



# PLANNING & ZONING COMMISSION

**TO:** City of Peoria Planning & Zoning Commission  
**FROM:** Development Review Board (Prepared by Leah Allison)  
**DATE:** November 4, 2021  
**CASE NO:** PZ 562-2021

**REQUEST:** Hold a Public Hearing and forward a recommendation to City Council on the request of Methodist Services, Inc to obtain a Special Use in a Class N-1 (Institutional) District for Multi-Family Residential Housing for the Homeless for the property located at 415 St Marks Court, 509 St Marks Court, 122 NE Greenleaf St, and 113 Fowler Street (Parcel Identification Nos.18-04-406-005, 18-04-406-006, 18-04-406-009, 18-04-406-011, 18-04-406-013, 18-04-406-022, 18-04-406-026), Peoria IL (Council District 1)

**SUMMARY OF PROPOSAL & REQUESTED WAIVERS**

The petitioner is requesting to obtain a Special Use for the re-use of an existing building for multi-family residential housing serving the homeless. The building was originally built as the Ramada Inn hotel. In 1988, the property became part of the Methodist Medical Center and used for offices, the Methodist College of Nursing and a daycare center. The property is currently vacant except for a portion still used for the daycare center. Phoenix Community Development Services is sponsoring the proposed use as further described below and in the attached project summary:

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Dwelling Units	55 units comprised of studios, one, two and three bedrooms	None	None
Parking	158 regular parking spaces plus 11 handicap accessible spaces	None	Install handicap parking signage. Add 6 bicycle parking spaces
Mechanical & Utility Screening	No changes to existing screening of equipment	None	None
Landscaping	Existing and proposed landscaping is noted for the front yards of Spaulding Ave, Greenleaf St, and Fowler St and the parking areas	Reduce the required points from 165 to 70 for the front yard along Spaulding Ave and eliminate the parking lot perimeter landscaping	Due to the existing site conditions with limited planting area, the landscape plan is acceptable through the alternative landscaping regulations
Dumpster Screening	Two dumpsters are located on the site	None	Provide a 6 to 7-foot tall four sided solid screen for the dumpster visible from Greenleaf St
Signs	An existing monument sign approximately 5 feet tall, 20 sq. ft. in size is located at the corner of St Marks Ct and Spaulding Ave	None	Existing sign may remain. Any change to the existing sign or additional new signs will require a sign permit
Exterior Lighting	No changes to existing building lighting	None	Exterior lighting cannot exceed 0.5 foot candles when measured at the property lines
Setbacks	No changes to existing building setbacks	None	None

Development Item	Applicant Proposal	Applicant Waiver Request & Justification	DRB Comment
Building	Existing masonry building is 7 stories in height	None	None
Access & Circulation	The property is accessible from Spaulding and Glendale Aves.	None	None

## **BACKGROUND**

### **Property Characteristics**

The subject property contains 4.29 acres of land and is currently developed with a seven-story commercial building. The property is zoned Class N-1 (Institutional) and surrounded by Class N-1 (Institutional), C-G (General Commercial) and R-8 (Multi-Family Residential) zoning.

### **History**

The structure was built in 1965 as a hotel.

Date	Zoning
1931 - 1958	C and D Apartments
1958 - 1963	C and D Apartments
1963 - 1990	C3 (General-Commercial)
1990 - Present	N1 (Institutional)

## **DEVELOPMENT REVIEW BOARD ANALYSIS**

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

Standard for Special Use	Standard Met per DRB Review	DRB Condition Request & Justification
No detriment to public health, safety, or general welfare	Yes	None
No injury to other property or diminish property values	Yes	None
No impediment to orderly development	Yes	None
Provides adequate facilities	Yes	None
Ingress/Egress measures designed to minimize traffic congestion	Yes	None
Not contrary to the objectives of adopted plans	Yes	None
If a public use/service, then a public benefit	N/A	N/A
Conforms to all district regulations	No	Install handicap parking signs, add bicycle parking and screen dumpster. Waiver noted for landscaping.
Comprehensive Plan Critical Success Factors	Grow Employers and Jobs And Reinvest in Neighborhoods	N/A
City Council Strategic Plan Goals	Smart Population Growth	N/A

### **DEVELOPMENT REVIEW BOARD RECOMMENDATION**

The Development Review Board recommends APPROVAL of the request with the following conditions and waiver:

