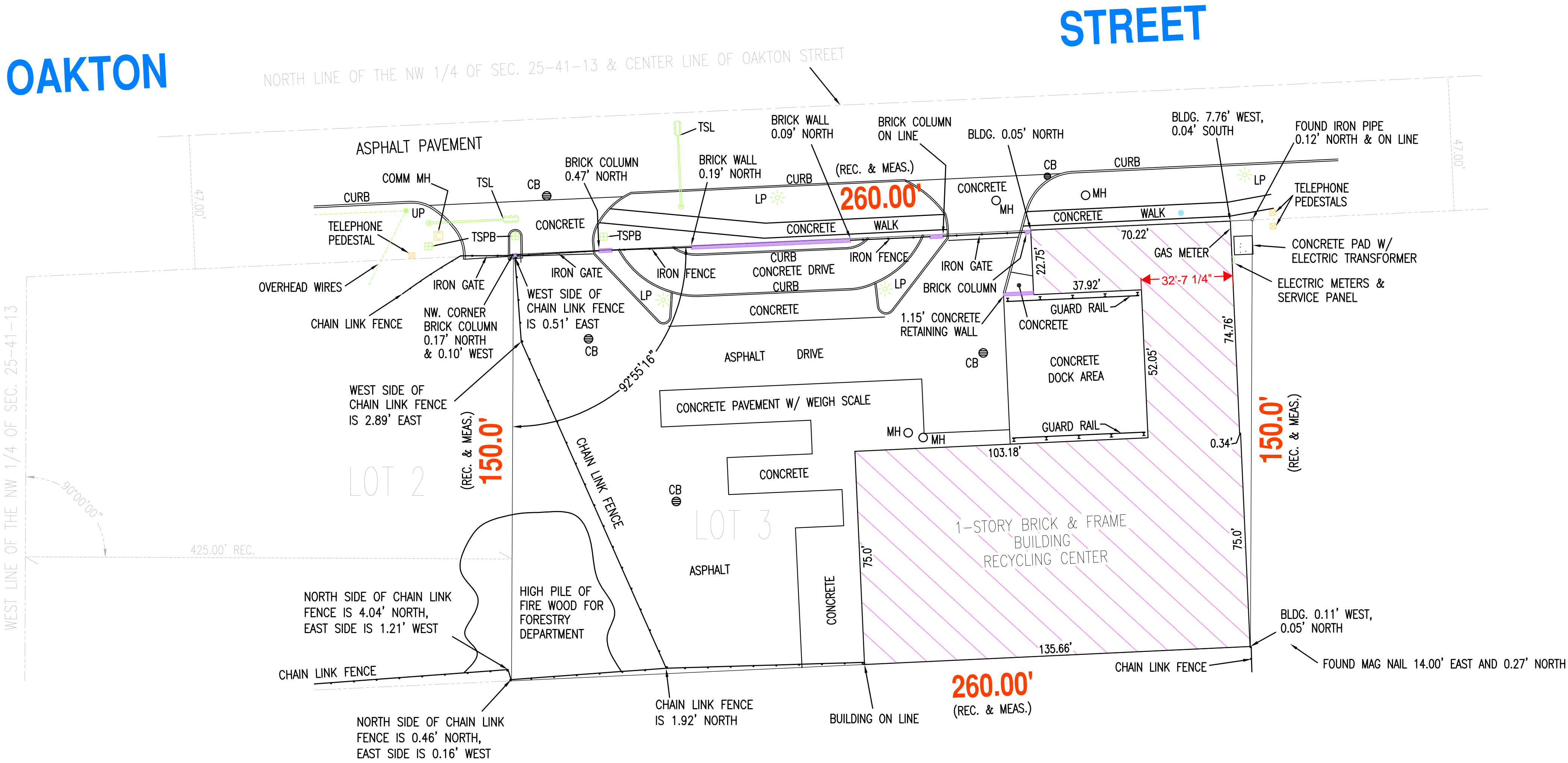
The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

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.

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
LOCATION <u>EVANSTON RECYCLING CENTER</u>	<u>EVANSTON,</u> <u>MAY 16,</u> 20 <u>12</u>
ORDER No. <u>12-147</u>	ORDERED BY : <u>CITY OF EVANSTON</u>
	<u>DEPARTMENT OF PARKS, RECREATION &</u> <u>COMMUNITY SERVICES</u>
FC134 ©2012 B. H. Suhr & Company, Inc. All rights reserved.	



FIELD MEASUREMENTS COMPLETED MAY 16, 2012

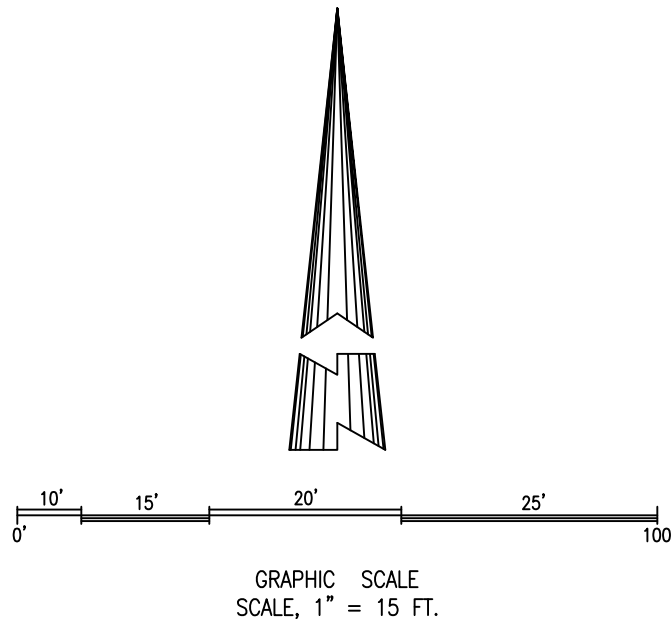
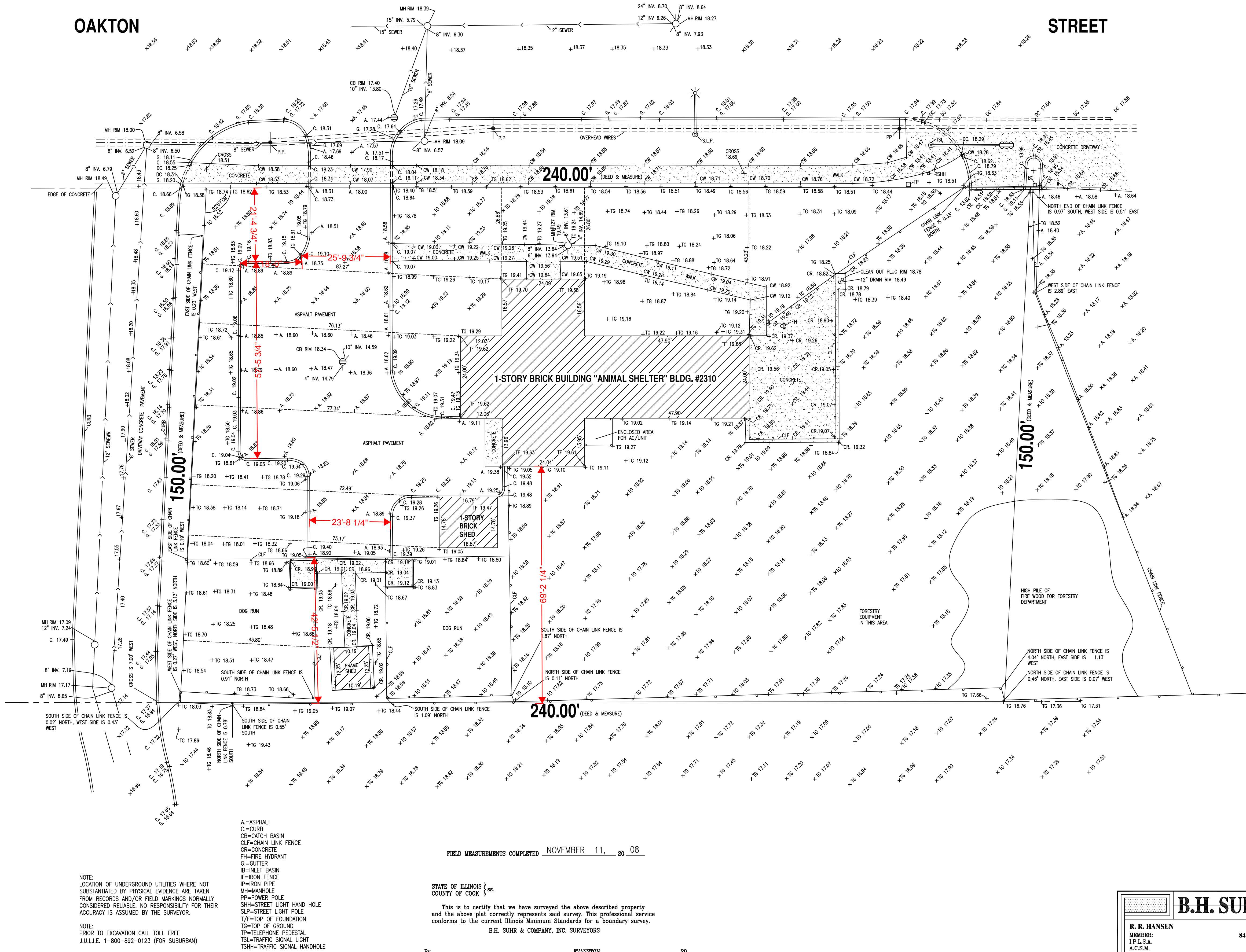
STATE OF ILLINOIS }
COUNTY OF COOK }ss.

