DESIGN AND PROJECT REVIEW COMMITTEE  
(DAPR)  
Wednesday, February 28, 2018  
2:30 P.M.  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, ERIKA STORLIE, ACTING CHAIR

II. APPROVAL OF MINUTES: February 21, 2018, DAPR Committee meeting

III. NEW BUSINESS

1. 2525 Church St.  Final Approval  
   Bill Balling, Superintendent, Morton Grove-Niles Water Commission, submits for a building permit to construct a new 3620 sq. ft. water pumping station, connecting pipes and public restrooms in the OS Open Space District.

2. 901 Grove St.  Final Approval  
   Cesar Sanchez, architect, submits for a building permit to alter the exterior facade and site layout for a bank, Wintrust Financial, in the D3 Downtown Core Development District.

3. 1301 Chicago Ave.  Recommendation to ZBA  
   Sabastian Koziura, lessee, submits for a special use permit for a Type-2 Restaurant, Frio Gelato, in the B1 Business District and oDM Dempster-Main Overlay District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, March 7, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

2525 Church St.
Morton Grove-Niles
Water Commission

Final Approval
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

Copyright 2016 City of Evanston
Aerial Map - 2525 Church Street

January 31, 2018

- User drawn points
- Tax Parcels

This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

Copyright 2016 City of Evanston
GENERAL NOTES:

1. COORDINATE ALL FINAL LOCATION OF LIGHTING FIXTURES IN THIS SPACE WITH LOCATION OF ALL MECHANICAL PIPING, DUCTWORK, EQUIPMENT ETC.

2. ALL LIGHTS IN ALL ROOMS SHALL BE MANUALLY ON. ALL LIGHTS SHALL BE MANUALLY ON OR AUTOMATICALLY OFF AFTER 15 MINUTES OF VACANCY. SEE TABLE "LIGHTING CONTROL DESCRIPTION" ON THIS SHEET.
MGNWC INTERMEDIATE PUMP STATION WITH SPLASH PARK
MWRDGC NORTHSHORE CHANNEL PROPERTY AT BECK PARK
EVANSTON, IL
Morton Grove Niles Intermediate Pump Station – Color Selections

**Face Brick** - Belden Brick Company – Sunburst Blend

**Split Face Block** - Echelon – Oak
Roofing – Architectural Bark wood shingle roofing – Gray

Cast Stone - Continental Cast Stone – 1102 Natural Stone
Doors & Trim – Pac Clad – Medium Bronze
**Zoning Analysis**

**Summary**

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>18ZONA-0015</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Proposal:**

**NEW WATER PUMPING STATION (1-STORY BRICK AND BLOCK BUILDING) AND CONNECTING PIPING**

**Site Information:**

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2525 CHURCH ST</td>
<td></td>
<td>None</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Phone Number:</th>
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</thead>
<tbody>
<tr>
<td>Morton Grove - Niles Water Commission</td>
<td></td>
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</tbody>
</table>

**Signature:**

1-31-18  

**Zoning Section**

**Comments**

SEE FOLLOWING SHEET FOR SUMMARY COMMENTS.

**Recommendation(s):**

Click on the link(s) below to access online application(s)
Zoning Analysis
Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
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<tbody>
<tr>
<td>18ZONA-0015 – 2525 CHURCH STREET</td>
<td>COMPLIANT</td>
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</table>

Proposal:

NEW WATER PUMPING STATION (1-STORY BRICK AND BLOCK BUILDING) AND CONNECTING PIPING

Zoning Section: | Comments: |
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>6-7-4</td>
<td>Public utility facility within the OS zoning district: MUNICIPAL USE EXEMPTION. Any governmental or proprietary function owned or operated by the City shall be a permitted use in any district. The City Council may approve buildings and structures owned and operated by the City that do not comply with all of the requirements of the underlying district, if they are necessary for the provision of desired City services and if the adverse impact on surrounding properties resulting from such noncompliance is minimized. Adverse impacts may be minimized by design, architectural treatment, screening, landscaping and/or placement on the lot. Such plan for reduction of adverse impact shall be subject to review by the Design and Project Review Committee.</td>
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</tbody>
</table>
# City of Evanston
## ZONING ANALYSIS REVIEW SHEET

<table>
<thead>
<tr>
<th>APPLICATION STATUS:</th>
<th>January 31, 2018</th>
<th>RESULTS OF ANALYSIS:</th>
<th>Compliant</th>
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<th>18ZONA-0015</th>
<th>Purpose:</th>
<th>Zoning Analysis without Bld Permit App</th>
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<tr>
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<td>OS</td>
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<tr>
<td>Applicant:</td>
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<td>Overlay:</td>
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<tr>
<td>Phone:</td>
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<td>Preservation District:</td>
<td></td>
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</tbody>
</table>

