



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 2:12 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 3:12 PM

Name:	Aaron Brown
Address of Residence:	1205 ELMWOOD AVE
Phone:	(312) 909-7250
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	3A
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 3:13 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 4:13 PM

Name:	ABIGAIL AZIZA STONE
Address of Residence:	2121 DEWEY, EVANSTON, IL 60201
Phone:	(312) 545-2709
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	ITEM 3 - CONNECTIONS
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 10:07 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 11:07 AM

Name:	Allie Harned
Address of Residence:	1515 Greenwood Street, Evanston
Phone:	(773) 354-9353
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Margarita Inn special use permit
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 10:08 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 11:08 AM

Name:	Ann Weatherhead
Address of Residence:	807 Davis Street, Unit 1009, Unit 1009
Phone:	(847) 962-1508
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Margarita Inn, Special Use Permit for Rooming House
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 12:53 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: Land Use Commission Public Comment

Submitted at 11/29/22 1:53 PM

Name: Bethany Drucker

Address of Residence: 1572 Maple Ave, unit 304, unit 304, unit 304

Phone: (312) 545-3159

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I work remotely and walk a tremendous deal while on conference calls walking my two little dogs. When my dad died of COVID in early 2020 (an otherwise healthy man), I loved the idea of helping unhoused people get off the streets and be as safe as possible. I even gave some of the men my dad's clothes. In June 2021, one of the residents threw a THC edible at my dog, and he ended up for 4 nights in the emergency vet and almost dies=d (he had major surgery). I let my aldermen know of this and my concerns of the Margarita inn but did not get a response form my Alderman until almost 6 months later. When I was chased across the street, verbally assaulted (for no reason) by an unstable male resident of Connections for the Homeless, I took a video and sent to a police office, and to some City officials. It happened two more times. I was put in contact with Betty Bogg. It took Connections 3 more months to expel this guy from the Inn. He is now a regular panhandler. He is polite to me now and a non-issue (to me), but it was scary before. Some of the residents are very nice and I'll chat with them, and some are just drunk or high. Earlier this week, I saw one of the residents urinating on the side of my

building - I then watched him go in the Margarita inn. I have also altered Bogg, my Alderman and the Mayor to "homeless penis" when I saw a guy change his pants (full commando) in-between Benisons and Ace on Davis. I was told by Bogg that he must not be one of their residents, but I saw him again and sure enough, he was.

This past summer I was working, walking and healing from a major surgery (28 staples in my torso), and 3 of the Connections residents asked me for money (outside of Geggio's Pizza). I laughed and raised my shirt (not all the way up), showed them my surgery staples, and told them "today is not the day". They actually prayed for me and never asked me for anything again. My point it is, that i get people have addictions, but I should not have to provide a reasonable accommodation to high and drunk people so they can get more drugs or drink on Davis. I like people. I really do - I am a people person and talk to everyone. But I should noy be unsafe, have my dog poisoned or be gaslighted by Connections Executive Director.

I have no issue with homeless people getting a chance and housing. But I take tremendous issue in being bullied by Connections. I am part of the Good Neighbor Agreement volunteers and am appalled how Connections attorney is threatening a lawsuit if they do not get their permit and using race as an inflammatory excuse. Connections is a business and not a protected class and no one is denying anyone housing based on race or disability, this is about a special use permit and Connections has other options. Also, it is troubling to use race as an issue that the residents do not want Connections running the Margarita inn. the YMCA houses predominantly men of color and they're my friends and neighbors who I look forward to talking with.

Connections has shown themselves to be a bully, made potentially slanderous racial statements, and unreasonable with options to consider. I applaud helping people in need - but the issue is for a special use permit, not a moral shaming of who is more liberal and less white.

Agenda Item (or comment on item not on the agenda):

Connections for the Homeless - Margarita Inn special use permit

Position on Agenda Item:

Opposed



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 12:37 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 1:37 PM

Name: Blaine Downer

Address of Residence: Bennisons Bakery

Phone:

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here:

Honorable Members of the Land Use Commission, Staff, and Council Members

We are writing this statement to let you know that we object to the proposed Special Use Variation made by Connections for the Homeless to use the Margarita Inn as a "rooming house." We are unable to attend this hearing because we are at a Professional Bakers Convention, but we would very much like our position to be taken into consideration and accounted for in your decision making process.

Thank you-
Bennisons

Agenda Item (or comment on item not

Margarita Inn Special Use for Homeless Shelter

**on the
agenda):**

**Position on
Agenda
Item:** Opposed

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)

To: Land Use Commission
Date: November 30, 2022
Re: Connection for the Homeless Application for special use permit for rooming house at the Margarita Inn property

Honorable Members of the Land Use Commission,

My name is Cameel Halim, the founder of the Halim Time & Glass Museum located next door to the Margarita Inn and the owner of 1555 Oak Street (formally the King Home) that is directly across the street from the Margarita Inn, which is now applying for a special use permit to be used as an apartment hotel.

I wish the committee to understand my family character and some highlights of how we have personally worked at housing the needy and poor throughout our history. I am an owner of over 5,000 residential middle-income apartments throughout the cities of Chicago and Evanston.

During the pandemic, we contracted with multiple Chicago organizations (especially All Chicago) that helped the homeless to place over 310 individuals into our buildings in the City of Chicago. We are now working with them and Catholic Charities, Threshold, North Side Housing, Trilogy and the Center for Housing and help them access living spaces that will lead to opportunities to transition into more permanent subsidized housing such as Section 8.

As we have learned from our experience in housing the homeless, we can confidently conclude that:

- Connections for the Homeless has no plan, or at the minimum a very poor plan, for the treatment of residents who have mental impairments, addictions, or other impairments prior to admitting those individuals and housing them in the community.
- Initially, their plan seems humane & honorable. However, mixing individuals with impairments with those who need mental health assistance or those with serious addictive disabilities within the same facility will lead to disastrous results as we have seen from our experience.

Here are just three examples which clearly show what we can expect in Evanston on a large scale:

- In our building 6151 N. Winthrop in Chicago, when the tenant in apartment 1003, the late Yolanda Williams acted in a manner that caused Mr. Damon Taylor in apartment 1004 to feel threatened – resulting in an altercation where he stabbing her to death. After he was arrested he was released because the investigation showed that he was acting in self-defense.
- In our building at 5630 N. Sheridan in Chicago, Mrs. Clintay Jefferson in apartment 713 attacked our Assistant Manager with a can of tuna in her hand and beat her so badly that she had to go to the hospital several times. She then then took a hammer and attacked her neighbor's door (who escaped and subsequently moved out). Only after she took her stove pots and broke all her windows was she finally taken by Chicago Police to the hospital for mental treatment.
- Some individuals that were moved into our building by the organization All Chicago demonstrated dangerous antisocial behaviors that resulted in a mass exodus of tenants leaving their homes due to feeling that their surroundings were no longer secure. At 6151 N. Winthrop,

we had the families/tenants in units 302, 306, 505, 801, 901, 1001, 1006, 1105 & 1206 all move out of the building because they were afraid for their safety during just the first 8 months of our starting our relationship with All Chicago.

We already are witnessing the effects of poor Connections for the Homeless management on the operations of the neighboring buildings by the behavior of some of the occupants of the Margarita Inn to include:

- a) For the Museum Banquet Hall, women in their evening gowns after weddings have been harassed at night when they are walking to their cars across the street.
- b) Multiple prospective wedding clients that have come to visit the upstairs ball room and discuss planning their events with us have canceled after being subjected by some residents of the Margarita Inn to various antisocial behaviors, such as screaming, shouting and direct confrontations.
- c) In the front lawn of the Museum, human waste has become a normal clean up issue from the gardens - along with lights being frequently broken.
- d) In front of 1555 Oak (formally the King Home), we had to remove all the exterior benches and flower pots and block the window sills to prevent them from becoming meeting spots for some Margarita Inn occupants – and that is due to mismanagement of the residents, poor programs and not keeping them occupied.
- e) In our building at 960 Grove just down the street, individuals have repeatedly broken into the building (frequently to use the washrooms) - and on one occasion set up tents inside the hallway that the police have been called to assist with - resulting in the office tenants feeling very unsafe.
- f) One business tenant was threatened by a man with a box cutter which resulted in their asking to cancel their lease. Garage doors had to be installed to attempt to keep individuals from occupying the space further.

Conclusion:

Based on the above comments, and the current programs and plans of the Connections for the Homeless, we ask that their application be denied. We also note that should the Commission decide to conditionally approve this application, the petitioner will be able to move forward with the purchase of the property – which will then be irreversible and not subject to reconsideration later on when the issues we highlight above become more evident.

Respectfully,

Cameel Halim

847-212-8525
cmlabd@aol.com



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 12:56 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 1:56 PM

Name:	Chelsea Sherlock
Address of Residence:	1567 Ridge Ave, Apt 306
Phone:	(989) 385-0316
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	New Business: A
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 1:18 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 2:18 PM

Name: Christina Jiang

Address of Residence: 1101 Grove street

Phone: (312) 593-5115

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: My name is Chunshui (Christina) Jiang and I live at 1101 Grove street apt 6A. In June of 2022, I was walking my dog when a car pulled up and warned me that someone was following me for two blocks. I turned around and saw a man who I recognized as a resident of the Margarita Inn. He continued to follow me, and I ran down an alley and hid behind a garbage dumpster to lose him. When I finally returned home, he was waiting for me outside my apartment building with a smirk on his face (letting me know that he knew where I was living). I was so afraid; I could barely get the door open.

My husband called the police about this incident. We thought the problem was resolved as we didn't see him for 3 weeks. Then suddenly, he returned to the Margarita Inn and we saw him again for several months. My husband refuses to let me walk alone, especially at night.

The man has been yelling around town since we first saw him this year. He was seen with an overstuffed orange chair at the post office. As I have heard, he was removed from Margarita Inn after that incident and well after he stalked me.

However, he still returns to the post office regularly. One day in early November, he saw me walking nearby and he began staring at me and moving toward me. I stared back with a very bad face to let him know I was not happy and he did not continue.