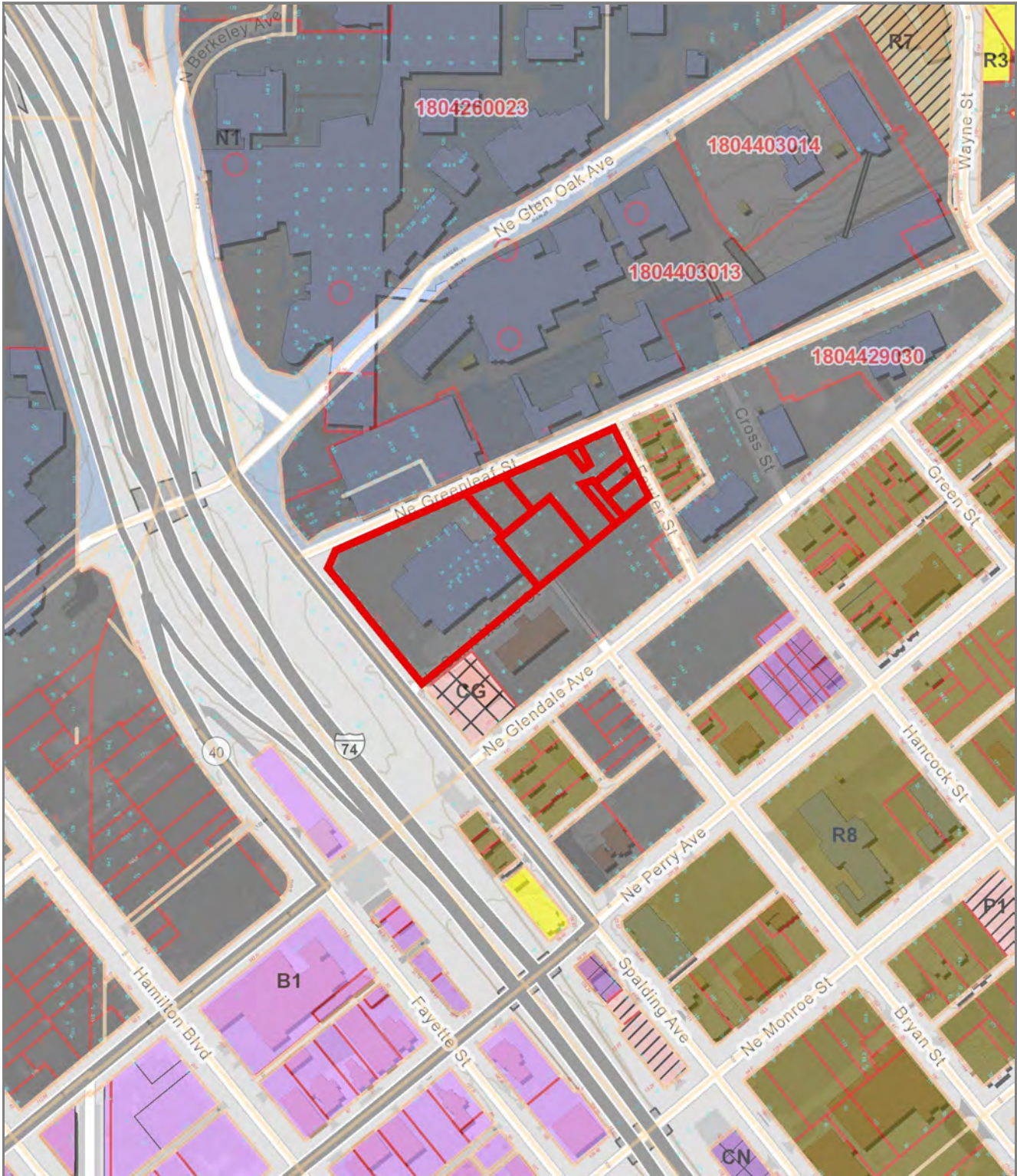
- 1) Stripe the parking lot for all regular and handicap accessible spaces including required signage.
- 2) Provide for six bicycle parking spaces.
- 3) Provide a 6 to 7-foot tall, four-sided, solid garbage enclosure for unscreened dumpster(s).
- 4) Allow for the existing monument sign, approximately 5-feet tall, 20 sq. ft. in size, located at the corner of St Mark's Ct and Spalding Ave to remain. Any change or additional signs will require a sign permit.
- 5) Waiver to allow for alternative landscape plan as shown on site plan.

**NOTE:** If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

### **ATTACHMENTS**

1. Surrounding Zoning
2. Aerial Photo
3. Site Plan
4. Elevation Drawing
5. Project Summary
6. Letters of Support

# 415 St Marks Court



*Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division*



Map Scale  
**1 inch = 333 feet**  
10/20/2021



# 415 St Marks Court



*Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division*

Map Scale  
**1 inch = 167 feet**  
10/20/2021





202 N.E. Madison Avenue  
Peoria, IL 61602  
Phone 309.674.7310  
Fax 309.674.9652  
[phoenixcde.org](http://phoenixcde.org)

