



**MEETING MINUTES**

**LAND USE COMMISSION**

Wednesday, November 30, 2022

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: Myrna Arevalo, George Halik, Brian Johnson, Jeanne Lindwall, Kiril Mirintchev, Max Puchtel, Kristine Westerberg, Matt Rodgers

Members Absent: John Hewko

Staff Present: Neighborhood and Land Use Planner Meagan Jones, Assistant City Attorney Alex Ruggie, Planning Manager Liz Williams, Zoning Administrator Melissa Klotz, Interim Community Development Director Sarah Flax

Presiding Member: Matt Rodgers

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**Call to Order**

Chair Rodgers opened the meeting at 7:04pm. A roll call was then done and a quorum was determined to be present.

**Approval of November 9, 2022 Meeting Minutes**

Commissioner Lindwall made a motion to approve the Land Use Commission meeting minutes from November 9, 2022, with no changes. Seconded by Commissioner Puchtel. Commissioner Arevalo abstained as she was not present at that meeting. A voice vote was taken, and the motion passed, 7-0-1.

**New Business**

**A. Public Hearing: Special Use Permit | 1566 Oak Avenue | 22ZMJV-0078**  
Donna Pugh & Michael Noonan, Foley & Lardner LLP, attorneys representing Connections for the Homeless, request a Special Use Permit for a Rooming House at 1566 Oak Avenue, commonly known as the Margarita Inn, in the R6 General Residential District (Section 6-8-8-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 and Ordinance 92-O-21. PIN: 11-18-308-009-0000.

Staff member Klotz summarized that the public comments received prior to the meeting total 25 opposed, 39 in favor, and three that do not distinguish, including one that is a request for continuance.

A commissioner noted that they know one of the applicant's representatives but there are no recent employment connections or a conflict of interest.

Donna Pugh with Foley & Lardner LLP introduced her colleagues Mike Noonan and Bill McKenna. She highlighted that in March of 2020 that Connections for the Homeless ("Connections") received a determination that Margarita Inn is a rooming house, not a shelter under Evanston code, and that its special use had expired. Connections has been serving the unhoused community in Evanston for over 38 years, has a long, successful history of running facilities and providing services to the homeless. Connections continues to operate the Margarita Inn for tenants who do not pay rent with resources provided by Cook County and personal donors. Ms. Pugh summarized the Connections applied for a new special use and the subsequent community engagement process involved 12 meetings resulting in conditions that the applicant supports.

Betty Bogg, CEO of Connections spoke about homelessness in Evanston and more recent service model changes partnering with hotels due to COVID. She stated their alignment with the City's HUD Consolidated Plan guidelines especially regarding the use of non-congregate shelter and housing first principles. Connections also provides on-site support services for mental and physical health care, employment and educational support, and the requirement and support needed to find stable housing outside of Margarita Inn, including services for alcohol and substance use disorders. In their three years in operation, 57% of their residents (85% from Evanston) have transitioned to stable housing.

Tina White, Connections Chief Program Officer, manages the shelter, housing and health programs. She described how they prioritize access for seniors, families and those with disabilities and their application of best practices including screening processes that focus on the safety of the staff and residents at Margarita Inn as well as the broader community. Each program participant designs and implements their housing case management with a mandatory exit plan along with agreeing to zero tolerance behavior rules. Staff at the Margarita include a total of 15 direct service staff members, not including administrative or executive leadership, oversight and support.

Sue Loellbach, Connections Manager of Advocacy, summarized their community outreach and engagement efforts and the status of the Good Neighbor Agreement. The agreement will have provisions for a Margarita Inn Advisory Board made up of community members to gather ongoing feedback from neighbors and regular reporting. She indicated that the agreement would not be finalized until the property has been acquired and that there are still some outstanding items that need to occur. If needed, the document would become a statement of commitment for Connections to be a good neighbor.