I think Connections used poor judgement to allow this man into the neighborhood. When seeing him unstable and hearing from the police, they continued to allow him to live at the Margarita Inn. Now he comes back to the post office and Connections has no responsibility for the mess they made.

I am sorry I cannot attend as we are on vacation.

Agenda Item (or comment on item not on the agenda):

Incident from the Margarita Inn

Position on Agenda Item:

Opposed

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 2:52 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 3:52 PM

Name:	Dan Cox
Address of Residence:	1207 Maple Ave
Phone:	(847) 226-3079
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	3A
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 1:57 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 2:57 PM

Name:	Diana Durkes
Address of Residence:	1111 Grove Street
Phone:	(847) 542-1009
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Connections for the Homeless Application
Position on Agenda Item:	Other:

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 3:16 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 4:16 PM

Name: Diana Durkes

Address of Residence: 1111 Grove Street

Phone: (847) 542-1009

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: To Members of the Evanston Land Use Commission,
Living within 500 feet of the Margarita Inn, I have studied the homeless shelter's operation since 2020.

I have now read the application submitted by Connection for the Homeless for special use zoning, and have questions. Pertaining to public safety:

At a meeting on August 30, 2022 with Mayor Biss, Building Inspection Services Manager Angelique Schnur and Ald. Nieusma, the city inspector said that no sleeping should occur in the lower level of the Margarita Inn. She reported that she had told shelter operators to remove the bunk beds they had built in the basement, and that space should be used for office work only.

Yet, the architectural drawings for the application show sleeping rooms on the lower level of the building. In fact, the drawings show no basement at all. What is correct here?

Does this comply with city code? Is there ingress and egress adequate for city

fire and police to ensure safety?

If or when Connections for the Homeless combines its intake facility at 2121 Dewey, and/or its temp homeless shelter, Hilda's Place, with the shelter at the Margarita Inn, what action can the city take to ensure compliance with zoning, license and city ordinance? How will the neighborhood know that these three have been combined, if not for an increase in the presence of more homeless congregating on Oak Street, downtown Evanston and the 4th Ward?

Agenda Item (or comment on item not on the agenda):

Connections for the Homeless application

Position on Agenda Item:

Other:

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 11:33 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 12:33 PM

Name:	Don Durkes
Address of Residence:	1111 Grove Street
Phone:	(847) 274-7870
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	1566 Oak Special Use application - 22ZMJV-0078
Position on Agenda Item:	Other: Commenting

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Thu, Nov 24, 2022 at 11:30 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/24/22 12:30 PM

Name:	Eric Paset
Address of Residence:	1402 Oak ave
Phone:	(312) 402-7624
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Margarita Inn
Position on Agenda Item:	Opposed

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 3:41 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 4:41 AM

Name:	Gilo Kwesi Logan
Address of Residence:	1031 McDaniel
Phone:	(847) 977-1141
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	special use permit for the Margarita Inn
Position on Agenda Item:	In Favor

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Gregory Morrow
1000 Grove St., #519
Evanston IL 60201
312 – 613 – 8185
gregorymorrow@msn.com

November 28, 2022

Greetings Evanston Residents,

My name is Gregory Morrow. a seven - year Evanston 4th Ward resident, residing on Grove Street, directly around the corner from the Margarita Inn. I am writing to express my concerns about the Margarita Inn, managed since March 2020 as a shelter by Connections for the Homeless.

About me: I am a survivor of homelessness. In the past decade, I've worked for two homeless services agencies, Chicago – based Streetwise, and this past Spring at Connections for the Homeless here in Evanston, as an SSDI Benefits Specialist. I am currently employed as a Career Coach in Evanston by a leading area workforce nonprofit. [Here is my Linked In profile.](#) As my role at Connections was not the right fit, I voluntarily moved on. My parting was amicable (my supervisor was Tina White, Director of Community Programs); I am not writing as a “disgruntled” ex – employee. I am grateful for the vital work that Connections does to grow equity for our homeless citizens. They selflessly assist with rent and housing, have an excellent clinical/medical team, a fine walk – in program at Hilda’s Place, a much - needed food pantry, outreach, and many other crucial services. Their service staff are all top – notch. Evanston is blessed to have these resources that Connections so generously provides to those in need.

It is distressing to me that I cannot say the same about CFTH’s management of the Margarita Inn; it is difficult to write this. Retired Chief of the Evanston Police Department, Cmdr. Richard Eddington, publicly spoke at the November 7th, 2022, Human Services Commission hearing, stating that Connections “has a very difficult time enforcing rules and maintaining order.” To provide you some insight, I’ll buttress his statement with my own general observations of what I saw when I worked at the Margarita Inn:

I was appalled at the open alcohol/drug use/dealing, alarming guest altercations, the general chaos and havoc. I was confounded by the disdain of Margarita Inn management (specifically Director of Community Programs Tina White and Operations Manager Andrew Seibert) for **any** neighborhood concerns; critics of the Margarita were deigned “pests... racists... troublemakers... making stuff up...” (Tina lives in Skokie; Andrew in Chicago). In lieu of working diligently in good faith with our community to be a “good neighbor”, Connections management – led by ED Betty Bogg and Director of Development & Communications Nia Tavoularis - arrogantly consider CFTH’s purchase of the Margarita a “done deal”, which is “interesting”, as the Margarita is a **guest** – and a “non – paying” one at that! – in our midst. Only **now**, when Connections is seeking to purchase the property, do they make disingenuous gestures of “caring”. Now they follow up by making not – so – veiled bullying legal threats to our City of Evanston...

Connections has cavalierly “warehoused” homeless at the Margarita since March 2020 – hence Connections, to gain ever more funding, IMO is **profiting** off others’ misery. Guests are not required to have any “action plan” to better their lives; IME such a plan is an **absolute** necessity for the homeless to gain agency, independence, and eventually a stable and safe life. While some guests toil mightily towards self – sufficiency and succeed, many have holed up there for years; the Margarita is a dandy “party pad” for their drugging, drinking, and criminality. A nice private room/bath, free premium cable TV, three meals per, maid/laundry service, and absolutely no obligations to do **anything** – nirvana for those who are keen to grift off “the system”. Connections, using their flawed “Do No Harm” social work model, promotes this dysfunction. If Connections truly cared, they’d deliver required programming empowering their guests to access a dignified life. Connection’s MO is “reactive”, not “pro – active” ...

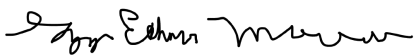
Class X felons – including sex offenders – are housed with mothers and their children; in July 2021 there was a child sex abuse/human trafficking investigation at Margarita Inn. Drug addicts/dealers and alcoholics are mixed in with folks who are bravely trying to conquer their addictions (Margarita staff are trained to administer Narcan). Many guests suffer crippling mental health issues – their needs are often ignored, as treatment is deemed “optional”. In numerous instances, per police reports, Margarita staff encouraged or assented to criminal conduct by neglecting to take proper action. An example is a May 16th, 2022, police incident battery report: staff told an injured guest, a victim of a battery, to not call the police because they did not want a police presence. Instead of accessing medical care, the guest “slept it off” until morning, and then went to the police station to make a report and then a medical check. Police calls for service are extensive: 187 calls between March 2020 and March 2022; these include death investigations, drug overdoses, harassment, sex offenses, guest with a gun, assault and battery...

Any “racist” accusations against Margarita detractors are of course nonsensical. The Margarita is a dangerous place – so why should anyone vulnerable, and especially our citizens of color, endure such conditions? I know that Connections ED Betty Bogg, Program Director Tina White, and Director of Development & Communications Nia Tavoularis would not for a second put up with the conditions under which Margarita guests live. That they are playing the race card is despicable. These are three people “of privilege” who’ve no inkling of how “the other half” really lives and struggles - they think that “designing programs” from a “Do No Harm” social work curriculum is “helping” others. In fact, it’s a “raw deal” for those in need – the opposite of compassion. The actions of Ms. Bogg, Ms. White, and Ms. Tavoularis – who are the epitome of the affluent white “management class” - are IMO a stark example of “systemic racism” in our welcoming Evanston community. As a white person, I am very deeply ashamed of – and enraged by – their lack of integrity....

I am not a “NIMBY” type of person. I would gladly welcome and support (by volunteering and donating) a well – managed transitional living shelter in our neighborhood; many others would too. Such a facility could be a sterling model of homeless services that we could all support and be proud of. But despite generous funding and excellent resources, what Connections has offered us so far with their management of the Margarita Inn is simply not a viable or “safe space” for Margarita guests, staff, and our greater Evanston community. We *could* have the very best, but instead Connections is offering us a “lowest common denominator” facility, and I am not sanguine – despite their assurances – that anything will change...

Thank you very much for listening to me. If you’ve any questions or concerns, please do not hesitate to contact me. You are also free to share this email with any interested parties.

Respectfully,



Gregory Morrow

November 28, 2022



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Mon, Nov 28, 2022 at 4:18 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/28/22 5:18 PM

Name: Gregory Morrow

Address of Residence: [1000 Grove Street #519, Evanston IL 60201](#)

Phone: (312) 613-8185

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: Gregory Morrow
[1000 Grove St., #519](#)
Evanston IL 60201
312 – 613 – 8185
gregorymorrow@msn.com

November 28, 2022

Greetings Evanston Residents,

My name is Gregory Morrow. a seven - year Evanston 4th Ward resident, residing on Grove Street, directly around the corner from the Margarita Inn. I am writing to express my concerns about the Margarita Inn, managed since March 2020 as a shelter by Connections for the Homeless.

About me: I am a survivor of homelessness. In the past decade, I've worked

for two homeless services agencies, Chicago – based Streetwise, and this past Spring at Connections for the Homeless here in Evanston, as an SSDI Benefits Specialist. I am currently employed as a Career Coach in Evanston by a leading area workforce nonprofit. Here is my Linked In profile. As my role at Connections was not the right fit, I voluntarily moved on. My parting was amicable (my supervisor was Tina White, Director of Community Programs); I am not writing as a “disgruntled” ex – employee. I am grateful for the vital work that Connections does to grow equity for our homeless citizens. They selflessly assist with rent and housing, have an excellent clinical/medical team, a fine walk – in program at Hilda’s Place, a much - needed food pantry, outreach, and many other crucial services. Their service staff are all top – notch. Evanston is blessed to have these resources that Connections so generously provides to those in need.