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.

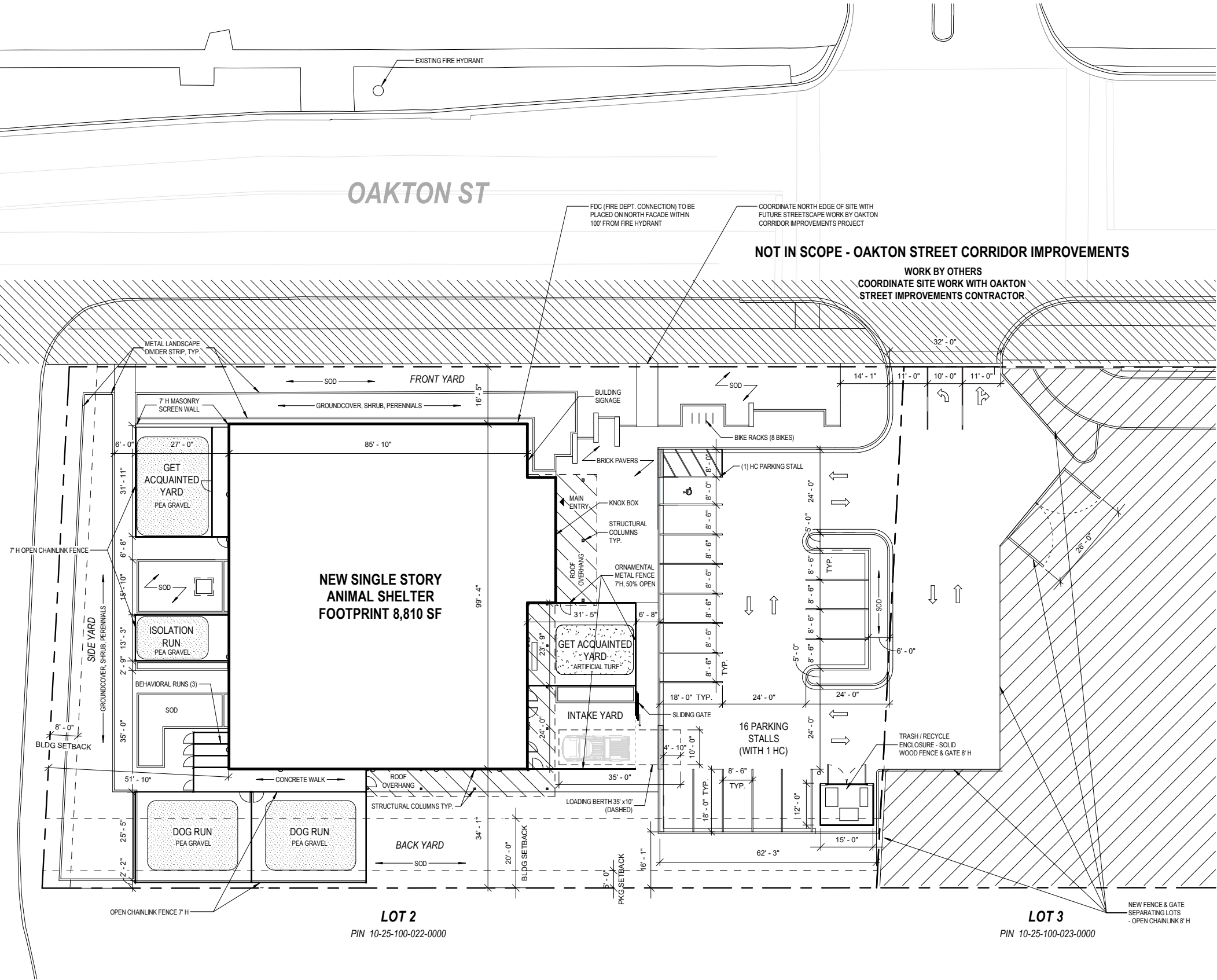
PLAT OF SURVEY

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 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, 650 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.


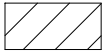
COMMONLY KNOWN AS: 2310 OAKTON STREET, EVANSTON, ILLINOIS.



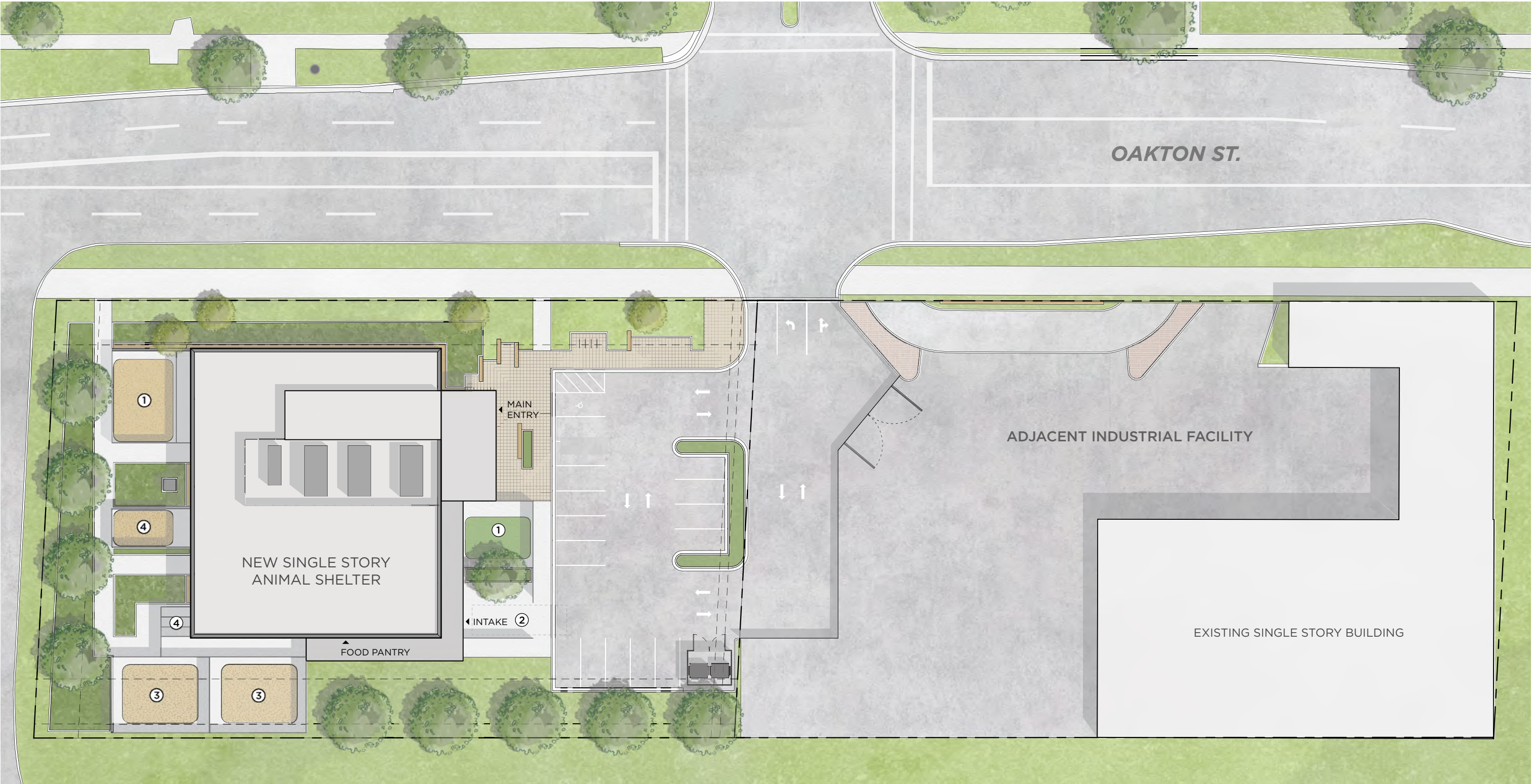
B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.S.S.A. A.C.S.M. N.S.P.S.	SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
BOOK 08 PAGE 404	EVANSTON, NOVEMBER 11, 20 08
ORDER No. 08-404	ORDERED BY: CITY OF EVANSTON
JRI30	



