

43-O-98

AN ORDINANCE

**Granting a Special Use for a Type 2 Restaurant
at 1620 Chicago Avenue**

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on March 17, 1998 in case number 98-4-SU(R), pursuant to proper notice on the application of Peet's Coffee and Tea, lessee, and Sarfatty Associates, agent for lessee, as authorized by the property owner, JBC Evanston Limited Partnership, for a special use for a Type 2 Restaurant at 1620 Chicago Avenue in the D3 Downtown Development District, and

WHEREAS, the ZBA after hearing testimony and receiving other evidence, made written findings pursuant to Section 6-3-5-10 of the Zoning Ordinance, that the application met the standards for special uses, and recommended that the City Council grant the application,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the aforescribed application for a special use for a Type 2 Restaurant is hereby granted and the findings and recommendation of the ZBA adopted, on property at 1620 Chicago Avenue, legally described below:

WASHINGTON NATIONAL CONSOLIDATION OF ALL OF LOTS 12, 13, 14, 15, 16 AND 1 IN BLOCK 19 IN THE ORIGINAL VILLAGE (NOW CITY) OF EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 9, 1995 AS DOCUMENT NUMBER 95161213, IN COOK COUNTY, ILLINOIS.

SECTION 2: That pursuant to Section 6-3-5-12 of the Zoning Ordinance, which provides that the City Council may impose conditions upon the grant of a special use, these conditions are hereby imposed:

- A. Construction and operation of the Type 2 Restaurant shall be in substantial compliance with the testimony and documents placed on file in connection with this case.
- B. The operator of the Type 2 Restaurant shall implement and continue to follow the litter collection plan presented during the public hearing and attached hereto as Attachment 1.
- C. The operator of the Type 2 Restaurant shall further be responsible for maintaining an area, defined as a 250-foot radius surrounding the retail space occupied by the Type 2 Restaurant, free of rubbish, litter, and waste material, including, but not limited to, food, beverages, napkins, straws, containers, bags, utensils, plates, cups, bottles, cans, and other similar waste materials emanating from any source.
- D. The operator of the Type 2 Restaurant shall implement and continue to follow the employee parking plan presented during the public hearing and attached as Attachment 2; or, if is not feasible for the operator of the Type 2 Restaurant or the operator's employees to secure parking at the parking garage at the southeast corner of Church and Chicago, the operator of the Type 2 Restaurant shall implement and continue to follow said employee parking plan at such other off-street parking facilities as are available in the downtown area.
- E. The operator will institute a program to discourage double parking.
- F. Violation of any of the above conditions or any other applicable laws or regulations may void the special use permit to use the subject property as a Type 2 Restaurant.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: March 23, 1998

Adopted: April 14, 1998

Approved: April 20, 1998

Lorraine H. Morton
Mayor

ATTEST:

May P. Morris
City Clerk

Approved as to form:
[Signature]
Corporation Counsel

ATTACHMENT I TO ORDINANCE 43-0-98



Peet's Coffee & Tea

P.O. Box 12509
Berkeley, California 94712-3509
Telephone: 510.594.2100
Fax: 510.594.2180
www.peets.com

12 March 1998

Planning and Zoning Division
City of Evanston
2100 Ridge Road
Evanston, IL 60201

RE: Litter Patrol Plan for
Peet's Coffee & Tea
1620 Chicago Avenue
Evanston, IL 60201

Dear Mr. Mylott,

We understand the importance of maintaining a clean environment for our neighbors, customers, and employees therefore we propose the following litter patrol plan. A Peet's employees will patrol the area surrounding our store every three hours during our business hours. Their patrol will extend between Church and Davis on Chicago Avenue.

Peet's dumpster is located behind our building in the parking lot. We will maintain the cleanliness of this dumpster and will have garbage picked up a minimum of three times per week.

Thank you for your consideration.

Best Regards,

Louise M. LoRe
director of store development
Peet's Coffee & Tea

ATTACHMENT 2 TO ORDINANCE 43-0-98



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12 March 1998

Planning and Zoning Division
City of Evanston
2100 Ridge Road
Evanston, IL 60201

RE: Employee Parking Plan
Peet's Coffee & Tea
1620 Chicago Avenue
Evanston, IL 60201

Dear Mr. Mylott,

Peet's has two full time employees and the remaining are part time and live in the neighborhoods of our stores. Sixty percent of our employees use public transportation, bicycle, or walk to work. Forty percent drive.

During peak hours we will have a maximum of 7 employees working a shift. We will require that employees who are driving to work park in the Self Park garage on the corner of Church and Chicago located one block from our store and we will not allow them to park at the meters on the street. We will post a sign on our employee bulletin board that states this requirement.

Thank you.

Best Regards,

Louise M. LoRe
director of store development
Peet's Coffee & Tea