It is distressing to me that I cannot say the same about CFTH’s management of the Margarita Inn; it is difficult to write this. Retired Chief of the Evanston Police Department, Cmdr. Richard Eddington, publicly spoke at the November 7th, 2022, Human Services Commission hearing, stating that Connections “has a very difficult time enforcing rules and maintaining order.” To provide you some insight, I’ll buttress his statement with my own general observations of what I saw when I worked at the Margarita Inn:

I was appalled at the open alcohol/drug use/dealing, alarming guest altercations, the general chaos and havoc. I was confounded by the disdain of Margarita Inn management {specifically Director of Community Programs Tina White and Operations Manager Andrew Seibert} for *any* neighborhood concerns; critics of the Margarita were deigned “pests... racists... troublemakers... making stuff up...” (Tina lives in Skokie; Andrew in Chicago). In lieu of working diligently in good faith with our community to be a “good neighbor”, Connections management – led by ED Betty Bogg and Director of Development & Communications Nia Tavoularis - arrogantly consider CFTH’s purchase of the Margarita a “done deal”, which is “interesting”, as the Margarita is a *guest* – and a “non – paying” one at that! – in our midst. Only *now*, when Connections is seeking to purchase the property, do they make disingenuous gestures of “caring”. Now they follow up by making not – so – veiled bullying legal threats to our City of Evanston...

Connections has cavalierly “warehoused” homeless at the Margarita since March 2020 – hence Connections, to gain ever more funding, IMO is *profiting* off others’ misery. Guests are not required to have any “action plan” to better their lives; IME such a plan is an *absolute* necessity for the homeless to gain agency, independence, and eventually a stable and safe life. While some guests toil mightily towards self – sufficiency and succeed, many have holed up there for years; the Margarita is a dandy “party pad” for their drugging, drinking, and criminality. A nice private room/bath, free premium cable TV, three meals per, maid/laundry service, and absolutely no obligations to do *anything* – nirvana for those who are keen to grift off “the system”. Connections, using their flawed “Do No Harm” social work model, promotes this dysfunction. If Connections truly cared, they’d deliver required programming empowering their guests to access a dignified life. Connection’s MO is “reactive”, not “pro – active” ...

Class X felons – including sex offenders – are housed with mothers and their children; in July 2021 there was a child sex abuse/human trafficking investigation at Margarita Inn. Drug addicts/dealers and alcoholics are mixed in with folks who are bravely trying to conquer their addictions (Margarita staff are trained to administer Narcan). Many guests suffer crippling mental health issues – their needs are often ignored, as treatment is deemed “optional”. In numerous instances, per police reports, Margarita staff encouraged or assented to criminal conduct by neglecting to take proper action. An example is a May 16th, 2022, police incident battery report: staff told an injured guest, a victim of a battery, to not call the police because they did not want a police presence. Instead of accessing medical care, the guest “slept it off” until morning, and then went to the police station to make a report and then a medical check. Police calls for service are extensive: 187 calls between March

2020 and March 2022; these include death investigations, drug overdoses, harassment, sex offenses, guest with a gun, assault and battery...

Any "racist" accusations against Margarita detractors are of course nonsensical. The Margarita is a dangerous place – so why should anyone vulnerable, and especially our citizens of color, endure such conditions? I know that Connections ED Betty Bogg, Program Director Tina White, and Director of Development & Communications Nia Tavoularis would not for a second put up with the conditions under which Margarita guests live. That they are playing the race card is despicable. These are three people "of privilege" who've no inkling of how "the other half" really lives and struggles - they think that "designing programs" from a "Do No Harm" social work curriculum is "helping" others. In fact, it's a "raw deal" for those in need – the opposite of compassion. The actions of Ms. Bogg, Ms. White, and Ms. Tavoularis – who are the epitome of the affluent white "management class" - are IMO a stark example of "systemic racism" in our welcoming Evanston community. As a white person, I am very deeply ashamed of – and enraged by – their lack of integrity....

I am not a "NIMBY" type of person. I would gladly welcome and support (by volunteering and donating) a well – managed transitional living shelter in our neighborhood; many others would too. Such a facility could be a sterling model of homeless services that we could all support and be proud of. But despite generous funding and excellent resources, what Connections has offered us so far with their management of the Margarita Inn is simply not a viable or "safe space" for Margarita guests, staff, and our greater Evanston community. We *could* have the very best, but instead Connections is offering us a "lowest common denominator" facility, and I am not sanguine – despite their assurances – that anything will change...

Thank you very much for listening to me. If you've any questions or concerns, please do not hesitate to contact me. You are also free to share this email with any interested parties.

Respectfully,

Gregory Morrow
November 28, 2022

**Agenda
Item (or
comment
on item not
on the
agenda):**

CFTH Margarita Inn LUC Application

**Position on
Agenda
Item:**

Opposed



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 12:39 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 1:39 PM

Name:	Gregory Morrow
Address of Residence:	1000 Grove Street #519, Evanston IL 60201
Phone:	(312) 613-8185
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Connections for the Homeless - Zoning for Margarita Inn Shelter
Position on Agenda Item:	Opposed

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Mon, Nov 28, 2022 at 6:14 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: [Land Use Commission Public Comment](#)

Submitted at 11/28/22 7:14 PM

Name: James Johnson

Address of Residence: [1560 Oak Avenue, Evanston IL 60201](#)

Phone:

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I would like to share the experience as a client of Connections staying at the Lake Street Church when they utilized the church as a shelter during Covid in mid 2019, and when I was staying at the Margarita Inn in 2019-2020. While at the Lake Street Church, Connections was very lenient regarding the rules that it had implemented while staying there, for example, alcohol and drug consumption, no fighting, you had to be inside by 11pm unless you were working. However, the staff allowed them to run in and out after 11pm. There was constant alcohol and drug usage including people at 2am smoking crack inside the bathroom. The staff continued giving those that were constantly instigating arguments (to the point leading into a fight) chance after chance. The majority of them had mental health issues, but were not required to take medication nor receive any treatment. Because of not taking medication, they would self-medicate themselves using drugs and alcohol, the drug of choice was crack cocaine. There were some that were constantly stealing outside the shelter and bringing the stolen items inside. The staff, allegedly security, were not allowed to call the police nor ask them to leave without prior approval from James, the manager of Hildas Place. There was constant visits by others not staying there, many would sleep outside of the Nichols concert hall next to the

church. Those with mental health issues were receiving SSI, every 1st through the 3rd of each month they would receive their benefits, often spending money on drugs and alcohol and they would be broke 3 days later. They craved crack and alcohol and cigarettes, another major reason for arguing and fighting.

Staying at the Margareta Inn was the same situation. I finally was able to move into my own bedroom apartment next door to the Margareta in 2021, where I have been since. Connections helped me get a Choice Housing Voucher, and once approved I found an apartment on my own. Connections had found apartments for some clients only to discover some refused the housing and some refused paying their required portion of rent and returning back to either the Lake Street Church or the Margarita Inn. While living next door to the Margarita, the clientele would hang out in front of my apartment building until 3 am drinking alcohol, doing drugs, and eating meals provided by Connections and leaving their trash. My bedroom window is on the side of the Margarita and I was often woken up at 1am with loud arguments from the Margarita, to the point I had contacted EPD concerning the noise. A few will utilize the rear of 1578 Oak going down the back stairs and getting high. Some would congregate outside of the Margarita not being considerate to those that were waiting down the street, including blocking the sidewalk with bikes upside down, either repairing them or exchanging parts of the bikes. One day someone left the Margarita only wearing a bathrobe, walking with a plastic container with food to the corner of Davis/Oak to throw it away and headed back to the Margarita. Some would wait outside waiting for a car delivering their drugs and go back inside.

I have nothing against Connections utilizing the Margarita Inn as a shelter. But in my opinion and experience, a majority of the clients are there for a free lunch referral, not paying rent, getting fed, and getting free housing, spending their SSI benefits and panhandling to get funds for drugs and alcohol. I strongly suggest that both the city and Connections needs to provide a setting for rehab programs that are mandatory for people to participate in while staying there. They should enforce zero alcohol and drug consumption, and participate in Alcohol Anonymous at the Margarita. Those with mental health concerns should be required to take medication. Establish a GED program for those having no GED or high school diploma. Offer a learning center for them to learn how to prepare a job resume and how to conduct themselves for a job interview in preparation of reestablishing their self-esteem and becoming a useful citizen in the community by being responsible. Providing them with a free lunch while staying at the Margarita Inn, with no concerns of their real issues of having alcohol and drug addiction, no GED, and no way to actually obtain a job, is only throwing fresh wood into the fireplace.

Agenda Item (or comment on item not on the agenda):

11/30/22 Public Hearing on Special Use Permit for 1566 Oak Avenue (22ZMJV-0078)

Position on Agenda Item:

Opposed



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Mon, Nov 28, 2022 at 9:23 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/28/22 10:23 PM

Name:	James Lessmeister
Address of Residence:	jlessmeister@lessmeisterlaw.com
Phone:	
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Special Use Permit for Margarita Inn to be used as a Rooming House
Position on Agenda Item:	Opposed

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](https://www.formstack.com)



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 1:25 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 2:25 PM

Name: James Weingartner

Address of Residence: 1315 Lee St.

Phone: (847) 477-2406

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I do not believe Connections for the Homeless has acted in good faith re: their use of the Margarita Inn. I urge you not to allow their further use of this building, and strongly encourage Connections to use the Howard Street facility that the city has generously offered them.

Agenda Item (or comment on item not on the agenda): Margarita Inn

Position on Agenda Item: Other:

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 12:13 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 1:13 PM

Name: Jane Driscoll

Address of Residence: 800 Elgin Road, Apt. 804

Phone: (224) 522-4870

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here:

Thank you for working on this important situation.

I live in the downtown area and have seen the deterioration of the immediate neighborhood and the business block on Davis Street. I have also followed the discussions in the Round Table and Evanston Now.