HATCHED AREAS: NOT INCLUDED IN PROJECT SCOPE

-  OAKTON STREET CORRIDOR IMPROVEMENT WORK
-  FORMER RECYCLING CENTER PROPERTY NOT IN SCOPE

SITE PLAN



1/32" = 1'-0"

FLOOR PLAN



1" = 20'-0"



PARKING COUNT ANALYSIS

APPROACH A



BACK-OF-HOUSE

INDUSTRIAL SERVICE:
1 PARKING SPACE PER 1,000 SF

AREA = 5,130 GSF
(58% OF TOTAL GSF)

5,130 GSF / 1,000 = 5.1 SPACES

FRONT-OF-HOUSE

RETAIL:
1 PARKING SPACE PER 350 SF

AREA = 3,680 GSF
(42% OF TOTAL GSF)

3,680 GSF / 350 = 10.5 SPACES

TOTAL PARKING SPACES = 16

PARKING COUNT ANALYSIS

APPROACH B



ANIMAL HOLDING

AREA = 2,684 SF
(30% OF TOTAL GSF)

ANIMAL RELATED STORAGE

AREA = 686 SF

TOTAL ANIMAL RELATED SF

TOTAL AREA = 3,370 SF
(38% OF TOTAL GSF)

TOTAL BUILDING GSF
- TOTAL ANIMAL DEDICATED SF

= 5,440 GSF

1 PARKING SPACE / 350 SF

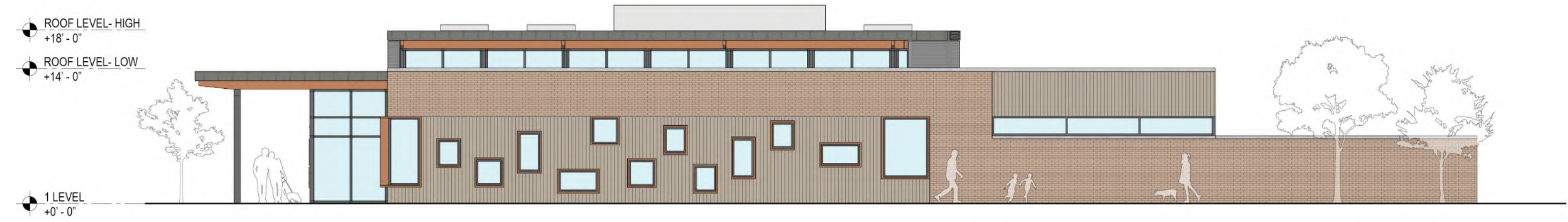
= 16 SPACES

TOTAL PARKING SPACES = 16

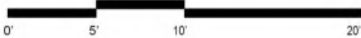
ELEVATIONS

MATERIAL LEGEND

- BRICK - RUNNING PATTERN
- WOOD
- BRICK - VARIATION
- GLASS
- CMU BLOCK
- RTU
- STEEL



NORTH ELEVATION



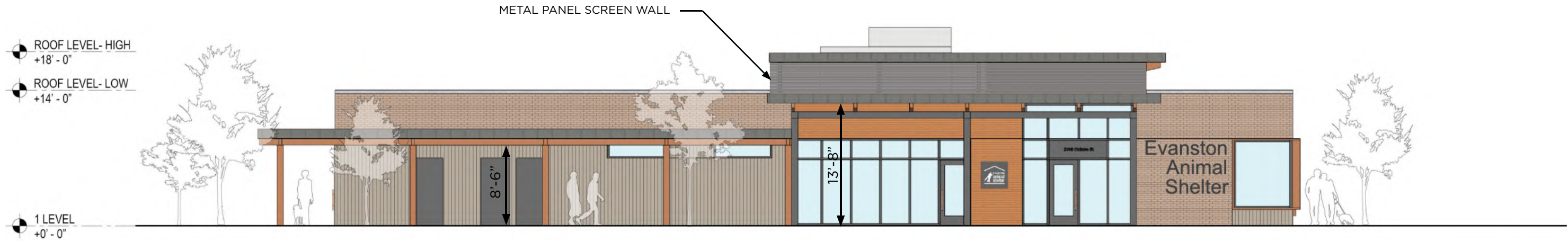
SOUTH ELEVATION



ELEVATIONS

MATERIAL LEGEND

- BRICK - RUNNING PATTERN
-
- WOOD

BRICK - VARIATIONCMU BLOCK

EAST ELEVATION



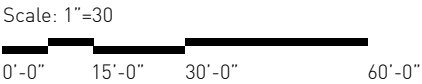
WEST ELEVATION

LANDSCAPE PLAN

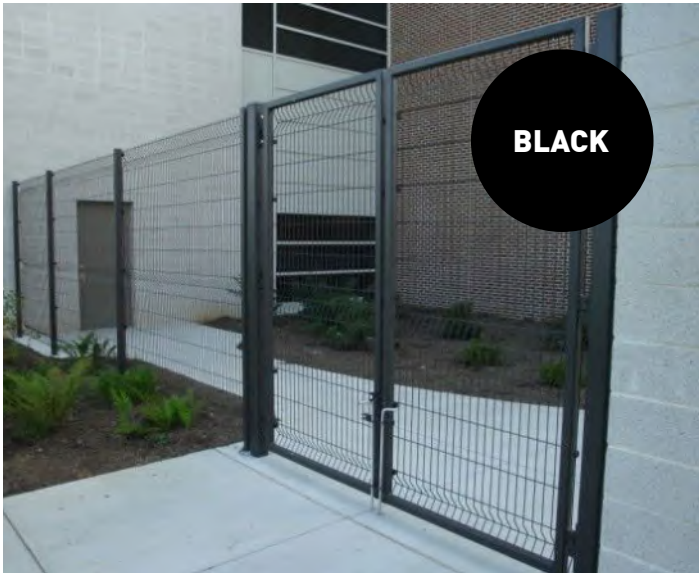


- 1 PROJECT LIMIT LINE
- 2 PROPERTY LINE
- 3 SHRUB/ GROUNDCOVER/ PERENNIALS
- 4 HOSE BIB, REFER TO MEP
- 5 ZONING SETBACKS LINE
- 6 SHADE TREE
- 7 7'H CHAIN LINK FENCE AND GATE
- 8 AGGREGATE PAVING, TYPE 1
- 9 AGGREGATE PAVING, TYPE 2
- 10 PEDESTRIAN CONCRETE PAVING
- 11 LANDSCAPE BOULDERS
- 12 ORNAMENTAL TREE
- 13 PUBLIC ART (BY OTHERS, NIC) (FOR REFERENCE ONLY)
- 14 BIKE RACKS
- 15 BENCHES
- 16 TRASH RECEPTACLE
- 17 BUILDING COLUMNS, REFER TO ARCH (FOR REFERENCE ONLY)
- 18 BUILDING OVERHANG, REFER TO ARCH (FOR REFERENCE ONLY)
- 19 UNIT PAVER PAVING, TYPE 1
- 20 UNIT PAVER PAVING, TYPE 2
- 21 RAISED CONCRETE CURB
- 22 ACCESSIBLE CLEARANCE LINE
- 23 ARTIFICIAL TURF
- 24 PET WASTE STATION
- 25 7'H ORNAMENTAL METAL SINGLE SWING GATE
- 26 7'H ORNAMENTAL METAL SLIDING GATE
- 27 VEHICULAR CONCRETE PAVING
- 28 MOUNTABLE CONCRETE CURB
- 29 ASPHALT PAVING, REFER TO CIVIL (FOR REFERENCE ONLY)
- 30 8'H ORNAMENTAL METAL FENCE
- 31 8'H ORNAMENTAL METAL DOUBLE SWING GATE
- 32 VEHICULAR CONCRETE CURB AND GUTTER, REFER TO CIVIL
- 33 PAVEMENT STRIPPING, REFER TO CIVIL (FOR REFERENCE ONLY)
- 34 ADA RAMPS, REFER TO CIVIL (FOR REFERENCE ONLY)

