



Legislation Text

File #: 18-107, **Version:** 2

ACTION REQUESTED:

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class CN (Neighborhood Commercial) District for a HALFWAY HOUSE for the Properties Identified as Parcel Identification Nos. 18-17-153-009 and 18-17-153-033, with an Address of 1010 SOUTH BLAINE STREET, Peoria Illinois. (Council District 1)

BACKGROUND:

Petitioner, Rev Clara Forman, seeks a special use for a halfway house to operate a residential living facility for women released from the Dept of Corrections. The facility will house 20 women to complete a 60 to 90 day program involving counseling, training, education, and employment. The program licensure does not permit sexual offenders to participate.

The facility is proposed to be located in an existing 5,500 sq. ft. single story building. An adjacent vacant building, formerly a convent, is proposed for demolition.

Rev Forman has also requested a waiver of the \$796.00 Special Use application fee, which she has paid. Rev Forman's small ministry believes in a community working together to help women become productive members.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 6 to 0 to APPROVE a Special Use for a Halfway House with a condition that the former convent building is demolished prior to issuance of a Certificate of Occupancy for the halfway house.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information regarding the requested special use.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting): A citizen spoke of the urgent need to demolish the unsafe building located on the property.

IMPACT IF APPROVED: A Special Use for a Halfway House will be granted to allow a residential living facility for women released from the Dept of Corrections.

IMPACT IF DENIED: A Special Use for a Halfway House will not be granted and the property will remain vacant.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Grow Peoria

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Reinvest in neighborhoods.
2. Grow employers and jobs.

DEPARTMENT: Community Development