Connections for the Homeless has had plenty of time to address these issues and hasn't done so. This location is not working for their shelter. Deny the permit.

Agenda Item (or comment on item not on the agenda): SpecialUsePermit|1566OakAvenue|22ZMJV-0078

Position on Agenda Item: Opposed

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 8:44 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 9:44 PM

Name:	Jim Powers
Address of Residence:	1314 Ridge Ave, Unit 4
Phone:	(312) 925-7793
How would you like to make your public comment?:	Written (see below)
Provide Written Comment Here:	I am against Connections for the Homeless using the Margarita Inn for its shelter operations. Permit should be denied.
Agenda Item (or comment on item not on the agenda):	Connections for The Homeless
Position on Agenda Item:	Opposed

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 4:55 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 5:55 PM

Name: Joe Rocheleau

Address of Residence: [1400 Maple Avenue, Evanston](#)

Phone: (773) 677-1520

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I am writing in opposition to the Land Use Commission granting a special use permit to Connections for the Homeless at Margarita Inn. My understanding is that Connections is currently illegally operating a homeless shelter at Margarita Inn without a license and unregulated. This presents a severe liability risk to all involved: the City, those residing at Margarita Inn, surrounding residents, business owners, and all Evanstonians.

I am concerned over the precedent that would be set by approving their application for a special use. Our City and your Commission need to do better at looking forward and anticipating the potential outcomes and impacts of your decisions.

The rooming house definition excludes the provision of "food services". Connections does provide food to those residing there. This may be the most basic, however important point in the special use application's inappropriateness.

\
Understanding that the Land Use Commission applies certain criteria in

granting a special use permit, I'd like to focus on two of these criteria.

First, "does not cause a negative cumulative effect in combination with existing special uses or as a category of land use": the first and fourth wards already have Greenwood Care, Albany Care, Hilda's Place, Interfaith Action Council's rotating emergency overnight homeless shelters, among several other social services similar to Connections' operations. This concentration of social services and the magnet effect they generate has direct negative cumulative effect in the form of safety, increased crime, property values, and general order to our community.

Second, "does not interfere with or diminish the value of property in the neighborhood": I recently was Executor of my friend's estate which involved selling his condo at 1500 Oak this past summer. Several prospective buyers expressed concerns over buying the condo so close to a homeless shelter operating in the next block. Whether rational or not, their concerns resulted in having to accept a below asking price offer in what was still a somewhat "hot" market. I offer this real life experience in lieu of a full-blown property value analysis that has allegedly been completed and provided to the commission.

In closure, I'd like to offer a view from an Evanston resident, not within 500 feet of Margarita Inn, and a supporter of social services to help unhoused individuals and families. Evanston needs to fully understand the impact of concentrating such a large number of unhoused individuals in one facility anywhere in our city, ranging from men, women, families, and others, with NO rules for alcohol/drug/other use on site. Literature abounds at what a mistake this is and will be for Evanston. Approval of this special use permit will profoundly change Evanston as we know it. Thank you.

Agenda Item (or comment on item not on the agenda):

11/30/22 Special Use Permit for 1566 Oak Avenue | 22ZMJV-0078

Position on Agenda Item:

Opposed

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 5:09 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 6:09 PM

Name: Karin Sconzert

Address of Residence: 1509 Maple Ave #1

Phone: (773) 220-1295

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I am a homeowner in the 1500 block of Maple Avenue. I am in favor of housing and other services being provided through the Margarita Inn. Housing, especially housing near transit, is such an important interim step for people in economic distress. The location of the Margarita Inn--near transit, daycare and schools, medical services, and grocery stores--gives its temporary residents options for getting the help they need and the work that will help them become independent. It's the perfect location for temporary housing. I welcome this service in our neighborhood.

Agenda Item (or comment on item not on the agenda): Margarita Inn

Position on In Favor

**Agenda
Item:**

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Sun, Nov 27, 2022 at 12:45 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/27/22 1:45 PM

Name: Karla Engel

Address of Residence: [1500 Oak Ave 1F Evanston](#)

Phone: (847) 361-5287

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: The effect of the presence of a housing facility for those experiencing homelessness on the property values of nearby residences is a topic that has been well-studied by economists.

The most comprehensive, objective study of this issue in recent years was conducted by the New York City Independent Budget Office, after a plan to open homeless shelters in neighborhoods throughout the city was proposed. Analysts used statistical and econometric methods to estimate the housing price effects of shelters by comparing the prices of residences located close to shelters with prices of otherwise comparable homes located further away from shelters. The methods took into account a number of other factors that might also affect the sales price, such as the size of the residence.

The goal of the analysis was to test the hypothesis that a residence close to a shelter would sell at a lower price than a residence farther away, all other factors influencing price being equal. The analysis, which used data from thousands of property sales, found that residences located within 500 feet of a shelter for adults sell for 7.1% less than properties that are farther away from

the shelter; if the shelter in question is for families with children, the residences within 500 feet of the shelter sell for 6.4% less than properties that are farther away. In both cases, the negative effect of shelters on residential property values is highly statistically significant.

It is important to emphasize that this study used a large set of data along with proven statistical and econometric methods. In lieu of a similar large-scale objective study focused on Evanston, the results give the best available estimates of the effect of a homeless shelter at 1566 Oak Avenue on the property values of nearby residences.

The analysts' report, published in September 2019, is available online at <https://ibo.nyc.ny.us/iboreports/close-to-home-does-proximity-to-a-homeless-shelter-affect-residential-property-values-in-manhattan-2019.pdf> and I encourage all Commission members to read it in its entirety.

Another useful study of this issue was conducted by the National Board of Realtors, a large trade association for those that work in the real estate industry; the results were published in 2016 on [realtor.com](https://www.realtor.com/news/trends/things-that-affect-your-property-value/), the official website of the NBR. In this study, analysts estimated the effect of several different types of businesses on property values of nearby residences. They found that proximity to a homeless shelter was associated with 12.7% lower property values, thus supporting the conclusions of the NYC Independent Budget Office. The detailed results of this study are available at <https://www.realtor.com/news/trends/things-that-affect-your-property-value/>

Based on the results of these two studies, there is strong evidence that a homeless shelter at 1566 Oak Avenue can be expected to decrease the property values of nearby residences and, hence, part (D) of the Standard For Special Uses, "It does not interfere with or diminish the value of property in the neighborhood" is not satisfied.

Note that neither of the analyses used to reach this conclusion was commissioned or paid for by those either supporting the addition of homeless shelters or those who are against such shelters.

Agenda Item (or comment on item not on the agenda):

1566 Oak Avenue 22ZMJV-0078 Special Use Permit

Position on Agenda Item:

Opposed



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 3:21 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 4:20 PM

Name: Katherine Durkes

Address of Residence: 1111 Grove

Phone: (224) 999-1290

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I'm against any low barrier homeless shelter at the Margarita Inn, regardless of who runs it. It's an inappropriate location for a low barrier shelter because of the direct threat to neighborhood children's safety.

There are many schools and parks in the area: Dewey, Roycemore, Alexander Park, the Montessori on Davis, the private high school on Sherman, Nichols Middle School, Cherry Preschool, Penny Park, Raymond Park, School for Little Children.

Though the neighborhood doesn't look that 'residential' because of the lack of big houses, Dewey and Nichols families live in those apartment buildings and condos.

Here are just some of the incidents I've seen since the Margarita started operating as a low barrier shelter.

1) My son and other Nichols students have been approached by 'sketchy idle men with lots and lots of bags' in the vicinity of the rose garden. One asked

him if he had drugs!!

2) My son has had to 're route' his walk home from Nichols because of a Margarita resident not in his right mind. Earlier that same day, I was followed by this same man. I have video of this.

3) Constant public alcohol use. I have video and photos of people who have been publicly intoxicated, and gone into the Margarita building. I've naively woken up drunks beneath trees around the rose garden wondering if they'd passed out and needed me to call for help. Then I smelled the alcohol.

4) DRUG DEALS. Occurring on the corner of Grove and Oak (reported to police with photos), occurring on the premises (dead drop in the bushes.) I'm not the only one to see this. Several neighborhood residents have all seen these drug deals as well. We think it's more than pot.

5) Public urination and poop. The Masonic Temple building right across from the YMCA preschool seemed to be a hotspot for that for a bit. But every alley downtown, 'pee tunnel' under the Metra tracks, etc. Poop all over the parkways. I naively thought it was because of big dogs, until I saw a guy drop trou and leave a deposit on Oak street. You want kids to see a guy whip it out in public, or have to step over suspicious puddles and piles? It's always happened but now it's open, and no one seems to care.

6) Speaking of the YMCA preschool, I've seen preschool teachers have to urge their 3-5 year old charges along while a crazy man spouted profanity.

7) People sleeping at Dewey school (photographed and reported to police.) My son went there. Being close to the school, it was our neighborhood playground for many years. But only recently have we found people sleeping right against the wall of the school. I don't wonder what changed - the Margarita is attracting more homeless people than it can house, and so those people are waiting for rooms to open up and 'urban camping' wherever they can in the neighborhood.

There's more that I've heard of through the parent grapevine but those aren't my stories to tell.

And of course I'm not saying that 'all homeless people are drug addicts' but we never used to see dead drops / car exchanges before the Margarita started as a homeless shelter. I'm not saying 'all homeless people are crazy' but we never saw THIS level of crazy on the street before this.

If the problem gets to be too much, I think that our private schools and preschools, especially Cherry and School for Little Children, the Montessori, Bright Horizons, etc. will consider leaving. Because if you're a private school charging a lot of money, the last thing you want is for parents to drop off their kids and have to say, "Just, uh, ignore him. He's not feeling well." Or have the crazy come up to the kids during outside play at the parks.

The ugly reality is that this neighborhood has become less family-friendly because of the Margarita. Evanston is known for its schools, but what families would choose to move into a neighborhood with homeless men sleeping on school property in the mornings?

But don't just take my word for it. I would ask the principals and teachers of the area schools, both private and D65, for their insight.