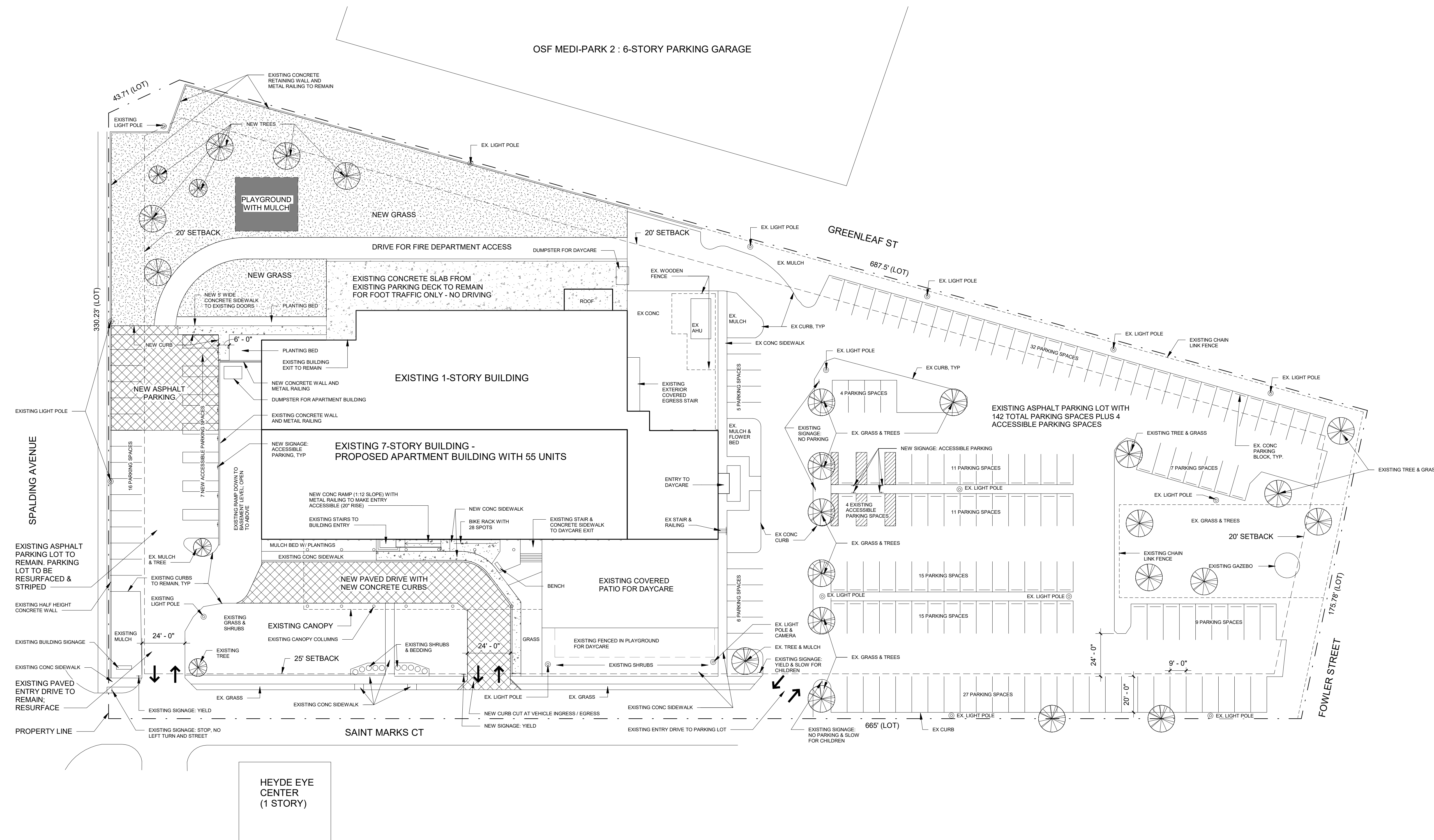
### Proposed Project Description – 415 St. Marks Court, Peoria, IL

Located in downtown Peoria, this project will provide much needed permanent supportive housing and supportive services for adults and families currently experiencing homelessness. The project proposes to rehabilitate a currently vacant 7-story building that was formerly a hotel to create 55 units of housing, including studios, 1 bedroom units, 2 bedroom units, and 3 bedroom units. Each apartment will be leased by the tenant like other market rental projects.

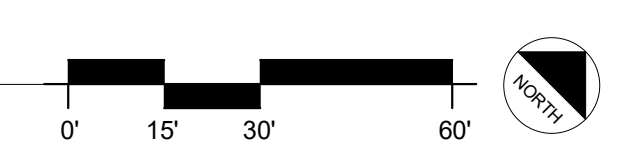
The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. In addition to the rehabilitation portion of the project, Phoenix CDS and collaborative partners will offer voluntary on-site case management to ensure all tenants receive the assistance desired to live independently, including medical and behavioral health services.

Common space will include a fitness room, computer room, library, and activity room. There will also be additional storage for all units. On the ground floor, there will be commercial space for the on-site services. There is a licensed operating child care center that has expressed interest in remaining on the property as well.

This project will create an opportunity to end chronic homelessness for families in the Peoria region.