1 PLAN
SCALE: 1" = 30'-0"



FENCING DETAILS



25 **ORNAMENTAL METAL FENCE AND GATE**
METAL, 7'H, MIDWEST FENCE CORP
MODEL NO: WELDED WIRE FENCE AND GATE



ADD ALTERNATE: WOOD PANELS
FSC-CERTIFIED CUMARU WOOD, 2" X 6" PLANK, CUSTOM
FABRICATED BY GC
PATTERN A: HORIZONTAL, SOLID BOTTOM, GRADIENT TOP



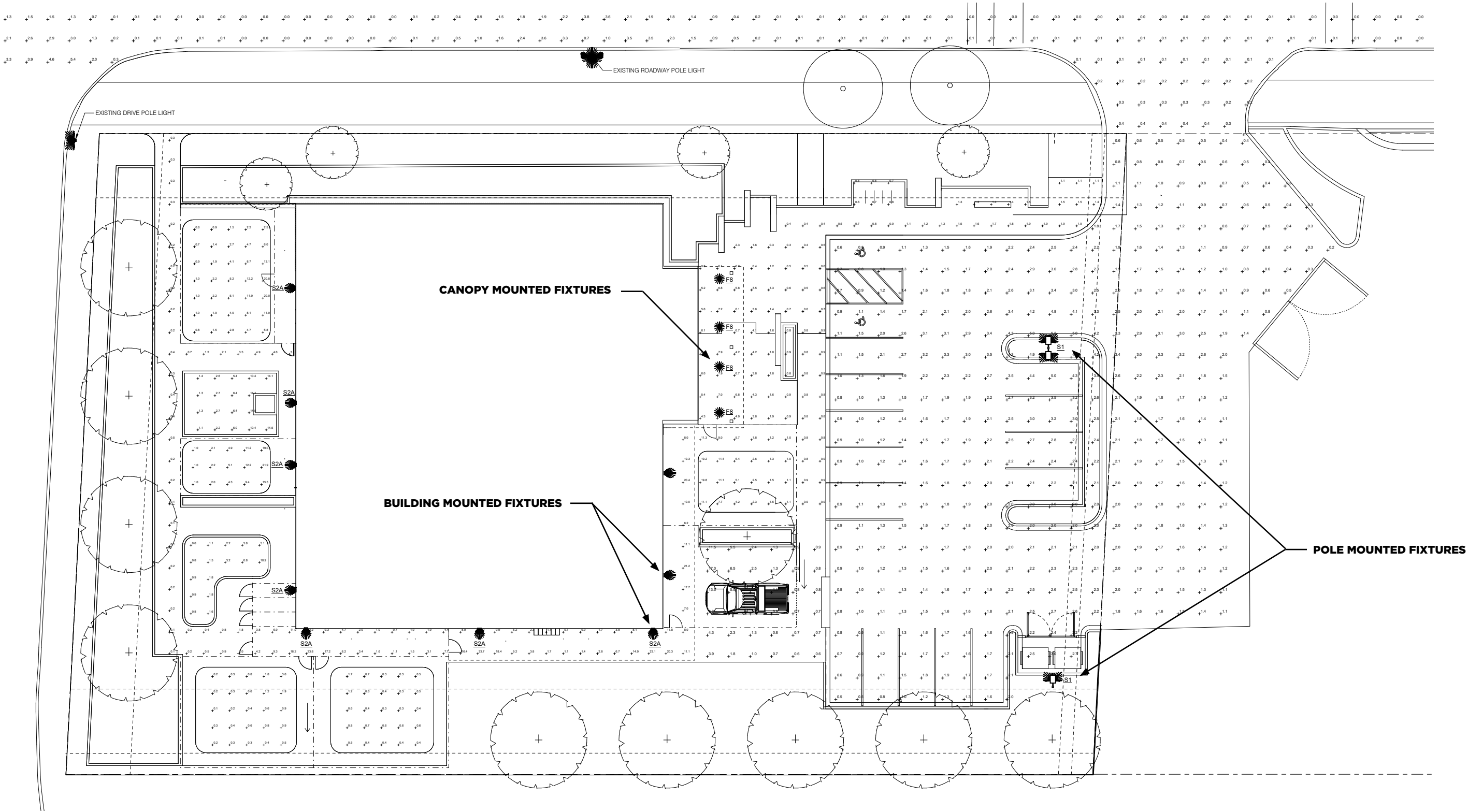
7 **CHAIN LINK FENCE AND GATE**
METAL, 7'H, MIDWEST FENCE CORP
MODEL NO: CHAIN LINK FENCE AND GATE



30 **8'H ORNAMENTAL METAL FENCE AND DOUBLE SWING GATE (TO MATCH GA COURTYARD AND INTAKE YARD FENCE)**
PER COE CODE: OUTDOOR TRASH STORAGE SHALL BE PLACED ON HARD SURFACE AND BE AESTHETICALLY SCREENED BY A PERMANENT FENCE.