**Agenda
Item (or
comment
on item not
on the
agenda):**

Margarita Inn special zoning

**Position on
Agenda
Item:**

Opposed

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 11:32 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 12:32 PM

Name:	Ken Moses
Address of Residence:	930 maple ave
Phone:	(847) 687-1565
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	why this approval should not go forward
Position on Agenda Item:	Opposed

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Mon, Nov 28, 2022 at 2:54 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: Land Use Commission Public Comment

Submitted at 11/28/22 3:54 PM

Name:	Lawrence Starkman
Address of Residence:	1570 Oak
Phone:	
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Margarita Inn Special Use
Position on Agenda Item:	Opposed

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Melissa Klotz <mklotz@cityofevanston.org>

Fwd: In Support Of The Margarita Inn

1 message

Katie Ashbaugh <kashbaugh@cityofevanston.org>

Tue, Nov 29, 2022 at 12:13 PM

To: Meagan Jones <mmjones@cityofevanston.org>, Melissa Klotz <mklotz@cityofevanston.org>

----- Forwarded message -----

From: **Leslie Levin-Shulruff** <zamaed@comcast.net>

Date: Mon, Nov 28, 2022 at 1:23 PM

Subject: In Support Of The Margarita Inn

To: <kashbaugh@cityofevanston.org>

Dear Katie,

I am writing in support of changing the zoning of the Margarita Inn to allow Connections for the Homeless to continue their work to help remove people from the streets of our community and to give them the help they need to transition to regular housing.

I regularly park near the Margarita Inn and have never had an issue with any of their participants. I also run Beth Emet's Soup Kitchen and can tell you that since Connections has taken so many people off the streets of Evanston, our soup kitchen guest numbers have decreased. That can't be a bad thing!

These people deserve to get the services needed to improve their lives, knowing that they have meals, laundry, mental and physical health care and the comfort of living and sleeping in a safe place.

Sincerely,

Leslie Levin-Shulruff
1140 Forest Ave
Evanston

--

Katie Ashbaugh, AICP
Planner
Planning & Zoning Division
Community Development Department
City of Evanston

[2100 Ridge Avenue | Evanston, IL 60201](https://www.cityofevanston.org/)
kashbaugh@cityofevanston.org | (708) 328-8559



Chicago Coalition
for the Homeless

September 30, 2022

Dear Members of the City of Evanston's Land Use Commission and City Council:

I am writing to express the support of the Chicago Coalition for the Homeless (CCH) of Connections for the Homeless' application for a special use permit for their use of the Margarita Inn as an interim shelter for people without homes.

CCH's mission is to organize and advocate to prevent and end homelessness because housing is a human right in a just society. For over forty years, we have worked throughout Illinois to advance policies and local solutions that not only bring people out of homelessness but do so in a manner that provides them the dignity and respect they deserve.

We have worked with Connections for the Homeless for many years on issues related to homelessness and housing and see them as one of the thought leaders in this arena in north suburban Cook County, as well as exemplary practitioners. Their regard for the people they serve, and their expertise in serving them, have proven to be very effective in moving people off the streets and into permanent homes. Their shelter operation is a critical piece of this work, providing not only respite for its residents but also a sound home-base from which to do the work of regaining stability after being homeless.

Additionally, we work with the Alliance to End Homelessness in Suburban Cook County, who coordinates the homeless response system throughout the county, and we see that Connections is an integral player in the work that the Alliance does. They serve on almost all of the Alliance Committees, which means that they are fully abreast of all best practices and are at the forefront of determining new best practices as circumstances change and knowledge grows.

Regarding the hotel model that Connections is using at the Margarita Inn and proposing to make permanent: we fully endorse this new model as the best way to provide interim support for people who need housing and are having problems finding it. Not only does it allow them a place to operate from without having to figure out where they are going to sleep, where they are going to keep their belongings, etc. It also allows case managers more access to the residents to build trust, keep appointments, notify them of apartment openings, complete paperwork, provide counseling, connect them to medical care—all the hundreds of things that case managers do. This makes for a more effective program, and it allows more people to move into housing.



Chicago Coalition
for the Homeless

Connections recently shared with us that about 60% of the people they served since the pandemic began have moved into their own housing, and about 85% of those have kept their housing.

The last thing I will say is that the need for the Margarita Inn couldn't be greater than it is right now. We are seeing the incidence of street homelessness growing. People are not all recovering from the pandemic at the same rate, and those who have continued to struggle are now falling into homelessness. Additionally, housing costs—particularly rental—are soaring. According to the U.S. Government Accountability Office, homelessness increases by 9% for every \$100 increase in average rents. (<https://www.gao.gov/blog/how-covid-19-could-aggravate-homelessness-crisis>)

The behaviors often associated with homelessness—such as panhandling, public disturbances, etc.-- but which we see with people experiencing poverty even if they have housing, are going to intensify over the coming year. The Margarita Inn is one of the few positive alternatives that Evanston has for addressing these issues among those without housing. We urge Evanston's City Council to take advantage of this opportunity and support Connections' application for a special use permit.

Sincerely,

Doug Schenkelberg
Executive Director

Subject: The Margarita Inn

From: Linda Polenzani <mailto:l.polenzani@sbcglobal.net>

Sent: Monday, November 7, 2022 11:56 AM

To: <mailto:dbiss@cityofevanston.org>

Cc: <mailto:lwilliams@cityofevanston.org>; <mailto:mmjones@cityofevanston.org>; <mailto:ckelly@cityofevanston.org>;

<mailto:kharris@cityofevanston.org>; <mailto:mwynne@cityofevanston.org>; <mailto:jnieuwsma@cityofevanston.org>;

<mailto:bburns@cityofevanston.org>; <mailto:tsuffredin@cityofevanston.org>; <mailto:erevelle@cityofevanston.org>;

<mailto:dreid@cityofevanston.org>; <mailto:jgeracaris@cityofevanston.org>; <mailto:sflax@cityofevanston.org>;

Communications <<mailto:communications@connect2home.org>>

Subject: The Margarita Inn

My name is Linda Polenzani. My husband Bob and I moved to the 4th ward at 1501 Oak Av. #303 in July of 2022. We know because of the pandemic more people need help than ever before. Homelessness is growing across the country. Connections is our community's solution to this problem they are not the problem. I hope you will support their ongoing use of the Margarita Inn as a shelter for our neighbors who need their help.

Sincerely,

Linda (and Bob) Polenzani

Subject: Margarita housing

"

From: Polly Rattner <pollyrattner@gmail.com>

Sent: Thursday, September 22, 2022 11:45 AM

To: Info <info@connect2home.org>

Subject: Re: Margarita housing

Please find my letter of support below:

On Sep 22, 2022, at 11:30 AM, Polly Rattner <pollyrattner@gmail.com> wrote:

Good morning,

I have lived in Evanston since 1982 — 40 years! I have lived in Northwest and South Evanston. I also worked in downtown Evanston for many years and often encountered homeless people. My husband and I have been donors to Connections for the Homeless for many years. I've been impressed by their growth and their current adoption of Housing First principles. This is now the proven gold standard approach to homeless issues. My only other encounter with this approach was in Houston TX where my son lived for a while. Houston had one of the worst homeless problems in the country. By adopting Housing First principles and successfully uniting a vast array of social service agencies to combat the problem, Houston has become an example of how to combat homelessness.

The situation requires that extensive supportive services be provided. Of course we would all like it if a homeless person could immediately kick any bad habits they might have, get job training, get a job and find an apartment. But being homeless can be a rocky road and we can't expect perfection and immediate results. For families fighting homelessness, it's crucial that children be able to be with their parents in a stable home. As we all know, the pandemic and the current economic situation in our country have exacerbated the homeless issue. Margarita Inn is not meant as a permanent home for anyone as far as I understand the situation. But it seems to be a sensible stop along the way to a decent home and future.

As a volunteer for another agency that delivers meals to the homebound, I've been to Margarita Inn numerous times. It seems clean and safe. The residents I have encountered are helpful and polite. I understand the complaints of public urination, aggressive panhandling and substance abuse. I wouldn't be happy encountering that either. There are bound to be some issues as Connections transitions into the space. I hope and expect that Connections and the City of Evanston and the many other social service agencies in Evanston will come up with a sensible, monitored plan to address the issues raised by the community. So far I think they've been doing a good job. Let's give Connections, the City and the homeless our support.

Thank you,
Polly Rattner

Elle Ullum

From: Richard Barnes <rhbarnes60@gmail.com>
Sent: Wednesday, November 23, 2022 12:20 PM
To: dbiss@cityofevanston.org; mklotz@cityofevanston.org
Cc: lwilliams@cityofevanston.org; mmjones@cityofevanston.org; ckelly@cityofevanston.org; Kharris@cityofevanston.org; mwynne@cityofevanston.org; jnieusma@cityofevanston.org; bburns@cityofevanston.org; tsuffredin@cityofevanston.org; erevelle@cityofevanston.org; dreid@cityofevanston.org; jgeracaris@cityofevanston.org; sflax@cityofevanston.org; Communications
Subject: Support of Connections at the Margarita Inn

Dear Mayor Bliss and Administrator Klotz,

My name is Richard Barnes, and my wife and I have lived in Evanston since the mid-1980's (currently in the 6th ward), raising 3 ETHS graduates and enjoying Evanston's civic and cultural life.

As a member of Lake Street Church, I have cooked and served many meals for the homeless residents of Evanston when they stayed at the homeless shelter in the basement of Lake Street Church (also known as Hilda's Place) and at the Margarita Inn. As part of our church's Sustenance Connection I had the opportunity to share a meal and talk with those residents, hearing their stories. Often it's a thin line between "normal" and homelessness.

Hilda's Place was established in the early 1980's in response to the number of homeless people in downtown Evanston. From my understanding, the City of Evanston fought establishing a homeless shelter, preferring to ignore homelessness or try eliminating it, but Hilda's Place proved to be a sensible and humane solution.

Homelessness is unfortunately still an issue. Allowing the Connections for the Homeless to continue using the Margarita Inn as a shelter is the 2022 version of a sensible and humane solution to a very challenging issue. I hope that you will support Connections' ongoing use of the Margarita Inn as a shelter for our neighbors who need help.