1 BUILDING SITE PLAN  
1" = 30'-0"



DATE: 10/15/2021  
DRAWN: SMJ  
REVIEWED: JMU

REVISIONS		
#	DATE	DESCRIPTION

**DRAFT - NOT FOR CONSTRUCTION**

**BUILDING SITE PLAN**

**PHOENIX MANOR RENOVATION OF BUILDING**

**PHOENIX COMMUNITY DEVELOPMENT SERVICES**

415 St Marks Court  
Peoria, Illinois

SHEET  
**C101**

PROJECT # 210029

DATE: 10/13/2021  
DRAWN: SMJ  
REVIEWED: SMJ

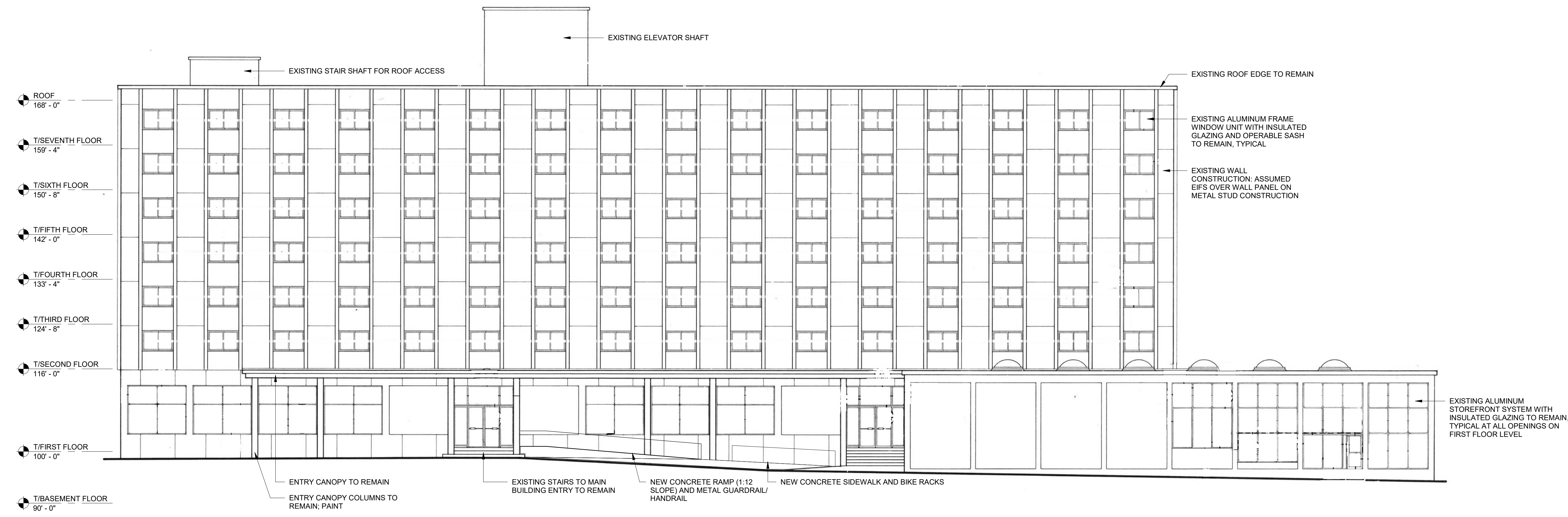
REVISIONS		
#	DATE	DESCRIPTION

**DRAFT - NOT FOR CONSTRUCTION**

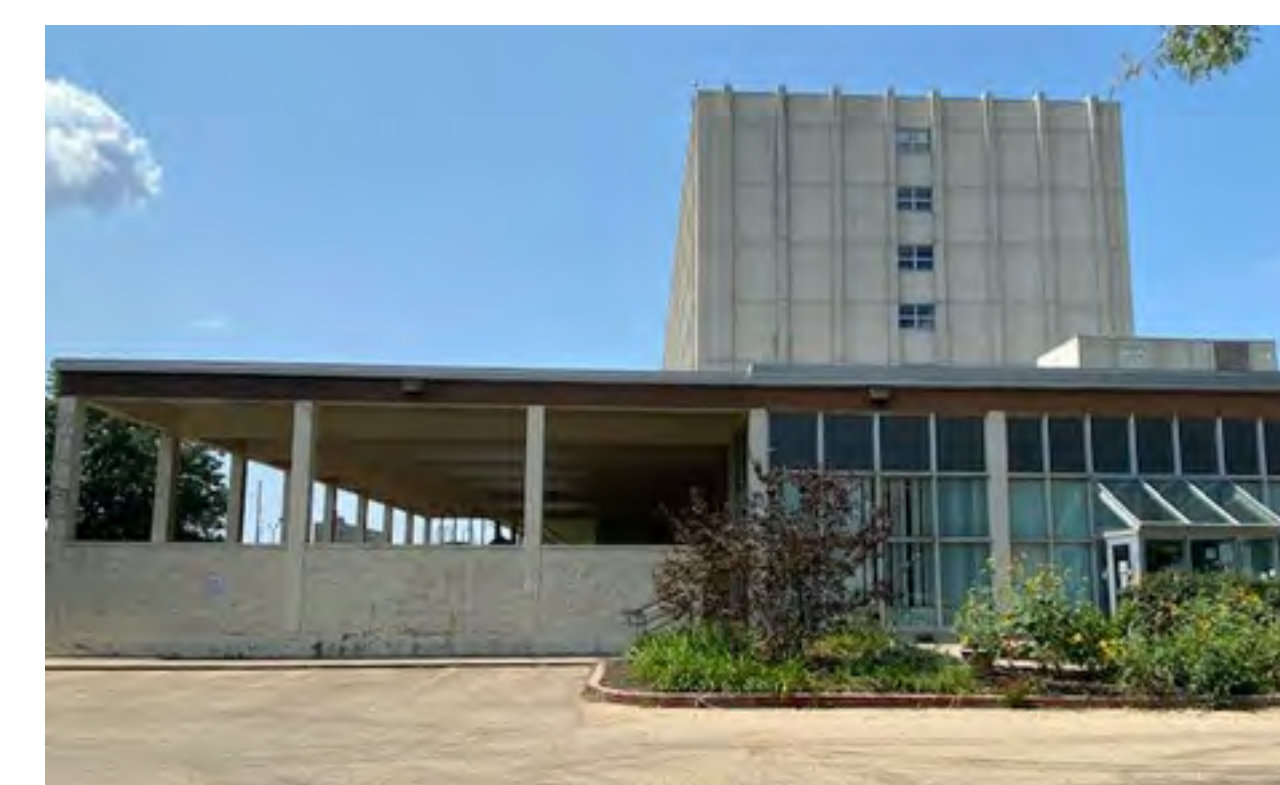
**BUILDING EXTERIOR ELEVATIONS**  
**PHOENIX MANOR RENOVATION OF BUILDING**  
**PHOENIX COMMUNITY DEVELOPMENT SERVICES**  
415 St Marks Court  
Peoria, Illinois

SHEET  
**A200**

PROJECT # 210029



SOUTH ELEVATION - EXISTING (SEE ELEVATION ABOVE FOR SCOPE OF WORK)