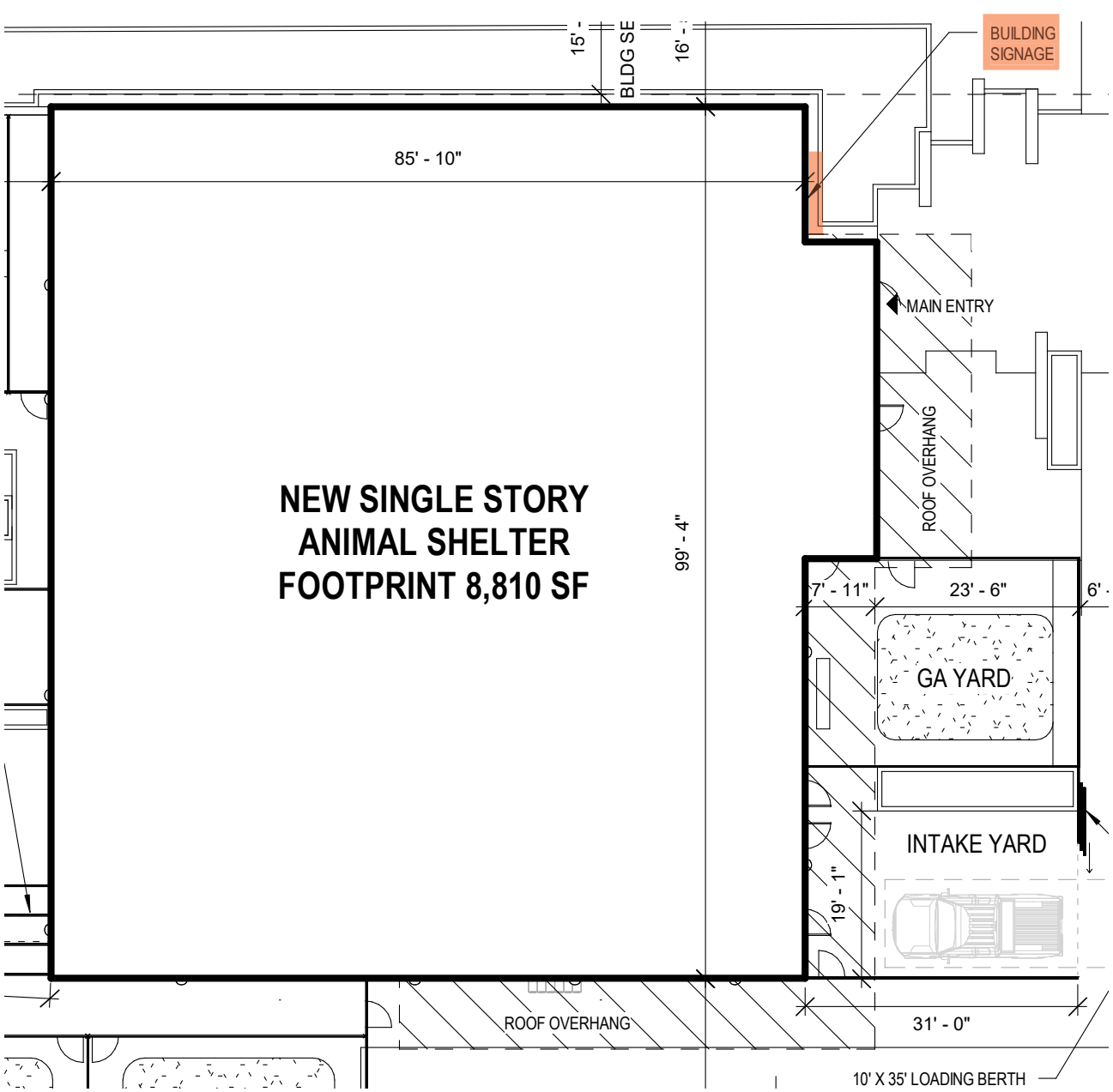
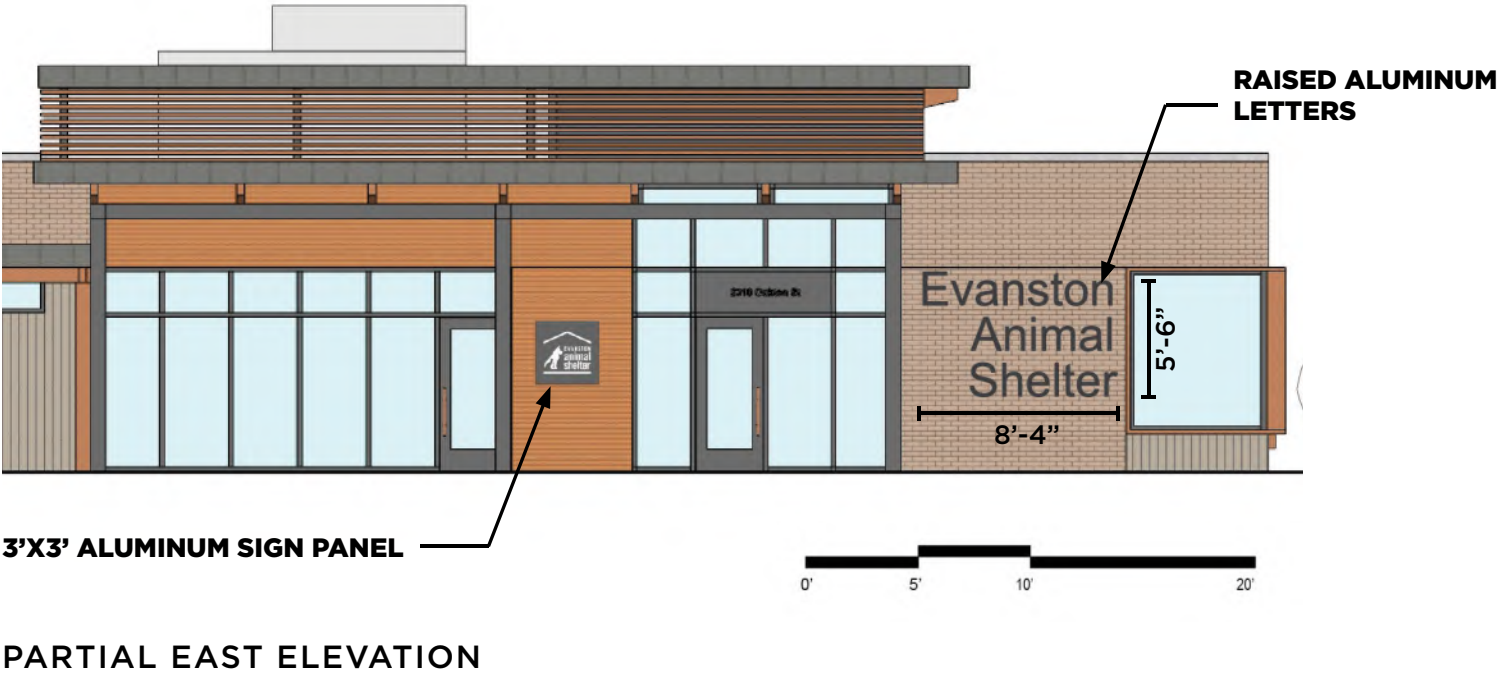
LIGHTING PLAN

SITE PLAN PHOTOMETRICS - ELECTRICAL



SIGNAGE PLAN

*SEE DEVELOPMENT PLAN (PAGE 13) AND EAST ELEVATION (PAGE 17) FOR SIGNAGE LOCATION ON EXTERIOR FACADE OF NORTH-EAST BUILDING CORNER.



City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending August 12, 2022

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 22ZONA-0043

Address: 2310 Oakton ST, BLDG#

Applicant: Shane Cary

Phone: 8478597876

Purpose: Zoning Analysis without Bld Permit App

District: I2

Overlay: oRD

Preservation

Reviewer: Katie Ashbaugh

District:

THIS APPLICATION PROPOSES (select all that apply):

ANALYSIS BASED ON:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> New Principal Structure | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Sidewalk Cafe |
| <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Retention of Use | <input type="checkbox"/> Other |
| <input type="checkbox"/> Addition to Structure | <input type="checkbox"/> Plat of Resubdiv./Consol. | |
| <input type="checkbox"/> Alteration to Structure | <input type="checkbox"/> Business License | |
| <input type="checkbox"/> Retention of Structure | <input type="checkbox"/> Home Occupation | |

Plans Dated: 9/7/2022

Prepared By: Holabird & Root

Survey Dated: 11/11/2008, 5/16/2012

Proposal Description:

New 8,810 SF principal structure for animal shelter with 16 parking stalls

Existing animal shelter, open parking lot,

Improvements: recycling center, 2 accessory structures

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I1, I2, I3, OS, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for R's; Section 6-9-1-9(D) for B's; Section 6-10-1-9(D) for C's; Section 6-11-1-10(D) for D's; Section 6-12-1-7(D) for RP; Section 6-13-1-10(D) for MU & MUE; Section 6-15-1-9 for O1, T's, U's, oH, oRE, & oRD.

- | | |
|--|-----|
| 1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 35% or more? If not, skip to 2 & 4 below. | Yes |
| 2. Does the zoning lot area exceed 30,000 sqft? | Yes |
| 3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination? | No |
| 4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area? | No |

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

<u>Front Porch Exception (Subtract 50%)</u>	<u>Pavers/Pervious Paver Exception (Subtract</u>	<u>Open Parking Debit (Add 200sqft/open space</u>
Total Eligible Front	Total Paver Area	# Open Required Spaces
Front Porch Regulatory Area	Paver Regulatory Area	Addn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:	I2	Mixed Use	Mixed Use	Non-Compliant

Comments: Animal shelter (2310 Oakton St): requires Special Use Permit
Recycling center (2222 Oakton St): permitted use

Gross Floor Area (SF)	1.0	16015	22285	Compliant
Use: Non-Residential		0.21	0.3	

Comments:

Height (FT)	45' or 3 stories, whichever is less		18	Compliant
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Comments:

Front Yard(1) (FT)	None required	26.8	16.42	Compliant
--------------------	---------------	------	-------	-----------

Direction: N

Street: Oakton

Comments: Of animal shelter only; existing recycling center is 0.04' south from north front lot line