George Kisiel, President of Okrent Kisiel Associates, 141 W Jackson in Chicago gave a brief overview of the proposal, the potential land use impacts, and findings related to special uses contained in the Evanston Zoning Ordinance. For the two years that Connections has been operating, EMS calls have been 29 and 44 calls annually and

there has been no appreciable increase in traffic noise, vibration, etc. He then presented a police incident analysis noting that the 1500 block of Oak Avenue has seen an increase in Police and the EMS calls during the last two years of operation, however the increases are not significant in terms of volume or severity since Margarita Inn is less than two-tenths of the downtown calls. He then reviewed some of the Special Use Standards, particularly noting allowing Connections to provide interim shelter effectively reduces the number of homeless with no undue impact to the surrounding neighborhood. He finally mentioned that the Mary Limburger, MIA Appraiser findings report concluded there's no negative impact on property values due to this use.

Katie Eighan, Continuum of Care Planning Director at the Alliance to End Homelessness in Suburban Cook County. The Alliance is designated by HUD as the lead agency to implement a strategic plan to prevent and end homelessness for an area that includes 130 Cook County suburbs. Connections has been a member agency since their founding nearly two decades ago. She summarized northern suburbs shelter bed needs and noted that non-congregate shelter is recognized as a best practice locally, statewide and nationally because it provides increased stability for shelter guests and accessible on-site wrap-around services. She summarized that Connections has repeatedly demonstrated their competency and skill to provide the housing and services needed to end a person's experience of homelessness.

Linda Shueler, Executive Director of Housing Forward, whose mission is to meet the emergency shelter needs of those experiencing homelessness. Housing Forward was founded over 30 years ago with their service area now including 25 communities in west suburban Cook County. She summarized that their services are like Connections and the hotel-based setting approach to move a person off the street and into stable and safe housing has long term benefits of stability, independence and quality of life.

Commissioner Puchtel asked what the other common outcomes are for those that do not find stable housing. Ms. Schueler responded that a small percentage may go back to the street, move out of state, or double up with friends or family.

Reverend Grace Imathiu, Senior Pastor of First United Methodist Church, mentioned Connections moves 70 people every 12 months out of homelessness towards permanent and stable housing.

Reverend Doctor Michael Wolf, Senior Minister, Lake Street Church, is a ministry partner and shares a campus with Margarita Inn and stated that they have been good neighbors. He described the importance of engaging with the vulnerable, feels that there is a great need for this facility, and supports a recommendation in favor of the proposal.

#### Commissioner Questions

Commissioner Halik asked about allowing alcohol and legal drugs in rooms. Ms. White responded that Connections has a policy regarding appropriate behaviors associated with substances. If someone's use negatively affects the safety of the community, then

they cannot stay at the facility. Ms. Bogg generally spoke about their use of harm reduction principles. Commissioner Lindwall asked for further details on smoking. Ms. White confirmed that there is an outdoor smoking patio at Margarita Inn and no smoking is allowed in rooms. Ms. Bogg additionally stated that what is legal inside and outside is how Margarita Inn is operated.

Commissioner Westerberg asked what a substantial negative impact would be. Mr. Kisiel responded that an increase of 1-2 calls per week would not rise to the level of monitoring quality or quantity. Commissioner Westerberg asked Connections staff if the calls over the last few years represent what they would expect in the future. Ms. Bogg responded that over the last three years they have continuously adapted procedures to make the environment for their residents and the community safer. Commissioner Lindwall asked about call volume variance. Ms. Bogg responded that it varies based on clients and their needs.

Commissioner Halik asked about staffing. Ms. Bogg responded that it is a well-staffed operation. Commissioner Westerberg followed up with a question on staff structure. Ms. Bogg responded that a 24/7 operation is three shifts with two people on each shift including a program operations specialist. Other staff present are management, on-call staff, and partnerships which bring in groups to provide services on weekdays.