EAST ELEVATION - EXISTING TO REMAIN



NORTH ELEVATION - EXISTING



WEST ELEVATION - EXISTING



401 MAIN STREET  
SUITE 1600  
PEORIA, ILLINOIS 61602-1241  
TEL: (309) 673-1681  
FAX: (309) 673-1690  
www.dcamp law.com

# DAVIS & CAMPBELL L.L.C.

FILE NUMBER:

October 27, 2021

Planning and Zoning Commission  
City of Peoria  
Submitted via email to Unity Point/Methodist Services: Eric.Rahn@unitypoint.org

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

Please accept this letter as our support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

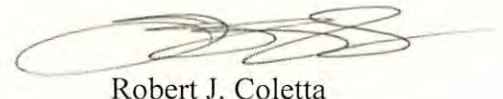
The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

We appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

  
Roy G. Davis

  
David G. Lubben

  
Robert J. Coletta



October 26, 2021

Planning and Zoning Commission  
City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

Thank you in advance for your time and consideration.

Regards,



Jim Hollenback AIA, LEED AP  
Partner and Architect  
PCM+Design Architects  
905 W Main, Suite 300  
Peoria, IL 61606

PCM+Design Architects  
905 W Main, Suite 300  
Peoria, IL 61606



October 26, 2021

Planning and Zoning Commission  
City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

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The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan completed in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use.

Best,

A handwritten signature in cursive script that reads "Kate Green".

Kate Green  
Executive Director  
Home for All CoC



THE CENTER FOR  
YOUTH & FAMILY  
SOLUTIONS  
cyfsolutions.org

October 26, 2021

Planning and Zoning Commission  
City of Peoria

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The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

Betty Porter, MS  
Youth, Family, and Community Outreach Services Supervisor  
2610 W Richwoods Blvd Peoria, IL 61604  
309-323-6573

Busey Bank  
2119 S.W. Adams St.  
Peoria, IL 61602  
*busey.com*

October 26, 2021

Planning and Zoning  
Commission  
City of  
Peoria

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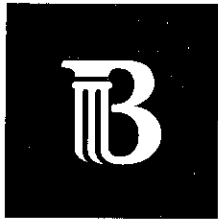
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I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,



**Jeff Ward**  
Vice President | Relationship Manager  
6699 N. Sheridan Road  
Peoria, IL 61614  
P: 309.495.4330 | Ext: 64330  
C: 309.424.8245



Busey Bank  
6699 N Sheridan Rd.  
Peoria, IL 61614  
[busey.com](http://busey.com)

October 26, 2021

Planning and Zoning  
Commission City of  
Peoria

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Planning and Zoning Commission Members:

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The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

**Bill Koenig**  
Vice President  
6699 N. Sheridan Road  
Peoria, IL 61614  
P: 309.495.4294  
C: 309.369.7417



601 SW Water St.  
Peoria, IL 61602

T 309.404.4700

October 26, 2021

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City of Peoria

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I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

A handwritten signature in blue ink that reads "Tim Erickson".

Tim Erickson  
President  
CORE Construction  
[timerickson@coreconstruction.com](mailto:timerickson@coreconstruction.com)



**FIRST**  
UNITED METHODIST  
**CHURCH**  
PEORIA • ILLINOIS

116 NE PERRY AVE, PEORIA, IL 61603  
309 • 673 • 3641  
WWW.FUMCPEORIA.ORG

October 26, 2021

Planning and Zoning Commission  
City of Peoria

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Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

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The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

This proposed project will be a God send for many of our brothers and sisters in Peoria that is conveniently located and near public transportation. Please think of those less fortunate in our community and with needs and challenges most of will never face.

We appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

Daniel Philips  
Director of Community Ministries  
First United Methodist Church  
116 NE Perry Avenue  
Peoria, Illinois 61603

GROWING A COMMUNITY IN CHRIST





October 26, 2021

Planning and Zoning Commission  
City of Peoria

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I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

**Claire Crone**  
Program Director  
Sophia's Kitchen  
(309) 655-1578

SOPHIA'S KITCHEN  
AT ST. JOSEPH CHURCH IN THE DIOCESE OF PEORIA  
MAILING ADDRESS | Sacred Heart Catholic Church  
504 Fulton Street, Peoria, Illinois 61602  
PHONE | 309 655-1578    [www.CatholicPeoria.com](http://www.CatholicPeoria.com)



October 26, 2021

City of Peoria  
Planning and Zoning Commission  
Submitted via email to Unity Point/Methodist Services:  
Eric.Rahn@unitypoint.org

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

City of Peoria Planning and Zoning Commission Members:

The Heart of Illinois United Way is proud to provide a letter of support for the Special Use Application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region.

The Heart of Illinois United Way (HOIUW), Unity Point/Methodist Services and Phoenix CDS have had long-standing, successful partnerships to improve the lives of others living in central Illinois. The rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

The proposal will invest approximately \$15+ million of capital dollars into a vacant building located adjacent to downtown Peoria. The project is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan and will highlight an additional partnership with the Illinois Housing Development Authority (IHDA) for our community. Additionally, the proposal prioritizes rehab over new construction.

The Heart of Illinois United Way fully supports Unity Point/Methodist Services, in conjunction with Phoenix CDS, Special Use Application to the City of Peoria. Please feel free to contact me with any questions or to request additional information. Thank you in advance for your consideration.