Sincerely,

Richard

Elle Ullum

From: James Gibbs <jgibbs66@gmail.com>
Sent: Friday, November 25, 2022 12:03 PM
To: dbiss@cityofevanston.org; mklotz@cityofevanston.org
Cc: lwilliams@cityofevanston.org; mmjones@cityofevanston.org; ckelly@cityofevanston.org; kharris@cityofevanston.org; mwynne@cityofevanston.org; jnieuwsmma@cityofevanston.org; bburns@cityofevanston.org; tsuffredin@cityofevanston.org; erevelle@cityofevanston.org; Devon Reid; jgeracaris@cityofevanston.org; sflax@cityofevanston.org; Communications
Subject: Support of Connections at the Margarita Inn

Dear Mayor Biss and Administrator Klotz,

My name is James Gibbs. I have lived in south Evanston (8th ward) for 49 years. My two daughters and three of my grandchildren are graduates of the Evanston public school system. Over the years I have been active in further improving our city. Through my involvement at Lake Street Church, I've learned about Connections' program at the Margarita Inn and the effort to make it a permanent facility for Connections. The Margarita is an important resource in our community, providing transitional housing for those experiencing homelessness due largely to a lack of affordable housing. I believe it's a key component to addressing homelessness in our community. I urge you to approve Connections' application for a special use permit.

Sincerely,
James Gibbs

Elle Ullum

From: Erwin Graham <wgraham52@yahoo.com>
Sent: Monday, November 28, 2022 5:11 PM
To: dbiss@cityofevanston.org; mklotz@cityofevanston.org
Cc: lwilliams@cityofevanston.org; mmjones@cityofevanston.org; ckelly@cityofevanston.org; jnieuwsmma@cityofevanston.org; bburns@cityofevanston.org; tsuffredin@cityofevanston.org; dried@cityofevanston.org; jgeracaris@cityofevanston.org; Sarah Flax; Communications
Subject: Support for Connections for the Homeless and the Margarita Inn

To: Evanston City Council Members , Mayor Biss, and City Staff,

I am writing to encourage your support for Connections for the Homeless to purchase the Margarita Inn for the creation of Bridge Housing in Evanston.

As a longtime resident of Evanston and member of Lake Street Church I have watched Connections for the Homeless grow in its ability to care for those in Evanston without a home. The purchase of the Margarita Inn will allow Connections to provide secure housing, as well as medical care and oversight, education in skills to budget and manage the necessities of housing.

The building is most desirable as it is within walking distance to downtown amenities— including grocery stores and other social agencies. Moreover, the Inn has a commercial kitchen that when rehabbed could be a place for teaching cooking or producing marketable objects— baked goods, soaps, etc. Moreover, it might allow for a coffee house to be established as a business on the property in the future.

Please allow Connections continue to work and advocate for this unhoused population in Evanston.

Wynn Graham
Ward 6

Sent from my iPad

Dear Mayor Biss and Administrator Klotz,

My name is Pastor Laura Harris-Ferree, and I am the pastor at Grace Lutheran Church in the 9th ward of Evanston. My family moved here just over a year ago from Seattle, WA. I am writing to urge you to renew the permit with Connections to continue to operate their Margarita Inn facility.

I strongly support the ongoing work of Connections as I worked for a similar organization in Seattle, Compass Housing Alliance, as a social worker in an affordable housing building. In Seattle, there has been a state of emergency declared for homelessness for the past 7 years. I saw first-hand how stable and supportive housing can radically change one's life.

The Margarita Inn is a safe haven for so many families and individuals who are lost and feeling as if the world has given up hope on them. As a pastor, I am called to speak out for justice and peace for all of God's beloved children. "For I was hungry and you gave me food, I was thirsty and you gave me something to drink, I was a stranger and you welcomed me, I was naked and you gave me clothing, I was sick and you took care of me, I was in prison and you visited me.' Then the righteous will answer him, 'Lord, when was it that we saw you hungry and gave you food or thirsty and gave you something to drink? And when was it that we saw you a stranger and welcomed you or naked and gave you clothing? And when was it that we saw you sick or in prison and visited you?' And the king will answer them, 'Truly I tell you, just as you did it to one of the least of these brothers and sisters of mine, you did it to me.'" Matthew 25: 35-40

Connections is living out the call to give food to the hungry and shelter to the poor. They are a beacon of hope for so many who have nowhere else to turn. We, as the city of Evanston, can continue to be a beacon of hope for our neighbors and let them know they are welcome here and we will support them at every turn of life.

Housing is a basic human right and I hope you will do the right thing and work with Connections to bring an end to homelessness.

Sincerely,

Rev. Laura Harris-Ferree
Pastor, Grace Lutheran Church

Elle Ullum

From: Chelsea Sherlock <chelseasherlock12@gmail.com>
Sent: Thursday, October 6, 2022 12:40 AM
To: Elle Ullum
Subject: Letter of support for Margarita Inn

Follow Up Flag: Flag for follow up
Flag Status: Flagged

A decade ago I moved to Evanston to attend Northwestern and I've stayed a part of the Evanston community since. Three years ago I moved into the fourth ward, about a 10-minute walk from the Margarita Inn, and in August I got even closer to Inn, moving to the condo building that is directly behind the Margarita Inn which was a pro when I was apartment hunting. I've prepared bag lunches and hot dinners for Connections, sorted clothes, brought in a food delivery and toured the Margarita Inn as part of a listening session. I've seen the positive impact they have on our community and wholeheartedly support their housing first approach and welcome the residents of Margarita Inn as my neighbors.

Best,
Chelsea Sherlock

Elle Ullum

From: Communications
Sent: Wednesday, October 5, 2022 12:30 PM
To: Elle Ullum
Subject: FW: CFTH: We Need Your Voice

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Elle M. Ullum
Associate Director of Communications &
Donor Engagement
eulum@connect2home.org

From: CHRISTINE HJORTH <chjorth21@comcast.net>
Sent: Thursday, September 29, 2022 9:29 AM
To: Communications <communications@connect2home.org>
Subject: Re: CFTH: We Need Your Voice

This is a letter for Evanston in support of acquiring Margarita Inn. Feel free to edit if you want :)

To whom it may concern,
My name is Christine Hjorth, my family and I have been residents of Evanston for over 20 years. We live on Marcy Avenue in northwest Evanston.

I have worked with Connections for the Homeless for over 5 years now. The organization is on the forefront of how to tackle the ever growing Homelessness crisis in our country. Many urban areas including Chicago are in a crisis with band aid approach to dealing with the most urgent needs. Connections works off a proven process of stabilization (Housing First) leading to permanent housing recovery and self sufficient life.

I want Evanston to be a leader in the solution to homelessness and fully support Connections' acquisition of Margarita Inn. Evanston has always led when dealing with societal issues, we are the right city to take this step. We are the right city to take on the somewhat proven Housing First approach and address the crisis of homelessness.

Please accept Connections application to purchase Margarita Inn and help us move to eliminating homelessness in our area. Let's have Evanston become another example city for the world of how to end homelessness.

Christine Hjorth
2426 Marcy Ave.
Evanston

Elle Ullum

From: Randy Huyck <jrhuyck@gmail.com>
Sent: Thursday, September 29, 2022 11:45 AM
To: Elle Ullum
Subject: Support for Connection's purchase of the Margarita Inn

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Connections and Dear Evanston,

I understand that homelessness often occurs when events in one's life occur when one is simply without the friends or family that help others get by in similar situations. And homelessness is terrible and life-shortening.

I have lived in Evanston since 1971, have volunteered for Connections in the past, have used the Margarita over the years both for out-of-town guests and for me when I locked myself out of my apartment! Evanston tries to do good, but of course it's difficult. It would increase my pride in Evanston if the town could sanction Connections' acquisition of the Margarita. Respectfully, J. Randall Huyck ("Randy")

Elle Ullum

From: Shirley Adams <shirley@comeoutdancing.com>
Sent: Wednesday, September 28, 2022 2:48 PM
To: Elle Ullum; Sue Loellbach
Subject: Margarita Inn is an excellent place for transitional & supportive housing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Connections For the Homeless staff,
I live in Evanston in the Third Ward. I walk 3 to 5 miles each day in our beautiful city.
On Sundays, my path often passes in front of the Margarita Inn.
I am fond of the place because we stayed there when we first moved to Evanston 11 years ago while we were apartment hunting.
I am so pleased that the building and grounds continue to be so charming and attractive under the care of Connections for the Homeless. I am glad that citizens with very few resources can live in a well maintained home in such a central location and have the services they need to improve their lives.

I support the use of the Margarita Inn as a housing location for Connections for the Homeless.
I hope it can continue to serve the people in our community who are most in need of safe, comfortable, reliable housing.

Shirley Adams
404-245-7977

--
Shirley Adams
404-245-7977
www.comeoutdancing.com

September 27, 2022

I am writing today to express Impact Behavioral Health Partner's support for Connections for the Homeless regarding their acquisition of the Margarita Inn.

At the beginning of the pandemic, Connections quickly recognized our unhoused community members would benefit from living in a congregate setting. This action benefited not only those who were experiencing homelessness, but also the larger Evanston community, as they were able to help with isolation and quarantine of those infected with Covid-19 and help lower transmission.

As the pandemic continued, it became clear that the model of providing residents with access to their own rooms, supportive services, food, and access to behavioral and medical health care was proving successful. From a service providers perspective, it is very hard to link participants/residents to services if you cannot find them on the street.

Connections also utilized local restaurants and other businesses in Evanston, which helped offset the drop in revenues those businesses, especially restaurants, experienced due to decreased revenue.

We are members of the Coalition to End Homelessness in Evanston as well as a proud community partner of Connections for the Homeless. We wholeheartedly support their purchase of the Margarita Inn.