Commissioner Mirintchev asked about the complaint response. Ms. Bogg said that complaints normally get addressed right away because of the 24/7 operation. There is not a lot of neighborhood interaction with the on-site operation. They also get calls for off-site issues and are building a community-based referral response for these requests.

Commissioner Lindwall asked about currently operating overnight shelters. Ms. Bogg noted that Interfaith Action of Evanston ("Interfaith") runs an overnight cold weather shelter which due to the pandemic operates at about half capacity. Commissioner Lindwall then inquired how current residents park their cars. Ms. Bogg noted the parking lot is primarily for staff. Ms. White noted that it is not common for a resident to have a car, however, they do educate on where to park when necessary. Commissioner Lindwall asked the appraiser about property rents. Ms. Limburger responded that property sale is the way to evaluate this and transactions within the vicinity of this property over the last two years did not decline.

Chair Rodgers asked Ms. Bogg how they enforce their three strikes rule. Ms. White responded that it is rare, but it starts with a conversation, and progresses to a learning agreement, then a 24-hour suspension. A few people have been discharged and Connections links them with their related day and other housing programs. Chair Rodgers then inquired specifically about the indirect compensation requirement of the rooming house definition. Ms. Pugh answered that it is from external third parties.

Chair Rodgers called for public comment.

John Cleave, 1109 Grove, Evanston, noted that licensing is the way for the city to safeguard changes in the licensee operational funding, staffing, residential volume, policing and reporting. Chair Rodgers asked the Assistant City Attorney to comment on licensing. Ms. Ruggie responded that rooming house licensing is being considered at the Human Services Committee under the property standard code for renewal on an annual basis and all rooming houses would need to apply.

Lawrence Starkman, 1570 Oak Avenue, thinks that it does not meet the definition of a rooming house due to food service, there is an increase in crime, and that it is a nuisance.

Don Durkes, 1111 Grove Street, is generally not in favor of the Special Use designation because of increased police activity and their increased density request from 63 to 70 residents.

Chelsea Sherlock, 1567 Ridge Avenue, Apt. 306, directly behind the Margarita Inn alley, noted that it is close to the train station, has access to the lake, and is near the police and fire station which provides good access for people. She is also a Good Neighbor committee member, has toured the building, and encourages businesses, renters, landowners, condo owners, etc. to provide feedback.

Mr. Ryan Williams read a letter on behalf of Gregory Morrow, 1000 Grove Street, #519, overviewing his homeless experience, work experience with Connections, and support to deny the Special Use application.

Susan Munro, 1518 Oak Ave 1N, lives nearby and supports the application and has found that both Connections and Interfaith address issues quickly. She endorsed the value of locally addressing affordable housing.

Sharon Pines, 1585 Ridge Avenue, has toured the premises and noted that it has maintained its dated elegance. She stated that residents are participants in the services with the goal of attaining stability in their lives and permanent housing and supports them in Evanston.

Toni Rey, 1020 Grove Street, supports Margarita Inn as a good neighbor and believes all neighbors deserve a safe, stable place to call home.

Diana Durkes, 1111 Grove Street, stated that the National Association of Realtors may decrease surrounding property value by 12.7%. She expressed concern regarding drug trafficking in the alley and sleeping rooms in the lower level of the building.

Q Ibraheem, 2150 Ashland Avenue, assisted homeless people within his apartment building during the pandemic and he learned that professionals need to be present to address issues. He expressed concern regarding security with their museum and wedding venue reopening.

Chris Dillow, 1316 Oak Avenue, expressed concern regarding Connections adherence to city ordinances.

Eric Paset, 1402 Oak Avenue, owner of North Shore Apartments & Condos, questioned Connections' ability to enforce resident behaviors and stated that he has had to reduce rent charges because of their proximity to Margarita Inn.

Melissa Appelt, Interfaith Action of Evanston, PO Box 1414, noted that the nine faith communities with cold season overnight shelters around the city did not have the room to support Margarita Inn residents if it closed.