Sincerely,

Jennifer Zammuto  
President

Heart of Illinois  
United Way

Established 1921

509 W. High Street  
Peoria, Illinois 61606-1994  
309-674-5181  
hoiunitedway.org



**Jennifer L. Zammuto**  
President

**Board Members:**

**Robert Brandfass**  
Board Chair

**Robert C. Gates**  
Chair-elect

**Brian and Erica Ray**  
Vice Chairs-Resource  
Development

**Erik Christian**  
Vice Chair-Community  
Investment

**Shelli Dankoff McClellan**  
Vice Chair-Marketing &  
Community Engagement

**Thomas D. Schlink**  
Treasurer

**Sharon A. Desmoulin-Kherat**  
Secretary

Kylene M. Anthony  
Darrin A. Autry  
Patricia J. Bash  
Lindsey Birkel  
Jeffrey R. Bogdan  
Abby J. Clark  
Seth Davis  
Mark A. DeSantis  
Paula A. Dixon  
Molly Drenckpohl  
Clinton J. Drury  
Tim Dunton  
Brent Eichelberger  
Paul E. Flynn  
Gail R. Garrison  
Ronald Givens  
Monica Hendrickson  
Katie McCord Jenkins  
Bill Kwon  
Jeanette Murray  
Deborah Roethler  
Nikki Romain  
Sid P. Ruckriegel  
Sally P. Snyder  
John Sutherland  
Nathan P. Thomas



P.O. Box 3855  
Peoria, Illinois 61612  
(309) 691-0551 or 1-800-559-SAFE  
[centerforpreventionofabuse.org](http://centerforpreventionofabuse.org)

October 27, 2021

Planning and Zoning Commission

City of Peoria

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I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Nowlan", written over a white background.

Kevin Nowlan, Chief Operation Officer

2021-22 Board of Directors

Paroma Banerjee, President; *Caterpillar, Inc.* Shaun Newell, Vice President; *WMBD/WYZZ* Abby Lotz, Secretary; *OSF Healthcare*

Michael Price, Treasurer; *David Vaughan Investments* Derrick Booth, Vice Treasurer; *Peoria Public Schools* Karla Losey, Immediate Past President; *Associated Bank*

Blake Barnard, *Trinity Heating and Cooling* Michael Brandt, Judge of the 10<sup>th</sup> Judicial Circuit Alma Brown, *Caterpillar, Inc.* Deauna Collins, *Morton Community Bank*

Brian Fengel, *Central Illinois Police Training Center Mobile Training Unit 7* Doug Hanley, *CEFCU* Stephanie Hassett, *Caterpillar, Inc.* John Kaiser, *RSM US LLP*

Jodi F. Lindsay, *Bob Lindsay Auto Group* Angie Ostaszewski, *Ameren Illinois* Donna Varda, *DSMH Consulting* Kiran Velpula, PhD, *University of Illinois College of Medicine*



# Illinois Central College

309.694-5422  
icc.edu

October 26, 2021

Planning and Zoning Commission

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

Illinois Central College Adult Education program is a proud partner of Phoenix CDS to provide adult education services through GED, English as a Second Language, Bridge and Integrated Education and Training programs. The program also provides transportation assistance to/from ICC and additional transition to college services to ensure the success of their residents.

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

ICC Adult Education supports the request from Phoenix CDS for Special Use of this property.

Sincerely,



Dawn Fentem- Manager, Adult Education Program  
Illinois Central College- Peoria Campus  
5407 N University St. Peoria, IL. 61635  
dfentem@icc.edu

**East Peoria Campus**  
1 College Drive  
East Peoria, IL 61635

**Peoria Campus**  
5407 N. University St.  
Peoria, IL 61635

**Pekin Campus**  
Riverway Business Park  
225 Hanna Drive  
Pekin. IL 61635





4450 N. Prospect Rd., Suite C8  
Peoria Heights, IL 61614

309.682.3500 (V) 309.863.5847 (Video Ph)  
309.682.3989 (Fax)  
[www.advocatesforaccess.com](http://www.advocatesforaccess.com)

October 26, 2021

Planning and Zoning Commission  
City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

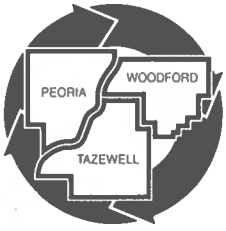
The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

Advocates for Access  
Jeannine McAllister  
Executive Director  
309.682.3500

***“Empowering People With Disabilities To Live Independently In Our Community”***



# TRI-COUNTY REGIONAL PLANNING COMMISSION

456 FULTON STREET ▪ SUITE 401 ▪ PEORIA, IL 61602

PHONE: 309-673-9330 ▪ FAX: 309-673-9802

WWW.TRICOUNTYRPC.ORG

October 27, 2021

Planning and Zoning Commission

City of Peoria

Submitted via email to UnityPoint/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

Eric Miller

Executive Director

Tri-County Regional Planning Commission

309-673-9330



October 26, 2021

Planning and Zoning Commission  
City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

As a local real estate agent, providing supportive housing for those in need is top on our communities list of needs.