**THIS APPLICATION PROPOSES (select all that apply):**
- New Principal Structure
- Change of Use
- Sidewalk Cafe
- New Accessory Structure
- Retention of Use
- X Other
- Addition to Structure
- Plat of Resubd./Consol.
- Alteration to Structure
- Business License
- Retention of Structure
- Home Occupation

**ANALYSIS BASED ON:**
- Plans Dated: 01-31-18
- Prepared By: ROBINSON ENGINEERING
- Survey Dated: 07-11-17
- Existing Improvements: COMMUNITY CENTER

**Proposal Description:**
NEW WATER PUMPING STATION (1-STORY BRICK AND BLOCK BUILDING) AND CONNECTING PIPING

## RESIDENTIAL DISTRICT CALCULATIONS

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 50%)</th>
<th>Paver/Pervious Paver Exception (Subtract 20%)</th>
<th>Open Parking Debth (Add 200sqft/open space)</th>
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</thead>
<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
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<tr>
<td>Front</td>
<td>Paver Regulatory Area</td>
<td>Addtn. to Bldg Lot Cov.</td>
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<tr>
<td>Front Porch</td>
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<tr>
<td>Regulatory Area</td>
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## PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Recreation Ctr - Public</td>
<td>Public Utility</td>
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</table>

**Comments:** MUNICIPAL EXEMPTION

**Minimum Lot Width (LF):**

<table>
<thead>
<tr>
<th>USE:</th>
<th>Other</th>
</tr>
</thead>
</table>

**Comments:**

**Minimum Lot Area (SF):**

| USE: | NO REQUIREMENT | 113059 | 113059 | Compliant |

**Comments:**

**Dwelling Units:**

**Comments:**

**Rooming Units:**

**Comments:**

**Building Lot Coverage (SF) (defined including subtractions & additions):**

**Comments:**

---

**LF:** Linear Feet  **SF:** Square Feet  **FT:** Feet

Page 1
<table>
<thead>
<tr>
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<th>Standard</th>
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<tr>
<td>Rear Yard Coverage:</td>
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<td>Height (FT)</td>
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**Parking Requirements**

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<td><strong>Module (FT)</strong></td>
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**Analysis Comments:**
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<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

Results of Analysis: This Application is Compliant

Site Plan & Appearance Review Committee approval is: Required

See attached comments and/or notes.

[Signature] [Date: 1-31-18]
Design and Project Review (DAPR)

901 Grove St.
Wintrust Financial

Final Approval
ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

LOT 1, EXCET THE NORTH 23.67 FEET THEREOF, IN PLAN OF CONSOLIDATION OF PART OF BLOCK 63 IN THE CITY OF EVANSTON IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 N., RANGE 14 E. OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAN THEREOF RECORDED JUNE 1, 1981 AS DOCUMENT NUMBER 2568631.

COMMONLY KNOWN AS: 901 GROVE STREET, EVANSTON, ILLINOIS.

PRELIMINARY 2-23-17

GENERAL NOTES:

- All information provided to the surveyor is shown or noted herein.
- Location of underground utilities where not substantiated by physical evidence are shown from records and/or埋藏 maps normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.
- Prior to excision of lot by true JULIET, 1-820-03125 (for subdivision).
- 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, Title Report, and title origins. No responsibility is assumed by Surh.
- Compare all points before marking with same opinion, any discrepancy at once.
- Dimensions are shown in feet and decimals parts thereof, no dimension is to be assumed by scaling.

By:
PRELIMINARY 2-23-17

STATE OF ILLINOIS
COUNTY OF COOK

To: Municipal Code Book, National Association, a non-profit banking association, Chicago Title Insurance Company

It is to certify that this map or plat and the survey on which it is based were made in accordance with the 2014 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19 of Table A herein. This field work was completed on January 25, 2017.

Dated at Evanston, Ill., this ___ day of ____________.

By: PRELIMINARY 2-23-17

B.H. SUHR & COMPANY, INC.