James Lessmeister, representing Citizens Together for Evanston, described some of the call content and volume for Margarita Inn and reasons that it should be declared a nuisance premise. He requested a continuance of the hearing to bring in additional experts. Chair Rodgers noted to table that request until all public comment was heard.

Rodney Dawkins, 4907 Crain Street, Skokie Illinois, member of National Healthcare for the Homeless Council, described his experience living in shelters and expressed his support for the Margarita Inn.

Ann Weatherhead, 807 Davis Street, Unit 1009, noted that Connections has been in Evanston for almost 40 years and has a proven track record servicing and leading people into stable housing.

Michael Roth, attorney representing BJB LLC, owner of the property of the King Home building across the street from the Margarita Inn, questioned how the Connections operation is or should be categorized and how it should be treated and regulated. He verbally requested and submitted in writing a request to continue the hearing.

Scott Gingold, 1326 Isabella Street, spoke in support of the Margarita Inn operating as a rooming house and summarized its history.

Patrick Keenan-Devlin, 746 Asbury Avenue, Executive Director of the James B. Moran Center for Youth Advocacy, a community based legal, social work and restorative justice organization in Evanston works in partnership with Connections who has housed 14 Moran Center clients who are now permanently housed. He also spoke on behalf of the 25 community-based organizations that make up the Coalition to End Homelessness and all support Connections' request for a special use permit.

Q Ibraheem, 2150 Ashland Avenue, spoke in support of Margarita Inn.

Gilo Kwesi Logan, 1031 McDaniel, has worked with Connections and supports approval of their special use permit to allow their equity work to continue in the community.

Rich Eddington, 807 Davis Street, said he supports the mission to address homelessness and questioned whether Connections is the right partner to execute that



mission and manage the facility. He also commented that the Good Neighbor agreement is difficult because it takes an individual neighbor to enforce it. Chair Rogers asked Mr. Eddington if there was anything he would like to respond to since he was being quoted by others. He thought the neighbors were raising quality of life issues, not Part 1 crimes, and that Police Chief Stewart would be the independent arbiter of that information.

Allie Harned, 1515 Greenwood Street, District 65 school social worker, expressed her support for Connections. During the last three years, the Margarita Inn has provided support for over 70 families, many of which have had school children.

Aaron Brown, 1205 Elmwood Avenue, spoke in support of Connections.

Joe Rushlow spoke on behalf of himself and Steven Lewis, 1400 Maple Avenue, regarding their concern that approval of this application would set up precedent and could lead to further special use permit requests in the neighborhood.

Dan Cox, 1207 Maple Avenue, Board member for Connections, described the role of the Board, its local membership, and its fiduciary responsibility to make sure that people get out of Margarita Inn to permanent housing.

Abigail Aziza Stone, 2121 Dewey Avenue, Board member for Connections and Executive Committee and Board of the Alliance to End Homelessness in suburban Cook County, described her shelter experience and the effectiveness of the hotel style of sheltering people experiencing homelessness.

Chair Rodgers requested Mr. Lessmeister to restate the reason for a continuance request. Mr. Lessmeister would like to have the opportunity to present an expert on criminal justice and nuisance. He also stated that the Comprehensive Plan was not analyzed under the special use permit application and would like a staff expert and a civil engineer to address parking and traffic. Furthermore, he would like an analysis under Section 6-3-5-10 of the code regarding the definition of rooming house. Chair Rodgers added that Mr. Roth's continuance request also covers Sections 6-3-5-17, A & B.

Chair Rodgers asked Assistant City Attorney Ruggie to confirm the language of the Land Use Commission Rules. Ms. Ruggie responded that it says such continuance may be at the Commission's discretion upon showing that the case is unable to proceed with testimony, evidence or cross examination at the current hearing for good cause. Chair Rodgers clarified that the ordinance has changed since the continuance request by Mr. Roth and Mr. Lessmeister.

Chair Rodgers asked zoning staff how long documents and material have been available to the public. Ms. Klotz noted that a two-week public notice was provided, and the application has been on the city website for about 3 weeks.