Sincerely,



Patti Capouch
Executive Director
Member, Coalition to End Homelessness in Evanston

Elle Ullum

From: Munro Susan <sbmunro47@gmail.com>
Sent: Monday, September 26, 2022 4:11 PM
To: Elle Ullum
Subject: Fwd: Letter of support

Follow Up Flag: Follow up
Flag Status: Flagged

>
> Dear Elle,
>
> I support Connections' application for a special license to continue operating the Margarita Inn as a transitional shelter for people lacking housing. I have lived at 1518 Oak Ave, one-half block from the Margarita Inn, for eight years; previously, between 1991 and 2014, I lived a few blocks away at 1316 Maple Ave. As a former member of the Housing Commission (2004-2010) and participant in various housing coalitions, I have been aware of Connections' work for two decades. I have been a donor for several years.
>
> I appreciate the support that Connections provides to the residents of the Margarita Inn and applaud their success in moving people to permanent housing. The property looks well-kept and the residents are friendly when we meet on the street. When there was a problem with a resident who was too disturbed for this setting, the Margarita staff, along with Alder Nieuwsma, were responsive. There are still issues in the neighborhood resulting from the concentration of services in the neighborhood (e.g, littering and, occasionally, someone sleeping in one of our exterior stairwells). However, I don't think these are attributable to the Margarita residents.
>
> The lack of decent housing is severe and just seems to get worse — not just in Evanston but everywhere. By employing Housing First principles, the Margarita is effectively transitioning people from the streets to safe, long-term housing. Secure housing leads to employment, better health, and opportunities for civic engagement. We should all want that for Evanston residents.
>
> Susan B. Munro
> 1518 Oak Ave.
> 847-630-1104
>
>
>
>



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Mon, Nov 28, 2022 at 5:11 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/28/22 6:11 PM

Name:	Melissa Appelt
Address of Residence:	Interfaith Action of Evanston, PO Box 1414, Evanston, IL 60204
Phone:	(847) 849-0371
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Connections for the Homeless' Special Use Permit
Position on Agenda Item:	In Favor

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2300 Cabot Drive | Suite 455 | Lisle, IL 60532-4613
Chicago Columbus DuPage County, Ill.
Indianapolis New York Philadelphia Washington, D.C.

WRITER'S DIRECT NUMBER: (630) 955-6594
DIRECT FAX: (630) 955-4273
INTERNET: Michael.Roth@icemiller.com

November 29, 2022

BY EMAIL TO: mklotz@cityofevanston.org

City of Evanston Land Use Commission

Melissa Koltz
Zoning Administrator

Lorraine H. Morton Civic Center
2100 Ridge Ave.
Evanston, IL 60201

RE: Zoning Petition 22ZMJV-0078; Connections for the Homeless, 1566 Oak Avenue

Ladies and Gentlemen:

We understand that the above zoning matter will appear on the agenda for the Evanston Land Use Commission meeting of November 30, 2022. This matter involves a petition for special use approval by Connections for the Homeless for the operation of a rooming house for temporary housing for homeless individuals at the Margarita Inn, 1566 Oak Ave., Evanston, IL. ("Subject Property ") We represent BCH1555, LLC, the owner of the property at 1555 Oak Ave. across the street from the Subject Property. My client is the victim of vandalism and property damage from the activities of occupants at the Subject Property, and is an objector.

We request that the public hearing on this petition be postponed until the City Council considers and determines a now-pending proposal to amend the text of City Code Title 8, Chapter 17, "Shelters for the Temporarily Homeless" of the Evanston City Code of 2012. The text amendments under the ordinance being considered by the Evanston Human Services Committee targets "Fixed-Site Non-Congregate Shelters" - exactly the land use that is the subject of the Connections for the Homeless special use petition for the Subject Property. This proposal was last brought before the Committee on November 7, 2022, and has not yet been decided for recommendation of an ordinance to the full City Council.

The text amendment, if approved as drafted, would create a significant, substantive set of regulations applicable to Fixed-Site Non-Congregate Shelters. These regulations would require the issuance of a new, annual City license in order for any person to conduct, operate or maintain a fixed-site non-congregate shelter or a shelter for the temporarily homeless, and would also

impose nebulous code compliance and health and welfare standards and requirements. The proposed text amendment is lacking in several critical areas that are particularly pertinent to Connections for the Homeless, given its track record for lack of operational oversight and code compliance, and its illegal operation of a rooming house without even a required rooming house license. Nevertheless, aside from Connections for the Homeless' own poor record of operational performance, the standards that will apply to the special use under consideration if approved, will not be known until the text amendment is fully vetted by the City Council. To avoid conflict, inconsistencies and ambiguities between the licensing and the land use schemes, and guesswork by the Land Use Commission, the Commission should not act prematurely by granting land use rights for rooming houses that fall under the cloak of Fixed-Site Non-Congregate Shelters. By proceeding tomorrow, the Land Use Commission is putting the cart before the horse. It should wait for the text amendment issues to be resolved.

We trust that you will agree that zoning regulations are ill-suited to control business and operational management, and therefore the outcome of the proposed text amendment and regulatory scheme is of critical importance. It is also necessary to enable the public to know what standards of care will be expected of the petitioner should the special use be granted. This is a matter of their due process.

We also make this request out of a sense of fairness to the neighboring public. We realize the late nature of this request, but the proposal to tie a new licensing scheme to a pending special use request is complex and highly irregular. Additionally, the petitioner has been adding to its submittals as late as the thanksgiving holidays, and coupled with the late mailing of notice of tomorrow's zoning hearing by the City (over the holiday weekend), neither my firm nor my client have been afforded an appropriate opportunity to prepare for the hearing. It is unnecessary for the proceedings to begin tomorrow, and we believe that a decision otherwise would be arbitrary and capricious. If the matter were held in abeyance until the City Council decides the regulatory scheme for Fixed-Site Non-Congregate Shelters, that would also afford us an adequate opportunity to obtain the entire file in this matter, arrange for witnesses and otherwise prepare for the hearing, and assess possible appeal or other legal remedies available to my client or an agreed resolution. Again, we formally request that the public hearing on this petition be postponed until the City Council considers and determines the now-pending proposal to amend the text of City Code Title 8, Chapter 17, "Shelters for the Temporarily Homeless."

In regard to relevant documents, we hereby request a complete electronic copy of the City's file, not just the agenda packet, in the matter of both the special use request and the text amendment.

Please advise. Thank you.

Very truly yours,



Michael M. Roth



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 1:06 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 2:06 PM

Name:	Michael Roth
Address of Residence:	
Phone:	
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Special Use for the Margarita Inn
Position on Agenda Item:	Opposed

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Mon, Nov 28, 2022 at 6:13 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/28/22 7:13 PM

Name:	Michael Woolf
Address of Residence:	1129A Elmwood Ave
Phone:	(865) 604-4323
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Margarita Inn
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 5:04 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 6:04 PM

Name: Michele Hays

Address of Residence: [712 Dobson St, Evanston IL 60202](#)

Phone: (847) 864-5486

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: Right now, being housed in Evanston is either a matter of privilege or of luck. Many, many Evanstonians are finding themselves either in a constant state of living on the edge or are one financial catastrophe - an illness or job loss that could happen to anyone - away from homelessness.

Our neighbors deserve safe housing, and while they are in the process of transitioning, they deserve a safe place to stay with a decent place to sleep that offers basic privacy and safety. It is unconscionable that we have *any* people living on our streets or otherwise in compromising situations.

Unhoused people are easy scapegoats for all kinds of societal ills, as they represent an instability that everyone fears and many wish to distance themselves from, but while our most vulnerable are most likely to face homelessness, the truth is it could be any of you or me in the right circumstances. Don't let the words of those who scapegoat those they fear to be the ones whose words move you to action.

The unhoused are not going away. They will be in Evanston whether we are

compassionate or not. They will be near Downtown whether we offer them a bed or not. By definition, they have nowhere else to go. Please make sure they have access to the Margarita Inn, at the bare minimum.

Agenda Item (or comment on item not on the agenda):

Public Hearing:| Special Use Permit | 1566 Oak Avenue | 22ZMJV-0078

Position on Agenda Item:

In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Mon, Nov 28, 2022 at 5:17 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/28/22 6:17 PM

Name:	Monique Parsons
Address of Residence:	8710 Trumbull Ave., Skokie IL 60076
Phone:	(847) 989-6013
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Connections for the Homeless
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 4:38 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 5:38 PM

Name:	Patrick Keenan-Devlin
Address of Residence:	746 Asbury Ave
Phone:	(312) 401-5829
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Special Use Permit
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 4:46 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 5:46 PM

Name:	Paul Kalil
Address of Residence:	1558 Florence Ave.
Phone:	(312) 505-2972
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Item 3A - Special Use Permit 22ZMJV-0078
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 6:23 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 7:23 PM

Name:	Q Ibraheem
Address of Residence:	2150 Ashland ave
Phone:	(224) 201-6293
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	3
Position on Agenda Item:	In Favor

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](https://www.formstack.com)

November 28, 2022

Dear Mayor Biss and Administrator Klotz,

I'm writing to implore you to renew Connections for the Homeless' permit to run a non-congregant facility at the Margarita Inn. It's a moral imperative that we care for those in our community who are in need of food and shelter, and Connections for the Homeless is providing this invaluable resource to the most vulnerable and to all of us who value living in a just and compassionate city. As the Book of Deuteronomy teaches us: "If there is a needy person among you, do not harden your heart and shut your hand against your needy kin. Rather you must open your hand and lend whatever is sufficient to meet the need." (Deuteronomy 15:7-8)

Safe housing is a basic human need, yet our society is still grappling with the scourge of homelessness. This is a moral travesty that we've been dealing with for far too long.

In October, 1984, religious leaders in Evanston protested the homeless situation in Evanston. As a result of these leaders' efforts, a shelter was opened in the basement of what was then known as First Baptist Church, now Lake Street Church. That shelter became Connections for the Homeless. As a part of this effort my predecessor, Rabbi Peter Knobel was quoted as saying: "Almost on a weekly basis, homeless people come to the synagogue looking for help. All we are able to do is provide handouts and not the shelter they need."

Now almost 40 years later (the length of the Israelites' sojourn in the wilderness!), we have an opportunity to provide shelter for those in need and help them to find permanent housing.