R. B. BANERD
President

604 CLINTON AVE., EVANSTON, ILLINOIS 60201
TELEPHONE: 1-312-446-5251
FAX: 1-312-446-4531
E-MAIL: rb@bhsuhr.com

OFFICE, 51 W. ESTATE, EVANSTON, ILLINOIS 60202
TELEPHONE: 1-312-446-5251
FAX: 1-312-446-4531
E-MAIL: rb@bhsuhr.com

LOCATIONS:
901 GROVE STREET

ORDER NO.: 17-08
ORDERED BY: FREIDORN & PARTNERS LLP
WINTRUST BANK
901 GROVE ST. EVANSTON, IL
SOUTH EXTERIOR ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"

EAST EXTERIOR ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"
The applicant, owner of record, or other person with controlling interest in the property will replace any dead, dying, or diseased landscape material within 30 days of notification by the City of Evanston, or the applicant may replace the landscape material within the first 30 days of the earliest available planting season if the original 30-day notification period is during a season that is inappropriate for the installation of new plant material.
Design and Project Review (DAPR)

1301 Chicago Ave.

Recommendation to ZBA
FRIO Gelato Business Summary

FRIO Gelato is an artisanal gelato maker, we produce our Gelato from scratch in our own kitchen. Located at 1701 Simpson St. Evanston IL.

Our new retail store is where we serve our Gelato, where people from the neighborhood or people who are already having dinner at various restaurants around us can come and enjoy a unique frozen dessert.

We were already in the same building at 517 Dempster, having a lot of success but we were lacking space for people to stay and eat their gelato especially in the winter. The visibility that this corner provides us will be very important to grow the business and improve our sales specially in the winter.

Parking is not an issue because most of our customers live in the neighborhood or they are already there having dinner at our restaurant neighbors.

The hours of operation will be every day from noon to 10 pm in the winter and noon to 10:30 in the summer months.

We will have 2 or 3 employees for serving the product. Again, our production and kitchen is someplace else allowing us to have a small staff on site.

Garbage collection is by the company Groot, we have a twice a week collection contract, our only disposal are empty paper cups, napkins, paper towels and wooden spoons.

Our product is delivered daily from our kitchen, we currently have a contract with Blue Star which is the company that manages the parking lot behind our building, we use our small Ford Transit truck for the deliveries.

Sebastian Koziura
Principal
FRIO Gelato LLC
GREMLEY & BIEDERMAN
PLC9 Corporation
Land No. 10

ALTA/ACSM Land Title Survey
LOT 10 IN BLOCK 8 IN THE ORIGINAL VILLAGE (NOW CITY) OF EVANSTON IN SECTION 14, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING 11,263 SQ. FT., OR 0.26 ACRES MORE OR LESS.

SURVEY NOTE:
The Survey was prepared based on CHICAGO TITLE INSURANCE COMPANY Land Description 4101066194 12
Effective Date: AUGUST 27, 2014 as to matters of record.

SCHEDULE:


D 10. THE FOLLOWING ENCROACHMENTS ARE DISCLOSED BY SURVEY DATED JUNE 15, 1982 MADE BY GREMLEY & BIEDERMAN, INC., CHICAGO, ILLINOIS, TO WIT:

(A) ENCROACHMENT OF BUILDING SITUATED ON THE LAND OVER AND UPON THE LAND WEST AND ADJOINING 0.10 FEET AT NORTHWEST CORNER AND 0.18 FEET WEST AT SOUTHWEST CORNER.

(B) ENCROACHMENT OF CONCRETE RETAINING WALL SATURATED ON THE NORTHWEST PORTION OF THE LAND OVER AND UPON THE LAND NORTH AND ADJOINING 0.48 FEET.

(C) ENCROACHMENT OF CONCRETE WALLS SITUATED ON THE NORTHWEST PORTION OF THE LAND OVER AND UPON THE LAND NORTH AND ADJOINING 0.48 FEET.

ALL OTHER ITEMS ARE NOT A MATTER OF SURVEY.

REVISED AND ADDED CERT NAMES NOVEMBER 12, 2014


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ALL OTHER ITEMS ARE NOT A MATTER OF SURVEY.
1. PROPERTY

Address: 1301 Chicago Ave
Permanent Identification Number(s):
PIN 1: 111-11X-411X-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: SEBASTIAN KOZIUR
Organization: FIDO GELATO LLC
Address: 1701 SIMPSON ST.
City, State, Zip: EVANSTON IL 60201
Phone: Work: 847-977-6171  Home: 
Fax: Work:  
E-mail: sebastian.koziiit@gmail.com

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:  

3. PROPERTY OWNER  (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: DAMPFSTEIN ASSOCIATES LLC
Address: 115 N. MICHIGAN AVE
City, State, Zip: CHICAGO IL 60601
Phone: Work: 312-938-3831  Home:  
Fax: Work:  
E-mail: 

“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.”