Chair Rodgers asked Commissioners their general thoughts on continuing the case. Commissioner Halik commented that they have not heard conclusive testimony on the standard as to whether there is a negative effect on adjoining properties. Ms. Ruggie responded that the applicant is being reviewed under the current code. She also summarized that staff is working to update the rooming house license, not specifically for this instance, but for all rooming houses within the city because it is outdated, and an exact timeline has not been set.

Chair Rodgers proposed Mr. Lessmeister clarify what information the additional experts could provide. Mr. Lessmeister summarized the requested skills and how they were unable to present expert witnesses at this hearing because of time constraints. Commissioner Lindwall expressed interest in hearing more about the nuisance premise ordinance. Ms. Ruggie responded that properties with police activity are subject to the nuisance premise ordinance. This property was reviewed by staff throughout the last two years to see if it qualified as a nuisance premise and it did not.

**Commissioner Westerberg made a motion to continue the hearing to December 14, 2022 on the property located at 1566 Oak Avenue, 22ZMJV-0078. Second by Commissioner Johnson. A voice vote was taken, and the motion failed, 2-6.**

Mr. McKenna made a few final comments on behalf of the applicant. Connections is fully supportive of a good neighbor agreement, a special use permit and the licensing process. He clarified that definition of a rooming house excludes food provided for compensation and that food at Margarita Inn is provided for free or through donations. He noted that specific criteria for Special Use does not mention that the Land Use Commission has an obligation to determine nuisance premises. And finally, when the Fire Department brought to the attention of Connections that the basement should not be used as rooms, the activity ceased and further similar use of the basement is not contemplated by this special use application. Chair Rodgers asked if Connections had any issue with the conditions outlined in the staff memo and Mr. McKenna responded no.

Commissioner Lindwall asked Connections why they selected the housing first model. Ms. Bogg responded that the housing first model is a mandated approach by HUD, and it has been effective. Commissioner Lindwall asked how they select clients. Ms. Bogg responded that they focus on whether that person can be safe in a relatively dense residential environment. Commissioner Lindwall asked how loitering by a resident on a recurring basis would be treated. Ms. White responded that if it's on their property then they would intervene, and it may be an issue that contributes to a resident not being able to continue their stay. Commissioner Lindwall asked if there are people who cycle in and out of your facility. Ms. White responded on occasion but that it is not common.

Commissioner Lindwall asked staff what kind of approvals would be needed to occupy the restaurant space. Ms. Klotz responded that if it were to operate as an accessory use to the rooming house, then it would need the appropriate food license and likely building permits to bring it up to code. It would not need anything additional from the zoning. She



also said that it could not be open to the public and that it is not an eligible use as a Type 1 restaurant in the R6 District.

Commissioner Westerberg asked to confirm that if this proposal is granted, then the building comes off the tax rolls. Ms. Pugh responded that it could as a nonprofit and that there is a deed restriction that requires payment in lieu of taxes for the city of Evanston and two school districts. Commissioner Westerberg asked what the real estate tax value was. Ms. Klotz reported that the 2021 tax bill was \$219,603.71.

Commissioner Westerberg if the city looked at or projected any increase in municipal costs related to this request for license reviews, operations, or police staffing. Ms. Ruggie responded that the annual license fee accounts for time staff spends doing inspections, issuing the license and maintaining the license throughout the year.

Commissioner Mirintchev asked if there would be a review of fulfillment of all the conditions. Ms. Klotz responded that there are three options if the special use is granted. The first is using the annual licensing to update the operations agreement to address any concerns. The second could be a condition that it comes back in front of the Land Use Commission. The third would be to handle it through other regulations. The annual license review is a strong mechanism to encourage compliance as opposed to the second approach of sending zoning staff out and asking them to report back on the special use.

The record was then closed.

### Deliberations

Chair Rodgers asked for Commissioner comments on the conditions.

