



LAND USE COMMISSION

Wednesday, April 26, 2023 | 7:00 P.M.
James C. Lytle City Council Chambers, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

ACTIONS

I. CALL TO ORDER/DECLARATION OF A QUORUM

Attendance			
	<i>Name</i>	<i>Present</i>	<i>Absent</i>
Commissioner	Myrna Arevalo	X	
Commissioner	George Halik	X	
Commissioner	John Hewko	X	
Commissioner	Brian Johnson		X
Commissioner	Jeanne Lindwall		X
Commissioner	Kiril Mirintchev	X	
Vice-Chair	Max Puchtel		X
Commissioner	Kristin Westerberg	X	
Chair	Matt Rodgers	X	
Total		6	3

I. APPROVAL OF MEETING MINUTES: April 12, 2023

Action: Motion to approve, carried 4-0 with two abstentions.

II. OLD BUSINESS

A. Public Hearing: Special Use | 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). This case was previously heard by the Land Use Commission at a public hearing on November 30, 2022, and will be reopened to hear testimony from BCH1555, LLC & their representative based on their continuance request dated November 29, 2022, as required by court order. No additional testimony from any member of the public will be heard on the matter.

Action: Motion to recommend approval of the Special Use for the property located at 1566 Oak Avenue, zoning case no. 22ZMJV-0078, with the following conditions, tied 3-3.

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Katie Ashbaugh, AICP, Planner, at kashbaugh@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-866-5095 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

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 staff the facility at all times, 24-hours a day, including at least one employee who is trained in security. A manager and/or supervisor shall be on call at all times.*
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 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.*

****Note that because the motion resulted in a tie, the above conditions will not be included in the recommendation to the City Council. The recommendation is neutral, neither in favor or against.****

III. NEW BUSINESS

A. Adoption of Amendments to Land Use Commission Rules & Procedures

***Action:** Motion to adopt the Land Use Commission Rules & Procedures, with an amendment to Article VI, Section 5, passed 6-0.*

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, May 10, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.