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: **Nov 12, 2014**
- [ ] Project Site Plan  Date of Drawings: ______________
- [x] 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.
A. Briefly describe the proposed Special Use:

**GELATO AND COFFEE RETAIL STORE. We will be serving gelato and coffee that we manufacture in our other Evanston location at 1701 Simpson St.**

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**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)

Yes. Our business falls in the category of a Type 2 Restaurant and Take Out.

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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?

No. We believe that having gelato at that corner will bring life to the neighborhood and will benefit all the other retail stores. Also, this location used to be an ice cream shop years ago.

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c) Will the requested special use be adequately served by public facilities and services?

Yes. This store has all the public services that we need from public lighting, trash pick-up, public transportation, etc.
d) Will the requested special use cause undue traffic congestion?

No, we believe that most of our clients are coming from the neighborhood making this location a destination and social gathering.

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e) Will the requested special use preserve significant historical and architectural resources?

Yes, we are not doing anything on the outside of the building except for new awnings. The interior will work really well with the look and feel of the building and neighborhood.

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f) Will the requested special use preserve significant natural and environmental features?

We are very conscious about the environment. We have a recycling program and recycling trash can from Good Company. We also do paper caps and wooden spoons when we serve our product.

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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?

Yes
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.

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 _____ 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.

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 _____ above, or indicated below.
Sustainability Practices for Type 2 Restaurants

The City of Evanston prides itself on its commitment to environmental excellence through outstanding and innovative sustainability practices that promote a positive example throughout the community.

Environmental sustainability may be promoted in a variety of ways. In an effort to ensure Type 2 Restaurants do not negatively impact the environment, the following sustainable practices are suggested:

**Litter Collection Plan:**
The applicant shall implement and adhere to a Litter Collection Plan requiring the policing of an area located within a two hundred fifty-foot (250') radius of the space in which the use is located. This area shall be patrolled once every three (3) hours during the hours the use is in operation, and shall be kept free of all litter of any type emanating from any source. For the purpose of this requirement, “litter” shall include, but is not limited to: putrescible animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food; other putrescible waste, including animal waste, dead animals, yard clippings and leaves; nonputrescible solid waste, including rubbish, ashes, abandoned automobiles, solid waste, paper, polystyrene, wrappings, cigarettes, cardboard, tin cans, glass, bedding, and similar materials; and all other waste material which, if thrown or deposited as herein prohibited, may create a danger to public health, safety, or welfare.

**Litter Pick-Up Plan:**
The applicant shall provide and maintain exterior litter receptacles such as dumpsters, in sufficient number and type to adequately contain all litter collected pursuant to the Litter Collection Plan. Collections shall be a minimum of three (3) times a week, including collections on Sundays to the extent necessary to comply with this condition. All litter receptacles shall be maintained in clean condition with tight-fitting lids, and shall be placed on Code-compliant surfaces at the rear of the property or in an otherwise City-approved location. Within seven (7) days of written notice from the City, the number of litter receptacles and/or the number of collections from each shall be modified or increased as necessary.

**Customer Recycling:**
The applicant shall provide recycling receptacles within the space in which the use is located and shall be available for customer use. The recycling receptacles shall be maintained and emptied as necessary to ensure adequate recycling receptacles are available for use during the hours the use is in operation. Recycling containers shall be co-located with garbage containers and labeled for recycling.
Business Recycling:
The applicant shall provide recycling receptacles within the kitchen area and shall recycle restaurant waste including, but not limited to, cardboard and paper products.

Tap Water:
The applicant shall make tap water available to all customers and provide appropriate signage indicating the availability of tap water.

Reusable Flatware and Dishware:
The applicant shall provide reusable flatware and dishware to customers who opt to eat on premises.

100% Recyclable Carry-Out Packaging:
The applicant shall utilize 100% recyclable packaging for all carry-out/delivery orders. Note: Evanston's solid waste hauler Groot Industries recycles rigid plastic numbers 1-5 and 7. Plastic number 6 (rigid or foam) is not recyclable in Evanston's program even though it has the recycling symbol. See attached recycling flyer for details.

Delivery Method:
When possible, the applicant shall utilize environmentally friendly modes of transportation, such as bicycle delivery, when transporting delivery orders to customers.

Other Environmentally-Friendly/Sustainable Practices

We use paper cups and wooden spoons. All our containers are recyclable and our bags are paper bags.

We don't have any ware because we don't cook anything on site.

I certify that I have checked the appropriate boxes that best describe the sustainability practices that will be adhered to at the Type 2 Restaurant in question.

[Signature]
Applicant Signature

[Signature]
Date

01/05/18