Commissioner Halik had hoped that there would be agreement between the neighbor organization and Connections prior to the Commission's review of the project. Since there is not yet a licensing agreement, he would like to see strong conditions placed on the project such as Mr. Cleave's comments on mental health counseling.

Commissioner Puchtel wanted to add a note to the minimum of two employees always staffing the facility 24 hours a day that they both be trained in de-escalation techniques and working with people with mental illness.

Discussion ensued regarding the Good Neighbor Agreement and Commissioner Lindwall asked Corporation Counsel to provide an update regarding the agreement. Ms. Ruggie responded that the city cannot be involved without an enforcement mechanism. Also, the neighbors have not formed a neighbor group to be able to sign it. A suggestion was made that Connections create and abide by a good neighbor declaration that considers the neighbor recommendations. That declaration could then be a recommendation or a Special Use condition. The city can enforce a Special Use license. A new proposal for this license type is that every rooming house provides the city with an operating agreement and the operating agreement will go over how the

different rooming house's function, and if there's violations of that operating agreement, then the city can enforce.

Commissioner Westerberg asked if it is possible to strengthen the condition which says that access to the building for police personnel shall be appropriately accommodated when called by residents, staff or in mandatory reporting situations. Ms. Ruggie responded that there can't be unreasonable searches of a person's home. Commissioners agreed upon "reasonably" accommodated.

Chair Rodgers asked for Commissioner comments on the standards. Commissioner Puchtel reasoned that if you consider the residents of the Margarita Inn then there's not a negative cumulative effect and the standard is met. Commissioner Westerberg thinks the request meets most of the standards, especially from the land use perspective. Potential negative effects would have to be improved as Connections works with the neighbors. Commissioner Lindwall believes based on testimony that all the standards have not been met without the additional conditions. Commissioner Halik agreed and qualified that the conditions are being put in place because of management issues. Commissioner Arevalo noted the project continues as a rooming house and supports it. Commissioner Johnson said that he voted in support of the continuance to hear more about the supposed negative effects of police calls and the diminishment of the value of the property and thinks some of the standards may not have been met. Commissioner Mirintchev concurs with the opinion that it's a management issue, not a land use issue and is in favor of the project. Chair Rodgers agrees that the application of the rooming house definition is appropriate for now but supposes there could be a better definition developed in the future.

The Chair reviewed the nine Standards for Special Use (Section 6-3-5-10).

1. Is one of the listed special uses for the zoning district in which the property  
Lies: Meets the standard as a Rooming House is listed as an eligible special use in the R6 General Residential District which is the closest definition for this project.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning Ordinance: Plans and ordinances provide direction and guidance. This building fits the proposed activity, the conditions address management issues and so the standard is met.
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use: The conditions that are being placed on the management of the of the facility will lessen the impact on the neighborhood and the creation of a good neighbor declaration or some sort of a policy that is an agreement between and their neighbors will address most of those issues and so the standard is met.
4. Does not interfere with or diminish the value of property in the Neighborhood: Various testimony was heard but a place where people can be housed and given services that they need may do more for property values than having people living homeless on the streets. Commissioner Westerberg

commented that it is not the nature of the rooming house that diminishes the value of the property, but the operation that can cause problems.

5. Is adequately served by public facilities and services: The infrastructure provided it is adequately served and further testimony about police and fire resources will not provide significant additional insight and so the standard is met.
6. Does not cause undue traffic congestion: This is not a site that would create traffic as residents are not typically car owners and so the standard is met.
7. Preserves significant historical and architectural resources: It is recommended to have historic preservation staff conduct a non-binding review of the property before any permits are issued for exterior work on the building. If the review doesn't involve taking it to the Land Use Commission and can be done by staff, the standard is met.
8. Preserves significant natural and environmental resources: The building is not being added to and the landscaping will be maintained so the condition is met.
9. Complies with all other applicable regulations: Assumes Connections will operate under any rooming house license changes and any good neighbor agreement.