	Standard	Existing	Proposed	Determination
Interior Side Yard(1) (FT) Direction: E	8	0.11		Legal Non-Conforming
Comments: No change; is of existing recycling center; existing and proposed animal shelter does not have east interior side yard				
Interior Side Yard(2) (FT) Direction: W	8	76.13	47.25	Compliant
Comments: Of new animal shelter only; recycling center does not have west interior side yard				
Rear Yard (FT) Direction: S	20	69.19	34.08	Compliant
Comments: Of animal shelter only; existing recycling center is 0.05' north of south rear lot line				
ACCESSORY USE AND STRUCTURE				
Use (1)	Standard	Existing	Proposed	Determination
Permitted Districts:	I2	Open Off-street Parking	Open Off-street Parking	Compliant
Comments:				
Permitted Required Yard:	Interior side	Interior Side Yard	Interior Side Yard	Compliant
Comments:				
Front Yard(1A) (FT) Direction: N Street:	0	21.42	25.25	Compliant
Comments: Of animal shelter parking lot only				
Rear Yard (FT) Direction: S	5	42.45	15.65	Compliant
Comments: Of animal shelter parking lot only				
PARKING REQUIREMENTS				
	Standard	Existing	Proposed	Determination
Use(1): Retail Services Establishment	1 per 350 sqft gross floor area.	8	16	Non-Compliant
Comments:				
Use(2): Industrial Related Activity	1 per 3 employees, and 1 per company vehicle.	5		Legal Non-Conforming
Comments:				
TOTAL REQUIRED:	25	13	16	Non-Compliant
Comments:				
Handicap Parking Spaces	Sec. 6-16-2-6			Compliant
Comments:				
Access:	Sec. 6-16-2-2			Compliant
Comments:				
Surfacing:	Sec. 6-16-2-8 (E)			Compliant
Comments:				
Location:	Sec. 6-4-6-2			Compliant
Comments:				

	Standard	Existing	Proposed	Determination
Angle(1): 90 Degree	Comments:			
Width(W) (FT)	8.5	9.5	8.5	Compliant
Comments:				
Depth(D) (FT)	18.0	18	18	Compliant
Comments:				
Aisle(A) (FT)	24.0	25.83	24	Compliant
Comments:				
Module (FT)	SL 42.0, DL 60.0	43.83	42	Compliant
Comments:				

LOADING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Loading Use:				
Retail and/or Commercial	1 short 5K to 10K, 2 short 10K to 25K, 2 long 25K to 60K, 3	1	1	Compliant
Comments:	Recycling center not included			
TOTAL (long): 0				
TOTAL (short): 1				
Short Berth Size (FT)	10' wide x 35' deep		29	Non-Compliant
Comments:				
Vertical Clearance (FT)	14'			Non-Compliant
Comments:				
Location:	Sec. 6-16-4-1			Compliant
Comments:				

RESULTS OF ANALYSIS

Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.

SIGNATURE

DATE



Memorandum

To: Honorable Mayor and Members of the City Council
From: Shane Cary, Architect/Project Manager
CC: David Stoneback, Public Works Agency Director; Lara Biggs, City Engineer
Subject: Evanston Animal Shelter Improvements
Date: September 27, 2021

Recommended Action:

Staff requests the City Council review design options and provide direction for the Evanston Animal Shelter Improvements, which will set the budget for the project. Staff is recommending 2 options for the level of service for the shelter and 2 options for the level of compliance with sustainability goals for the City Council to select from. A presentation will be provided.

Council Action:

For Discussion

Summary:

Based on direction previously provided by City Council, potential building programming and associated costs have been developed for the animal shelter improvements project. Staff is requesting that the City Council provide direction on the following:

1. The size/level of service to be provided by the new animal shelter building
2. The level of sustainability goals and Climate Action and Resilience Plan (CARP) alignment that will be targeted

Staff will provide a presentation summarizing the options. Cost estimates will be included so that the project budget can be set.

Background Information:

The City of Evanston owns and maintains an animal shelter building at 2310 Oakton Street. The City contracts with the Evanston Animal Shelter Association (EASA) for the operations of the animal shelter. The City provides grants of \$100,000 annually to assist with operations costs. EASA, which operates with a total annual budget of \$300,000, fundraises the remaining amount. In return for Evanston funding, EASA accepts animals impounded by the City as well as owner relinquished animals from the community. Since taking over operations, EASA has operated the shelter as no-kill, open admission shelter with a save rate of 96-97%.

On average, EASA processes over 570 animals per year. To accomplish this, EASA utilizes an extensive network of volunteers. When not in a pandemic, approximately 175 volunteers staff 14 shifts per week at the shelter. They also use foster homes to house the animals. In 2019, 169 foster homes hosted 343 animals. In addition, the shelter operates programs to help residents afford to keep their own animals in their home, such as providing donated dog food, cat food and cat litter to residents who would not otherwise be able to feed their animals. A report describing EASA's programs and services in 2020 is attached.

Existing Building:

Constructed in the 1970's, the animal shelter building is inadequate for the current operations. The 2750-square foot building was originally intended to house a small number of animals for a short time. Euthanasia was utilized to manage the number of animals that were in residence. Because of the age of the building, it was not designed with modern shelter standards in mind. The inadequacies of the building include:

- Not enough capacity to house dogs and cats (cat housing was not included in original operations)
- No separate intake area for animals that are dropped off
- No isolation area for sick dogs or cats
- Minimal adoption facilities
- Lack of windows and natural light
- Inadequate storage
- No space for in-house medical procedures

The existing building does not meet the current building code. In particular, the HVAC is nearing the end of its useful life, and the City would not be able to replace it and bring the system up to code without somehow expanding onto the building to house new mechanical equipment. The current HVAC is also inadequate for maintaining even temperatures throughout the building; during warmer weather, the temperatures in some of the areas where animals are housed exceeds 90 degrees. Also, the building does not contain a fire sprinkler system.

If the HVAC or other critical building systems fail and cannot be repaired, it is likely that the Evanston Animal Shelter Association (EASA) will lose its licensing from the Illinois Department of Agriculture that allows the operation of an animal shelter.

History:

In 2007, the City signed an agreement with Community Animal Rescue Efforts (CARE) to expand the Animal Shelter building in order to improve operations and provide a minimum standard of animal care. In 2008, the City hired an architectural consultant to perform the required design services for this expansion. Unfortunately, the consultant's services were terminated in 2009 as the consultant was unable to prepare a design solution that met City and CARE requirements.

In 2010, the City and CARE again hired a consultant to design the needed improvements and expansion of the shelter. Just prior to the award of the design, the Animal Shelter Expansion Project was put on hold while the City considered the potential sale of the Animal Shelter property. In 2012, the City decided to go ahead with the project and a consultant was hired. CARE fundraised to assist in covering the cost of the major renovation and expansion. Before

a building came into fruition, CARE and the City determined it was best to part ways due to issues with the management of the animals. The City issued a Request for Proposal for another partner to operate the animal shelter and ultimately contracted with the current operator, Evanston Animal Shelter Association (EASA), a not-for-profit organization created to respond to this request.

On October 23, 2017, as part of a budget presentation, staff notified the City Council that the building was not compliant with building codes, had failing building systems, and needed a significant capital investment in order to stay operational. The City Council directed staff to work with the Animal Welfare Board to complete an in-house study to determine what a new/expanded building would need in order to meet the operational needs of the animal shelter. Staff attended multiple Animal Welfare Board meetings and toured numerous animal shelter facilities in the Chicago area. As staff began preparing a written report of the findings for City Council, Cook County released the call for grants for the Housing Cook County Animals grant program. Staff pivoted to developing a grant proposal for submission to Cook County.

Cook County Animal and Rabies Control sent out a call for projects because the current total of all shelter capacity in Cook County is insufficient to house all of the animals that need sheltering. During a January 8, 2020 presentation Cook County provided criteria upon which the grant would be determined. Some of the highlighted criteria were an increase in the sheltering capacity, separate areas for infirmed animals, 24 hour access by Cook County, capability of dealing with hoarding cases, holding area for atypical pets, welcoming area for adopters, separation of intake and adoption, stress reduction features, odor and noise reduction, and rabies observation.

On February 24, 2020, City Council approved Resolution 15-R-20 to submit a grant application to Cook County. The proposed grant application requested a \$4.5M grant from Cook County with matching funds from the City of Evanston and the Evanston Animal Shelter Association. The grant application was for a new building with site improvements, and had an overall project cost of \$6.0M. A breakdown of the costs is as shown below:

Funding Source	Amount
Cook County Animal Shelter Grant Program	\$4,500,000
Evanston Animal Shelter Association	\$500,000
City of Evanston	\$1,000,000
Total	\$6,000,000

On May 28, 2020, Cook County announced an award of \$2.0M grant to the City of Evanston. Cook County and the City of Evanston then negotiated the final terms of the grant agreement.

