

9/9/2014

116-O-14

AN ORDINANCE

Granting a Special Use Permit for an Animal Hospital Located at 1815 Central Street in the B1a Business District and the oCSC Central Street Corridor Overlay District ("Teuber Veterinary Services LLC")

WHEREAS, the Zoning Board of Appeals ("ZBA") met on September 9, 2014, pursuant to proper notice, to consider case no. 14ZMJV-0097, an application filed by Fionnuala Teuber, potential lessee of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 1815 Central Street (the "Subject Property") and located in the B1a Business District and the oCSC Central Street Corridor Overlay District, for a Special Use Permit to establish, pursuant to Subsection 6-9-5-3 of the Evanston City Code, 2012, as amended ("the Zoning Ordinance"), an Animal Hospital, "Teuber Veterinary Services LLC," on the Subject Property; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and written findings that the application for a Special Use Permit for an Animal Hospital met the standards for Special Uses in Section 6-3-5 of the Zoning Ordinance and recommended City Council approval thereof; and

WHEREAS, at its meeting of September 22, 2014, the Planning and Development Committee of the City Council ("P&D Committee") considered the ZBA's record and findings and recommended the City Council accept the ZBA's recommendation and approve the application in case no. 14ZMJV-0097; and

WHEREAS, at its meetings of September 22, 2014 and October 13, 2014, the City Council considered and adopted the respective records, findings, and recommendations of the ZBA and P&D Committee, as amended,

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

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: The City Council hereby approves the Special Use Permit for an Animal Hospital on the Subject Property as applied for in case no. 14ZMJV-0097.

SECTION 3: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant's Special Use Permit, violation of any of which shall constitute grounds for penalties or revocation of said Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

- A. Compliance with Applicable Requirements:** The Applicant shall develop and use the Subject Property in substantial compliance with: all applicable legislation; the Applicant's testimony and representations to the ZBA, the P&D Committee, and the City Council; and the approved plans and documents on file in this case.
- B. Hours of Operation:** The Applicant shall operate the Animal Hospital authorized by this ordinance only between the hours of 6:00 a.m. and 10:00 p.m. on any given day.
- C. Employee Parking:** Employees shall not utilize street parking during hours of operation.
- D. Waste Collection Plan:** The Applicant shall implement and adhere to a Waste Collection Plan that requires the policing of an area located within a radius of two hundred fifty feet (250') of the Subject Property. The Applicant shall police this area at least once every three (3) hours during the hours the Special Use is in operation and shall keep it free of all waste, from any source. For the purpose of this ordinance, "waste" shall include, but is not limited to: food, food waste, and beverages; solid waste, including paper, wrappings, containers, cardboard, napkins, straws, utensils, plates, cans, glass, crockery, cigarette butts, ashes and

similar materials; animal waste and dead animals; yard clippings and leaves; and all other waste materials which, if thrown or deposited as herein prohibited, may create a danger to public health, safety, or welfare.

- E. Recordation:** Before it may operate the Special Use authorized by the terms of this ordinance, the Applicant shall record, at its cost, a certified copy of this ordinance with the Cook County Recorder of Deeds.

SECTION 4: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

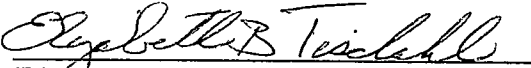
SECTION 8: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: September 25 2014

Approved:

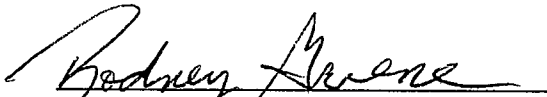
Adopted: October 13, 2014

October 20, 2014


Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:


Rodney Greene, City Clerk


W. Grant Farrar, Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

THE WEST 45 FEET OF LOT 21 AND ALL OF LOT 22 (EXCEPT THE NORTH 50 FEET OF SAID LOT 22) IN C. L. JENKS' RESUBDIVISION OF BLOCKS 27, 28, 32, 33 & 37 IN NORTH EVANSTON TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PINs: 05-34-427-015-0000

COMMONLY KNOWN AS: 1815 Central Street, Evanston, Illinois.