**Commissioner Lindwall made a motion to recommend approval to the City Council to approve the Special Use Permit on the property located at 1566 Oak Avenue, 22ZMJV-0078, with the following conditions:**

- 1. Criminal background checks and individualized assessment evaluations are required for every potential resident of the Rooming House to determine if the Margarita Inn is an appropriate and safe housing option for all parties. Individuals actively listed on the Sex Offender Registry shall not be admitted as residents of the facility.**
- 2. Emergency access to the building shall be provided to all first responders via a knox box, key fob, or similar entry means, and shall only be used by first responders in extreme emergency situations when the building must be accessed to ensure the safety of the building's occupants.**
- 3. Access to the building for police personnel shall be reasonably accommodated when called by residents, staff, or in mandatory reporting situations that may include additional agencies such as the Department of Child & Family Services (DCFS).**
- 4. The Applicant shall comply with all local, state, and federal laws relating to protected classes, including but not limited to the Homeless Bill of Rights, Cook County Human Rights Ordinance, and City of Evanston Human Rights Ordinance for all residents of the facility.**
- 5. On-site behavioral, mental, and medical healthcare shall be provided by appropriately licensed individuals. Such on-site care is accessory and incidental to the use and is not intended to replace primary and specialized health care for residents of the facility.**
- 6. Any on-site services including but not limited to employment readiness, financial literacy, therapeutic groups, recreational activities, and substance use disorder support and linkage to treatment shall be provided for residents of the facility only.**

7. The building façade and exterior shall be preserved and appropriately maintained. Exterior changes that are visible from the Oak Avenue right-of-way shall be reviewed by Historic Preservation staff for non-binding Preservation comments and suggestions prior to building permit issuance.
8. The Applicant agrees to use sustainable measures for building operations including but not limited to recycling and composting if/when the commercial kitchen is used.
9. Litter patrol shall occur at least twice per shift and shall remove any litter on the property and in the public right-of-way immediately adjacent to the property and extending 25 feet to the north and south.
10. Residents of the facility shall not loiter or congregate on the public sidewalk in front of the building or in the immediate vicinity.
11. The Applicant shall actively participate in community efforts to address panhandling and other homelessness issues with groups such as the Coalition to End Homelessness.
12. A minimum of two employees trained in de-escalation and mental illness shall always staff the facility, 24-hours a day, including at least one employee who is trained in security. A manager and/or supervisor shall be always on call.
13. All outstanding Property Maintenance code violations shall be brought into compliance by the Applicant within 6 months of the adoption of this ordinance. Any violations that exist for the following 6 months shall be addressed in a code violation compliance plan that includes an appropriate timeframe for resolving remaining violations. Failure to follow the code violation compliance plan or actively work towards resolving violations within 12 months may result in revocation of the special use.
14. The Applicant shall maintain the ten existing on-site parking spaces and shall lease off-site parking if the staff and resident use exceeds the existing on-site parking.
15. A bicycle rack shall be installed and maintained at the property.
16. The appropriate City License shall be applied for in full, including any required Operating Agreement details, within 3 months of the adoption of this ordinance.
17. An acceptable Good Neighbor Declaration must be developed within 3 months of the issuance of the Special Use Permit.

**Second by Commissioner Puchtel. A voice vote was taken, and the motion carried, 5-3.**

### **Communications**

Ms. Williams asked for clarification from the dissenting commissioners which standards were not met. Commissioner Halik, Johnson and Westerberg indicated C) on negative cumulative effect and D) on property value.

**Adjournment**

Commissioner Lindwall motioned to adjourn, Commissioner Arevalo seconded, and the motion carried, 8-0.

Adjourned 11:31 pm.

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, December 14, 2022, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,  
Amy Ahner, AICP, Planning Consultant

Reviewed by,  
Meagan Jones, Neighborhood and Land Use Planner  
Melissa Klotz, Zoning Administrator