

**161-O-16**

**AN ORDINANCE**

**Granting a Special Use Permit for an Animal Hospital Located at 516 Dempster Street in the B1 Business District and the oDM Dempster-Main Overlay District**

**WHEREAS**, the Zoning Board of Appeals (“ZBA”) met on November 15, 2016, pursuant to proper notice, to consider case no. 16ZMJV-0094, an application filed by Gail Henry, potential lessee of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 516 Dempster Street (the “Subject Property”) and located in the B1 Business District and the oDM Dempster-Main Overlay District, for a Special Use Permit to establish, pursuant to Subsection 6-9-2-3 of the Evanston City Code, 2012, as amended (“the Zoning Ordinance”), an Animal Hospital, 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 December 12, 2016, 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. 16ZMJV-0094; and

**WHEREAS**, at its meeting of December 12, 2016, 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. 16ZMJV-0094.

**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 7:00 a.m. and 7:00 p.m. on any given day.
- C. Employee Parking:** Employees shall not utilize street parking during hours of operation.
- D. Public Sidewalks:** The Applicant agrees to power wash the public sidewalk abutting the Subject Property on a monthly basis for as long as this Special Use is in effect.
- 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: December 12, 2016


Adopted: December 12, 2016

Approved:

December 12, 2016

  
Elizabeth B. Tisdahl, Mayor

Attest:

  
Rodney Greene, City Clerk

Approved as to form:

  
W. Grant Farrar, Corporation Counsel

**EXHIBIT A**

**LEGAL DESCRIPTION**

LOT 25 IN BLOCK 76 IN NORTHWESTERN UNIVERSITY SUBDIVISION OF THAT PART OF THE NORTH ½ OF THE NORTH ½ OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CHICAGO AVENUE (EXCEPT THE 15 ½ ACRES OF THE NORTHEAST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

**PINs:** 11-19-200-001-0000

**COMMONLY KNOWN AS:** 516 Dempster Street, Evanston, Illinois.