On October 5, 2020, a discussion was held at Human Services about how to proceed, and the board made a referral to the Animal Welfare Board to determine if there are other sources of fundraising that could be tapped to offset the COE cost of building a new building.

On 12/8/20, the Animal Welfare Board met to discuss options for fundraising. At that time, the discussion centered around if EASA could fundraise more than \$500,000 or if a separate non-profit group could be set up to handle the capital improvement fundraising. To date, no one has volunteered to set up a separate non-profit group. Meanwhile, EASA has renewed its commitment to fundraise \$1,000,000 for capital improvement of the animal shelter, but is unable to commit to more than that amount.

On 01/21/21, the Animal Welfare Board approved a recommendation to execute an amendment to the existing MOU specifically allowing EASA to fundraise for capital improvements for the Evanston Animal Shelter building and to set a target of \$1,000,000 for the funds to be raised.

On 02/01/21, the Human Services Committee approved Resolution 20-R-21 and Resolution 21-R-21. These two resolutions amended the two agreements between the City and EASA to allow capital fundraising; adjusting the yearly financial contribution the City provides EASA; and extending the length of the agreement with EASA.

On 02/08/21, City Council approved Resolution 20-R-21 and Resolution 21-R-21. The memo accompanying the resolutions indicated the range of the project budget to be \$4.5M-\$6M.

On 03/22/21, City Council approved Resolution 30-R-21 entering into a grant agreement with Cook County. City Council also approved a contract with Holabird and Root Architects (HRA) to perform a pre-design study for the purpose of determining a more accurate cost estimate before setting the final project budget. The memo accompanying the grant agreement and the contract with Holabird and Root Architects indicated a range for the project budget of \$4.5M-\$6M.

Funding Source	New Building	Renovation and Addition
Cook County Animal Shelter Grant Program	\$2,000,000	\$2,000,000
Evanston Animal Shelter Association	\$1,000,000	\$1,000,000
City of Evanston	\$3,000,000	\$1,500,000
Total	\$6,000,000	\$4,500,000

New Building Program & Size:

The Strategic Programming effort identified and prioritized the elements of the building that are required for the building. Three levels of service have been identified as meeting the needs of the City and Cook County.

Level 1 - Health, Welfare and Community - This level of service meets the minimum requirements to provide services to Cook County and the City of Evanston. It also

incorporates building code and accessibility requirements as well as meeting industry standards for humane animal care.

Level 2 - Operational Efficiencies - By adding a surgical suite to the space provided in Level 1, this option will allow EASA to provide better animal care onsite, reducing costs and animal stress. It will also allow the operation of a community vaccination and spay/neuter programs, which translate into reduced unwanted pet populations and pet homelessness. The addition of a sally port will increase safety of impounded animal transfers between vehicles and shelters.

Level 3 - Human Experience and Future Growth - Adding to Level 2, this will allow the shelter to operate a full-range of community education and service events, while the increased building size will allow flexibility to accommodate future needs.

A detailed description of the facilities included in each level of programming is attached. A summary of the estimated cost for each level is as follows:

Programming/Building Level	Square Footage	Estimated Cost
1: Health, Welfare, and Community Programs	7,500	\$5.5 M
2: Operational Efficiencies	8,500	\$6.0 M
3: Human Experience and Future Growth	12,700	\$8.5 M

Staff is recommending the selection of Level 1 or 2 as the recommended option in order to better align with previous budget estimates.

Site Investigation/Renovation vs. New Construction:

The Site Investigation & Analysis involved identifying the major limitations and opportunities presented by the site, the neighboring buildings, and streets. The existing building was also evaluated for potential reuse as part of a renovation and expansion project. However, the inadequacies of the existing building limits the utility of building reuse. These include:

- Small size
- Lack of code compliance
- Narrow hallways, low ceilings and small room spaces with CMU block walls making interior modifications a challenge
- Failing building systems
- Lack of critical safety features
- Lack of natural light

A cost evaluation determined that the cost of a reuse/expansion compared to the cost of a new building was approximately the same. **Staff recommends that the City eliminate the option for building renovation and proceed with the construction of a new building.**

Sustainability Goals:

The City of Evanston has a Green Building Ordinance which sets minimum standards for energy and environmental stewardship. The most appropriate path to comply with the Green Building Ordinance is to design it to a LEED Silver building. LEED, Leadership in Energy and Environmental Design, is a rating system created by the U.S. Green Building Council (USGBC) which has set standards for environmental stewardship in the building industry for over 20 years.

On 12/10/18, the City Council adopted the Climate Action and Resilience Plan (CARP). CARP sets a series of goals for municipal operations, including carbon neutrality for municipal operations by 2035. To meet this goal, all city facilities would need to have net zero greenhouse gas emissions. This requires city facilities to eliminate dependence on fossil fuels such as natural gas, and move to source all energy needs from electricity, and purchase renewable energy credits to offset the carbon emissions associated with electricity production. Because this timeline is 14 years, HRA investigated the cost and implications of meeting a net zero emissions goal. HRA also looked at a more aspirational goal of net zero energy, which would require all energy to be generated onsite.

Eliminating carbon emissions without generating onsite energy will likely increase the cost of operations because of the difference in fuel costs (natural gas vs. electricity). Although natural gas is currently less expensive than electricity, this may not remain the case throughout the life of this building. In order to meet the goal of eliminating greenhouse gas emissions by 2035, this project will need to rely on electricity for all energy needs. A life cycle cost analysis will be performed as a part of the decision making process for selecting specific types of equipment, but is not available at this stage of the decision making.

The animal shelter also has specific hurdles to overcome in order to maintain zero carbon emissions on site. One of the issues is that an animal shelter requires a substantial amount of outdoor fresh air. Air cannot be recirculated in areas that contain animals, and building code/best practices requires a high level of air changes every hour. This places a greater energy burden on the building than an office building or a residence. There is a large amount of cleaning that must be performed at an animal shelter, which increases the amount of water and the amount of energy required to heat this water. Finally, the animal shelter is occupied by animals all of the time, which means that the energy use is more consistent throughout a 24 hour cycle than other building types.

The option to go to net zero energy is also challenging. Although operations costs may decrease as energy is generated onsite from renewable sources, there are still a number of technical issues to overcome. These include investing in technology which may become quickly obsolete, lack of experience maintaining renewable technologies in the City's facilities staff, and a small site, which provides limited area for locating renewable energy generation, such as solar panels.

A summary of the different sustainability goal options and their estimated cost is as follows:

Level of Sustainability Goal / CARP Alignment	Design Standards	Estimated Cost
A: City's Code Requirements	Energy code compliance and LEED silver	Base project cost
B: CARP - Short-term (Net Zero Carbon Emissions)	Energy code compliance, LEED Silver, zero carbon emissions on site, and solar ready.	+ \$0.2M - \$0.4M (varies by building size)
C: CARP - Long-term (Net Zero Energy)	Energy code compliance, LEED Silver, zero carbon emissions on site, and generates as much energy as it consumes over the course of a year.	+ \$1.0M - \$1.5M (varies by building size)

Staff is recommending the selection of Level A or B as the recommended option in order to simplify technical challenges associated with the project design, construction, and long-term operation.

Public Engagement:

As part of the pre-design study, a steering committee of Evanston subject matter experts was also formed to review study results and make recommendations. The steering committee met twice to discuss study results and provide feedback.

Following two meetings of the steering committee, a public meeting was held on 9/13/21 to get feedback on which should be the recommended options. The virtual public meeting was attended by nearly 100 people. The primary feedback was that the existing building was failing, and it needed to be replaced/expanded to better support critical social services. Feedback on sustainability goals indicated that people valued sustainability improvements being incorporated into the project, but did not want the animal care or the social services provided by EASA to be compromised in order fund sustainability.

Note on Cost Estimates:

Although cost estimates are provided for different options, challenges with pandemic-related labor costs and construction supply have made construction pricing volatile. Cost estimates are more likely than typical to lose accuracy over time.