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

Zack Baker  
Realtor, Keller Williams Premier Realty  
2426 W Cornerstone Ct, Peoria IL  
309-678-9960



# West Central Illinois Building and Construction Trades Council

400 NE Jefferson, Suite 403 • Peoria, Illinois 61603

Phone: (309) 674-9243 • Fax (309) 674-9714

E-mail: [buildunion@westcentralbtc.org](mailto:buildunion@westcentralbtc.org) • website: [www.westcentralbtc.org](http://www.westcentralbtc.org)

**Clint Drury**  
Executive Director

**James C. Dillon**  
Associate Director

**Matt Bartolo**  
President

**Paul Flynn**  
Vice President

**Matt Bender**  
Secretary-Treasurer

**Darren Smith**  
Sergeant At Arms

**Trustees**  
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Boilermakers

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Carpenters

Electrical Workers

Elevator Constructors

Heat & Frost Insulators

Iron Workers

Laborers

Millwrights

Operating Engineers

Painters/Glaziers

Plasterers-Cement Masons

Plumbers

Road Sprinkler Fitters

Roofers

Sheet Metal Workers

Steamfitters

Teamsters

October 27, 2021

Planning and Zoning Commission

City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Dear Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will not only work toward ending chronic homelessness for families in the Peoria region, but also provide a good number of opportunities for local union construction workers who make head of household wages and benefits helping to stimulate the economic viability of the region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

Clint Drury

Executive Director

West Central IL Building and Construction Trades Council



In Affiliation

BUILDING AND CONSTRUCTION TRADES DEPARTMENT

AMERICAN FEDERATION OF LABOR—CONGRESS OF INDUSTRIAL ORGANIZATIONS







202 N.E. Madison Avenue  
Peoria, IL 61602  
Phone 309.674.7310  
Fax 309.674.9652  
[phoenixcds.org](http://phoenixcds.org)

October 26, 2021

Planning and Zoning Commission  
City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

Christine E. Kahl  
President/CEO  
[director@phoenixcds.org](mailto:director@phoenixcds.org)  
309.222.2560



## THE SALVATION ARMY

BRIAN PEDDLE  
*General*

HEARTLAND DIVISIONAL HEADQUARTERS  
401 NE Adams St.  
Peoria, Illinois 61603-4201  
309 655-7220  
saheartland.org

BRAD BAILEY  
*Commissioner*

MAJOR BETHANY J. PETRIE  
*Divisional Commander*

October 26, 2021

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Dear: Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), an agency who has a long-standing partnership with The Salvation Army and extensive experience to aid in serving the most vulnerable in our communities.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

Through rehabilitation of the building, after its lengthy period of vacancy, and implementing the proposed will create an opportunity to end chronic homelessness for individuals and families in the Peoria region. Agencies and others serving in Peoria and its surrounding communities have created relationships and collaborations to support our residents to access stable and permanent housing while building a path for lifelong success for generations to come. This proposal will advance these invested efforts for all those we serve.

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

*Rachael M. Cansino*

Rachael M. Cansino

The Salvation Army  
Tri-County Social Services Director  
417 NE Adams Street | Peoria, IL 61603  
1 (309) 655.7272



DOING THE MOST GOOD

"THERE IS NO REWARD EQUAL TO THAT OF DOING THE MOST GOOD TO THE MOST PEOPLE IN THE MOST NEED" – EVANGELINE BOOTH

# The Salvation Army

Founded in 1865 by William and Catherine Booth



Brian Peddle  
General

Commissioner Brad Bailey  
Territorial Commander

Major Bethany J. Petrie  
Divisional Commander

Majors Heath & Anita Sells  
Corps Officers

## Peoria Citadel Corps & Community Center

2903 W. Nebraska

Peoria, Illinois 61604

Phone: (309) 682-8886 FAX: (309) 682-1275

[www.saheartland.org](http://www.saheartland.org)

Donations: 1-800-SAL-ARMY or [www.1800SALARMY.ORG](http://www.1800SALARMY.ORG)

October 26, 2021

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Dear: Planning and Zoning Commission Members:

Greetings in the name of our Lord and Savior, Jesus Christ. Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services for the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), an agency that The Salvation Army has a long history and partnership with to provide needed community services. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in need within our Peoria region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

Experience has shown me that often communities and the agencies working within them have good intentions to make a difference, however failure often results because those engaged in the community at the grass roots are often overlooked. But this proposal will help ensure that this property will be used to its fullest potential while addressing the needs of the chronically homeless.

I thank you in advance for your consideration and approval of the requested Special Use Application. May God's richest blessings be yours!

In His service,

Heath A. Sells, Major

The Salvation Army

Peoria Citadel Corps Officers & Tri County Coordinator



**"...THERE IS NO REWARD EQUAL TO THAT OF DOING THE MOST GOOD  
TO THE MOST PEOPLE IN THE MOST NEED." - Evangeline Booth**

DOING THE MOST GOOD™



456 Fulton Street ♦ Suite 401 ♦ Peoria, IL 61602 ♦ [www.trvda.com](http://www.trvda.com)

October 27, 2021

Planning and Zoning Commission City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

Re: 415 St. Marks Court, Peoria, IL- Special Use Application

Dear Planning and Zoning Commission Members:

The Tri-County River Valley Development Authority is a regional bond financing agency serving Peoria, Tazewell, and Woodford Counties. Financing for affordable housing is an important part of our mission. In that regard, please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. We are keenly aware of the tremendous work of Phoenix CDS and its contributions to the community. This particular building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will not only work toward ending chronic homelessness for families in the Peoria region, but also provide a good number of opportunities for local union construction workers who make head of household wages and benefits helping to stimulate the economic viability of the region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

On behalf of the Board of Directors of the Tri-County River Valley Development Authority, we would appreciate your favorable consideration of the requested Special Use.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Ribley", with a stylized flourish at the end.

Warren Ribley  
Executive Director  
TRVDA

October 27, 2021

Planning and Zoning Commission  
City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

On behalf of the Greater Peoria Economic Development Council, please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court in Peoria. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in Greater Peoria.

