

Land Use Commission

5.11.22 Meeting

Appeal | 1566 Oak Avenue | 22ZMJV-0031

What I seek from the Land Use Commission

Overturn the Zoning Administrator's March 17, '22 decision of the Determination of Use of the Margarita Inn at 1566 Oak Street, specifically, her finding that the operations of Connections for the Homeless at the Margarita Inn is consistent with the Zoning Ordinance definition for "Rooming House" (6-18-3).

Two arguments

1. The Designation of the property as a Rooming House is inaccurate, and its intended use is in practice closer to other Special Uses defined in 6-18-3
2. It violates 4 provisions in 6-3-5-10 “Standards for Special Uses”

“Rooming House” is inaccurate, and its intended use is closer to other Special Uses

- Connections has operated the facility as a Transitional Shelter for 2 years, as defined by the City and by Connections

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- Intended operation of the Margarita Inn is closer to those of other Special Uses in 6-18-3
 - “Transitional Shelter,”
 - “Transitional Treatment Facility,” or
 - “Assisted Living Facility”

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- Connections has operated the facility as a Transitional Shelter for 2 years, as defined by the City and by Connections
- Intended operation of the Margarita Inn is closer to those of other Special Uses in 6-18-3
 - “Transitional Shelter,”
 - “Transitional Treatment Facility,” or
 - “Assisted Living Facility”
- Its operation is unlike any other rooming house in Evanston

Designating it as a Rooming House violates 4 standards in 6-3-5-10 “Standards for Special Use”

- Standard (A) “It is one of the special uses specifically listed in the Zoning Ordinance”

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- Standard (A) “It is one of the special uses specifically listed in the Zoning Ordinance” **DENIED**
- Standard (B) “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 on the City as a whole”

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- Standard (A) “It is one of the special uses specifically listed in the Zoning Ordinance **DENIED**”
- Standard (B) “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 on the City as a whole”
- Standard (C) “It does not interfere with or diminish the value of property in the neighborhood” **DENIED**

Designating it as a Rooming House violates standards in 6-3-5-10 “Standards for Special Use”

- Standard (A) “It is one of the special uses specifically listed in the Zoning Ordinance” **DENIED**
- Standard (B) “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 on the City as a whole” **DENIED**
- Standard (C) “It does not interfere with or diminish the value of property in the neighborhood” **DENIED**
- Standard (D) “It can be adequately served by public facilities and services”

To summarize

- It will not be run as a Rooming House, instead, it's a hybrid model
- If the Zoning Administrator's finding is upheld, Connections will be held to the laxest of standards of operation, though dealing with a highly vulnerable population
- It opens the door to other applications of this definition throughout the City.

Thank You