Detailed Funding:

The City of Evanston has funding commitments from Cook County (\$2M) and from EASA (\$1M). Depending on the project options to move forward, the total project cost could range from \$5.5M to \$10.0M. All costs over \$3.0M need to be funded by the City of Evanston. Unless another source of funding is identified, this will likely be through general obligation bonds. A summary of funding is as follows:

Funding Source	Project Minimum Cost (Options 1-A)	Project Maximum Cost (Options 3-C)
Cook County Grant	\$2.0M	\$2.0M
EASA Fundraising	\$1.0M	\$1.0M
City of Evanston	\$2.5M	\$7.0M
Total	\$5.5M	\$10.0M

Recommendations:

A summary of staff recommendations and the associated cost estimate is shown in the table below.

	Level 1: Health, Welfare, and Community Programs <i>7,500 SF</i>	Level 2: Operational Efficiencies <i>8,500 SF</i>	Level 3: Human Experience and Future Growth <i>12,700 SF</i>
A: City's Code Requirements (LEED Silver certification)	\$5.5M	\$6.0M	\$8.5M
B: CARP - Net Zero Carbon Emissions	\$5.7M	\$6.3M	\$8.9M
C: CARP - Net Zero Energy	\$6.5M	\$7.1M	\$10.0M

Staff requests direction from City Council on which options to pursue for the project design. Following this guidance, staff will finalize the scope of consulting services for design and construction and return to City Council for approval of a contract amendment to the consulting services contract for HRA.

Attachments:

[Services Provided by EASA](#)

[Facilities Included at Each Level of Building Program / Size](#)



At the Evanston Animal Shelter, we believe in compassion for all companion animals and the power of the human-animal bond. We endeavor to not only heal and care for the animals in our shelter and to find them forever homes, but to also serve the community with support programs that keep pets with their people.

Our mission: *We give companion animals the best chance at the life they deserve through rehabilitation, foster care, adoption, and community support that keeps pets with the people who love them.*

The Year of Unprecedented Challenges

In 2020, we intensified our service to the community to extend our reach to those impacted by the pandemic:

PET FOOD PANTRY

Value to the Community - \$52,000

This past year we distributed nearly 35,000 pounds of free pet food. In addition to curb side pick-up at the shelter, we partnered with the Evanston Emergency Food Pantry, the Produce Mobile, and Meals on Wheels to help reach all those in need. We firmly believe that no one should have to give up their pet because they can't afford to feed them.



CUSTODIAL PROGRAM

Value to the Community - \$62,000

Through our Custodial Program we provide short-term care, free of charge for pets whose owners are facing an extended illness or loss of their home to fire, domestic violence, or financial hardship. In 2020 we provided 1,549 days of care to 23 animals, ensuring they could return to their people when they were back on their feet.

MEDICAL INTERVENTION PROGRAM

Value to the Community - \$8,000

In 2020 we expanded the scope of our Senior Safety Net program to include people of any age, recognizing that owners may be struggling with the financial strain of dealing with a routine illness in their companion pet. This program pays up to \$500 per animal to cover non-catastrophic medical care for owners who can't afford it.



Yet we never wavered in providing compassionate care for our animals:



VETERINARY FEES - \$122,000

Every animal that comes to the shelter receives an exam, with most requiring core vaccinations, a heartworm or snap test, a microchip, and spay or neuter surgery. Seniors receive a senior blood panel to detect conditions common in aging animals. With shelter animals one sees a myriad of health issues. This past year we covered everything from three amputations of mangled legs to several cancer cases.

IN SHELTER CARE AND SOCIALIZATION - \$40,000

The shelter provides a safety net for the homeless animals that come through our door. We provide all the necessities for basic care, enhanced care and extensive enrichment and socialization. No matter the age, condition or temperament, all of our animals are given what they need on the path to the life they deserve.



FOREVER FOSTER HOMES - \$5,500

Some animals that come to us are either elderly or suffer from a serious chronic illness. They deserve a compassionate end-of-life experience other than living in a cage or kennel. They are, however, difficult to place in an adoptive home because of concerns about long-term medical costs and a shorter life expectancy. Our Forever Foster program finds special people willing to provide hospice care. We pay all of the medical costs and they supply the love.

FOSTER HOMES - Priceless

Animals deteriorate quickly in the shelter environment, so we work hard to find alternative care as quickly as possible. Foster homes provide loving care for the animals while we look for their forever homes. Last year 300 families provided a collective 42,272 days of foster care. While animals are in their foster homes we provide food, medication and supplies.



Evanston Animal Shelter
2310 Oakton Street
Evanston, IL 60202
[evanstonanimalsheter.net](http://evanstonanimalshelter.net)

**DETAILED BUILDING FACILITIES FOR PROPOSED SHELTER IMPROVEMENTS AT
DIFFERENT LEVELS OF BUILDING SIZE PROGRAM**

Level 1: Health, Welfare, and Community Programs - 7,500 SF	
<ul style="list-style-type: none"> • Vestibule • Lobby • Cat Get Acquainted Area • Dog Get Acquainted Area • Cat Colony • Dog Adoption • Cat Cages • Education/Training • Break Room • Office • Storage 	<ul style="list-style-type: none"> • Food Pantry • Medical Exam • Laundry • Food Preparation • Cat Intake/Grooming • Dog Intake/Grooming • Dog Holding • Cat Isolation • Dog Isolation • Maternity Room

Level 2: Operational Efficiencies - 8,500 SF	
<ul style="list-style-type: none"> • Sally Port • Storage 	<ul style="list-style-type: none"> • Surgical Suite

Level 3: Human Experience and Future Growth - 12,700 SF	
<ul style="list-style-type: none"> • Lobby+ • Cat Colony+ • Education/Training+ • Dog Adoption+ • Public Receiving • Break Room+ • Office+ • Surgical Suite+ 	<ul style="list-style-type: none"> • Storage+ • Food Prep+ • Laundry+ • Dog Intake/Grooming+ • Sally Port+ • Dog Holding+ • Dog Isolation+ • Cat Holding+



Katie Ashbaugh <kashbaugh@cityofevanston.org>

Land Use Commission Public Comment

4 messages

noreply@formstack.com <noreply@formstack.com>

Fri, Sep 23, 2022 at 5:49 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org

**Formstack Submission For: Land Use Commission Public Comment**

Submitted at 09/23/22 6:49 AM

Name: Catherine Palivos**Address of Residence:** 1430 Mulford St**Phone:** (773) 524-7978**How would you like to make your public comment?:** Written (see below)**Provide Written Comment Here:** As a resident of Evanston that lives near the current old shelter, I 100% support the construction of a new animal shelter on the existing site. This new facility is need ASAP!**Agenda Item (or comment on item not on the agenda):** New animal shelter**Position on Agenda Item:** In Favor

noreply@formstack.com <noreply@formstack.com>

Fri, Sep 23, 2022 at 7:49 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: Land Use Commission Public Comment

Submitted at 09/23/22 8:49 AM

Name:	Jane Roth
Address of Residence:	450 Davis Street
Phone:	(847) 868-8122
How would you like to make your public comment?:	Written (see below)
Provide Written Comment Here:	I support the construction of a new animal shelter on the site of the previous one.
Agenda Item (or comment on item not on the agenda):	Evanston Animal Shelter
Position on Agenda Item:	In Favor

[Quoted text hidden]

noreply@formstack.com <noreply@formstack.com>

Fri, Sep 23, 2022 at 12:12 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 09/23/22 1:12 PM

Name: Vicki Seglin

Address of Residence: 1608 Kirk St

Phone: (847) 424-0480

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I am in favor of, and greatly excited by, the prospect of a new building for the animal shelter on the current site. The city shelter is desperately in need of a new building that will match the expertise and enthusiasm of the staff and volunteers, create a healthier space for the animals (and people) as well as continue to meet community needs. Maintaining it on that site seems reasonable both in terms of continuity of location and, as it remains in a business/park area, not affecting residences. Thank you.

Agenda Item (or comment on item not on the agenda): New animal shelter building

Position on Agenda Item: In Favor

[Quoted text hidden]

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 09/23/22 1:26 PM

Name: June Morrow

Address of Residence: 1930 Ridge Avenue, Apt C-102

Phone: (847) 636-6987

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I am in favor of, and pray it happens, for a new more modern more efficient, and larger new animal rescue facility in Evanston. It's beyond time that it becomes a reality.

Agenda Item (or comment on item not on the agenda): How large will the new facility be?

Position on Agenda Item: In Favor

[Quoted text hidden]