Quality, affordable housing is a key ingredient in a vibrant economy and a foundational element in having a prepared and available workforce. In March 2021, the Greater Peoria Economic Development Council's Board of Directors adopted the Big Table Comprehensive Economic Development Strategy (CEDS) to help guide activities to improve the regional economy through 2025. Within the "quality of life" goal, the CEDS articulated the following strategy: "Ensure residents have quality, income-appropriate housing choices." The proposed reuse of 415 St. Marks Court supports this strategy. Further, the project is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). The site is also located in the Peoria Urban Enterprise Zone, the East Village Growth Cell TIF and a federal Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use. Please feel free to contact me at (309) 472-6291 or [csetti@greaterpeoriaedc.org](mailto:csetti@greaterpeoriaedc.org) should you have any questions.

Sincerely,



Christopher Setti  
Chief Executive Officer

**PLACE ON LETTERHEAD**

**SAVE AS A PDF FOR SUBMISSION**

October 26, 2021

Planning and Zoning Commission

City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

**Domini Ardis**

**HOI 211 Call Center Coordinator**

**309-494-6539**

**dardis@amtci.org**

Nora Sullivan  
1020 NE Glen Oak Avenue  
Peoria, IL 61603

October 27, 2021

Planning and Zoning Commission  
City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@initypoint.org](mailto:Eric.Rahn@initypoint.org)

RE: 415 St. Marks Court, Peoria, IL: Special Use Application

Dear Planning and Zoning Members:

I am writing to enthusiastically support the application being submitted by Unity Point/Methodist Services to convert the property at 415 St. Marks Court to a housing project managed by Phoenix Community Development Services. As a board member of Phoenix I am proud of their history and success as the largest supportive housing provider in our area.

The St. Marks site has been vacant for many years now-in fact I had an office and taught classes in the building when I was an instructor for Methodist College. I fully support the plan to refurbish the building and to provide homes for homeless families and people in need. The project is also consistent with the 2021 City of Peoria Housing Needs Assessment and Community Revitalization Plan done in concert with the Illinois Housing and Development Authority. Phoenix is committed to providing quality housing along with supportive social services to those who reside in their facilities.

Thank you for your review of this application.

Very truly,

*Nora Sullivan*

Nora Sullivan

400 NE JEFFERSON, SUITE 200  
PEORIA, IL 61603  
(309) 673-0120  
[WWW.SENATORDAVEKOEHLER.COM](http://WWW.SENATORDAVEKOEHLER.COM)



M323B STATE CAPITOL  
SPRINGFIELD, IL 62706  
(217) 782-8250  
(217) 782-2115 FAX  
[WWW.SENATORDAVEKOEHLER.COM](http://WWW.SENATORDAVEKOEHLER.COM)

ILLINOIS STATE SENATE  
**DAVID KOEHLER**  
STATE SENATOR • 46TH DISTRICT  
ASSISTANT MAJORITY LEADER

October 26, 2021

Planning and Zoning Commission  
City of Peoria  
Submitted via email: [lallison@phoenixgov.org](mailto:lallison@phoenixgov.org)

Re: 415 St. Marks Court, Peoria, IL – Special Use Application

Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by IL State Senator Dave Koehler.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Koehler".

State Senator Dave Koehler  
Assistant Majority Leader  
46<sup>th</sup> Legislative District



October 28, 2021

Planning and Zoning Commission

City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

Re: 415 St. Marks Court, Peoria, IL – Special Use Application



Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period of time and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

As I have volunteered for almost 15 years with the Society of St Vincent de Paul, I have done hundreds of home visits with people who would benefit greatly from this development. Affordable housing is so needed in our community, and the plan to have supportive services to help those individuals makes it even more beneficial. I pray that this plan will come to fruition!!

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,  
Judy Zika

Volunteer with Society of St Vincent de Paul, St Jude Church  
309-256-6413 or [judyzika@yahoo.com](mailto:judyzika@yahoo.com)



**Tri-County Illinois**  
*Peoria, Tazewell & Woodford Counties*

October 28, 2021

Planning and Zoning Commission  
City of Peoria

Submitted via email to Unity Point/Methodist Services: [Eric.Rahn@unitypoint.org](mailto:Eric.Rahn@unitypoint.org)

**Re: 415 St. Marks Court, Peoria, IL – Special Use Application**

Planning and Zoning Commission Members:

Please accept this letter as support for the Special Use application submitted by Unity Point/Methodist Services to convert the property located at 415 St. Marks Court, Peoria, Illinois. The project is sponsored by Phoenix Community Development Services (Phoenix CDS), the largest supportive housing provider in the region. This building has been vacant for a lengthy period and the rehabilitation of the building as proposed will create an opportunity to end chronic homelessness for families in the Peoria region.

The proposed use of this building is consistent with the 2021 City of Peoria Housing Needs Assessment & Community Revitalization Plan done in partnership with the Illinois Housing Development Authority (IHDA). Recommendations for the Near North Side include the creation of additional multi-family units with social services. In addition, the plan prioritizes rehab over new construction. The site is also located in an Enterprise Zone and an Opportunity Zone.

I appreciate, in advance, your consideration of the requested Special Use.

Sincerely,

*Karen Anne Rose*

Karen Anne Rose, Board member  
NAMI Tri-County Illinois  
P.O. Box 10167  
Peoria, IL 61612  
(309) 693-0541