Today, Connections for the Homeless is no longer an organization running a temporary shelter in a church basement, struggling to get people off the streets for the night. The Connections for the Homeless' new non-congregant facility at the Margarita Inn is a world away from those beginnings; it provides wraparound services to the residents and gives people a real chance to get off the streets permanently and move into stable housing. 57% of the residents who have been housed at the Margarita Inn have found housing which is significantly higher than the average 40% success rate that our neighbors in Chicago have. The Margarita represents a cure for homelessness, not just a band aid.

I've heard all the arguments against renewing the Margarita's permit; they're the same arguments people made back in 1984 when we first made a realistic effort to address homelessness. They said that crime would rise, home prices would drop and panhandling would increase. Since that time, however, property values have continued to rise as the poorest among us fall further behind. It took a global pandemic to bring to light the painful inequities in our society. People living on the margins were the hardest hit by the pandemic. Disproportionately they were the ones who lost loved ones, jobs, and their homes.

Our community is lucky to have the Margarita Inn! Thanks to the Margarita Inn, our seniors, our neighbors with disabilities, the children who go to our schools, the clerk at the hardware or

grocery store, they have a place to go and restart their lives. And it works. There is a proven record of success with the Margarita Inn's approach to ending homelessness, and, frankly, we can't afford to let it close.

Here's an important point to consider: if the Margarita goes away, what happens then? Is this community prepared to support the 63 people currently living there who would literally be out on the street. Does the community know how to care for these individuals?

At Beth Emet we host Interfaith Action's overnight emergency shelter every year, and we have a soup kitchen every week. But we make no claims and are under no illusion that this work is ending people's homelessness. This is important and good work that our faith calls us to do, but these are stopgap measures. We need places like the Margarita Inn that provide services to give people a real chance of getting back on their feet.

If the Margarita is not granted a special use permit, Evanston would immediately increase its homeless population by nearly 15% with no long-term solution to finding them stable housing. We'd go back to the church basement and have people struggling every single night to find a bed. We can and must do better than that.

The Land Use Commission has a real opportunity right now to address the long-term issue of homelessness in a meaningful way. By granting a new special use permit to the Margarita Inn, Evanston will take the next step to address an issue of concern that's plagued our city for decades. We've allowed people in our community to wander our streets for too many years, allowing our most vulnerable residents to sleep in the streets, in parks, or in church or synagogue social halls.

We have a real opportunity now to improve people's lives, providing them with needed services and helping them find stable housing. We can't afford to go back to 1984. Instead, let's work toward a better future for all of our residents. We can and must do this.

Sincerely,

Rabbi Andrea London
Senior Rabbi
Beth Emet The Free Synagogue



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Sun, Nov 27, 2022 at 4:22 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/27/22 5:22 PM

Name:	renee mores
Address of Residence:	930 maple avenue
Phone:	(847) 687-1567
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Special Use Permit CFTH
Position on Agenda Item:	Opposed

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 8:59 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 9:59 AM

Name:	Rich Eddington
Address of Residence:	807 Davis
Phone:	
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Margarita Inn
Position on Agenda Item:	Opposed

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Mon, Nov 28, 2022 at 10:07 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/28/22 11:07 PM

Name:	Rodney Dawkins
Address of Residence:	4907 crain Skokie Illinois 60077
Phone:	(872) 243-1134
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Housing is a basic safety need housing is a human right
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 11:55 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 12:55 AM

Name:	Rodney Dawkins
Address of Residence:	4907 crain
Phone:	(872) 243-1134
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Margarita Inn
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 6:34 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 7:34 PM

Name: Sally Riessen Hunt

Address of Residence: 815 Monroe St

Phone: (224) 558-0417

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here:

My late husband found a couple sleeping in the Rose Garden of First United Methodist Church over 25 years ago. For awhile they slept inside the church, then migrated over to the Margherita Inn where they lived. I'm not sure of the arrangements then, who paid or if there were others in similar straits who were also living there. Later the woman worked both as a bell ringer for Salvation Army & at other places, & her partner also found a job. I used to run into them, she walking her rabbit around downtown Evanston. She was so proud when she was somehow able to get her teeth fixed. All they needed was a place to live while they recuperated from living on the street, one which gave them a chance for hope & an improved lifestyle.

What's especially useful & desirable about the Inn's location is its walking proximity to free meals offered in Evanston as well as to bus & El transportation.

Agenda Item (or comment) Margherita Inn

**on item not
on the
agenda):**

**Position on
Agenda
Item:**

In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 4:35 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: [Land Use Commission Public Comment](#)

Submitted at 11/29/22 5:35 PM

Name:	Scott Gingold
Address of Residence:	1326 Isabella Street
Phone:	(773) 793-9093
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Connections - Margarita Inn
Position on Agenda Item:	In Favor

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GINGOLDLEGAL

November 30, 2022

City of Evanston Land Use Commission

Re: Special Use Permit, 1566 Oak Avenue, Margarita Inn (22-ZMJV-0078)

Dear Commission Members:

As many of you know, I am a former member of the Evanston Zoning Board, having served beside many of you from 2009 to 2019. I live in the 7th Ward of Evanston and with my family have been a long-time supporter of Connections for the Homeless. In addition to donating financially to support Connections, my family and I have cooked and served dinners, made lunches, and also donated many items like toiletries and warm clothes. I also have provided pro bono legal counsel to Connections from time to time.

As a former ZBA member, I understand and appreciate how difficult cases like this one can be, particularly when neighbors in and around mixed use zoning districts vociferously object to a land use proposal. In fact, my very first case as a ZBA member in 2009 dealt with the “Great Room” at Northwestern, a proposed late-night dining facility in the former Seabury-Western Seminary dining hall. That ZBA hearing lasted about 9 hours over 3 separate meetings held over many months, as we entertained lengthy comments from dozens of concerned neighbors. The measure passed over the neighbors’ voiced concerns about noise, litter, increased drinking and crime.

This Commission, and its predecessor boards, also have dealt with many controversial projects in residential and mixed use neighborhoods, including in recent times:

- The Albion, 1500 Sherman
- Mather Lifeways, Corner of Davis and Chicago Ave.
- 1305 Pitner, Pitner and Dempster, a HOW project for affordable housing for working families
- YWCA, Planning and Development amendment of special use in 2019 to allow its expansion
- 831 Emerson, 9-story apartment building and convenience store

All of these projects involved neighborhood opposition, and fears over what the development would do to the character of the neighborhoods they were in. Ultimately, they all passed through City Council because these uses benefit all of Evanston.

When I think of the Margarita Inn, from a land use perspective one of the most compelling reasons to vote yes on the special use permit requested is because the work that Connections is doing actually creates very little change in how the Margarita Inn historically has operated including for the past nearly 2 and a half years. The Margarita Inn was built in 1927 as a “Club for Working Women”. In 1974, the Catholic Bishop of Chicago applied for a special use permit for the property as a “Rooming House.” For nearly 20 years, the property served as temporary housing for men and women who needed a safe place to be while they worked and sought out and found more permanent housing. The special use permit as a “Rooming House” ran with the property from 1974 until 2022, when it was determined that the property had ceased being used as a “hotel,” a use for which, ironically, it was never permitted as and which is not even a permitted special use in the R6 district.

Connections began operating at the Margarita Inn in March 2020 when the Governor ordered a shelter-in-place during the pandemic, and for which the homeless population needed to be better accommodated. The commercial “hotel” that had used the space since 1993 was struggling financially and delinquent on taxes, and in fact, it was the City of Evanston that initiated the arrangement for Connections to rent rooms and use the essentially vacant space. So you see, since March 2020 Connections has provided a use for this otherwise unused space that is consistent with its historical use and purpose.

A Rooming House is an approved special use for this space, meaning it’s already been legislatively contemplated that a rooming house can operate in this R-6 neighborhood, which the Zoning Administrator already found in February 2022 is intended for high density development of primarily multi-person dwellings in and around the downtown area. All of the standards for the issuance of this special use permit are met here. I implore you to vote yes tonight and keep the Margarita Inn going as what it historically always has been — a safe space for a person to find their footing and find their path forward.

Thank you.

Very truly yours,



Scott Gingold



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 1:04 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/29/22 2:04 PM

Name:	Sharon Pines
Address of Residence:	1585 Ridge Avenue
Phone:	(847) 644-4748
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Margarita Inm
Position on Agenda Item:	In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 2:23 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: Land Use Commission Public Comment

Submitted at 11/30/22 3:23 PM

Name:	Steven Lewis
Address of Residence:	1400 Maple Ave
Phone:	(773) 750-1520
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Margarita
Position on Agenda Item:	Other:

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038



Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Wed, Nov 30, 2022 at 9:12 AM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Land Use Commission Public Comment**

Submitted at 11/30/22 10:12 AM

Name: Suzanne B. Calder

Address of Residence: 1509 Asbury Ave

Phone: (847) 644-6774

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here:

I write to urge the Commission to approve a Special Use Permit for Connections for the Homeless (CFTH) to continue to fulfill its mission to end homelessness one person at a time. CFTH applies a best practices approach at the Margarita Inn: the housing first model. The philosophy is for a person who is homeless to relieve the stress of finding a place to stay and food for that day by providing them with a secure roof over their head and daily/reliable food. Without that stress they are then able to deal with the issues that led to their being homeless. I have seen the remarkable growth of CFTH: I was a board member of CPM when he agency was more of a "sheets and eats" organization to its growth in size, programs and professionalism. I was board president of CFTH, chair of the Evanston Alliance on Homelessness, member of the Housing and Homeless Commission and volunteer at CFTH. Continuing to help vulnerable people become working members of our society helps to demonstrate the type of caring community Evanston is.

Agenda Item (or comment) Special Use Permit for 1566 Maple Ave.

**on item not
on the
agenda):**

**Position on
Agenda
Item:**

In Favor

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Melissa Klotz <mklotz@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Nov 29, 2022 at 1:10 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: Land Use Commission Public Comment

Submitted at 11/29/22 2:10 PM

Name:	Toni Rey
Address of Residence:	1020 Grove St
Phone:	(847) 847-7644
How would you like to make your public comment?:	In-person
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Permit for Marguerita Imm
Position on Agenda Item:	In Favor

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