

CITY OF LINCOLN
SPECIAL VOTING SESSION
AGENDA
MAY 30, 2023
CITY HALL COUNCIL CHAMBERS
6:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Participation
5. PC 2023-02, Central Illinois Veterans Commission, Special Use Permit for a Mix-Use Occupancy in R-2 District, 200 Fifth Street.
6. Announcements
7. Possible Executive Session
8. Adjournment

We welcome the participation of persons with disabilities at all City of Lincoln meetings. If auxiliary aid or service is required for most effective participation and communication, please notify the City Clerk's Office at 217-735-2815 or cityclerk@lincolnil.gov no later than 48 hours prior to the meeting time.

MEMORANDUM

TO: Mayor Tracy Welch and Lincoln City Council

FROM: Wes Woodhall, Building and Safety Official

MEETING DATE: May 30, 2023

RE: PC 2023-02, Central Illinois Veterans Commission, Special Use Permit for a Mix-Use Occupancy in R-2 District, 200 Fifth Street.

BACKGROUND:

On May 25th the Planning Commission held a Public Hearing regarding an application from the Central Illinois Veterans Commission (CIVC) for a Special Use Permit for Mixed-Use Occupancy in an R-2 District at 200 Fifth Street.

The property once known as St. Clara's Manor and most recently owned by Lincoln University was once occupied as a nursing home and was later awarded a special use permit to allow the use of a dormitory for Lincoln University students. CIVC has requested a Special Use Permit within the R-2 Residence District to establish a mixed-use facility comprised of several civic minded organizations.

It is the applicants' intention to provide multiple services under one roof that will allow improved organization and ease of direction to requesting parties. Please see statement below:

The intent to address housing needs for Central Illinois veterans and others experiencing homelessness and at risk of homelessness. The building is uniquely designed to provide shelter and various collaborative supportive services all in one location. The vision is to offer permanent, emergency, temporary and transitional housing for veterans and others in need. The county's current treatment provider, Trillium Place Carle Health, would lease space to operate their agency. The existing Salvation Army would lease space to expand their services; they would be able to house more clients and could move their food pantry and thrift store to this location. The expectation is to provide meeting space for Memorial Behavioral Health's mobile crisis unit, an SIU satellite medical clinic and a place for community events.

Following the Public Hearing, the Planning Commission voted to recommend approval of the Special Use Permit.

Special Meeting Discussion: Council discussion shall decide to agree or disagree with the PC recommendation.

SPECIAL USE PETITION

City of Lincoln, Illinois
Lincoln Plan Commission

Date 3/28/23

Applicant Name: Central Illinois Veterans Commission

Address: 122 N Mclean

State: IL Zip: 62656 Telephone N 217-828-9366

Owner Name: Central Illinois Veterans Commission

Address: _____

State: _____ Zip: _____ Telephone No: _____

Address at which Special Use requested: 200 5th St Lincoln, Il

Legal Description **12-1013 excepting the East**

130 feet of the North 150 feet, all of block 2

West Lincoln.----- Names

& Addresses of Property Owners to be Notified:

Special Use Petition -2

CLEARLY EXPLAIN THE SPECIAL USE REQUESTED IN DETAIL. PROVIDE QUANTITATIVE DETAILS, IF APPLICABLE, REGARDING LOT SIZE SETBACKS, PARKING, ETC. SKETCHES, PHOTOS, AND APPROPRIATE EVIDENCE SHOULD BE INCLUDED. ATTACH ADDITIONAL PAGES AS NECESSARY.

Converting the former St. Clare's Manor nursing home/ Lincoln College dorm with the main floor housing various support groups for veterans and programmatic and admin services primarily for veterans. The second floor will provide shelter, Rapid rehousing, and transitional housing for veterans and those who are homeless or at risk homeless. The number of residents will vary based on need.

There will be no change to the established footprint of the building as the campus is enclosed by 5th St 6th St, Pine St and Walnut Street.

NO SPECIAL USE SHALL BE RECOMMENDED FOR APPROVAL BY The PLAN COMMISSION UNLESS THERE IS A CONCURRING VOTE OF A MAJORITY OF ALL MEMBERS REGARDING FINDINGS OF FACT. CLEARLY EXPLAIN HOW THE SPECIAL USE REQUESTED MEETS EACH OF THE FOLLOWING FINDINGS OF FACT STANDARDS:

1. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

No, there will be no changes to the building exterior or any work outside that would endanger the surrounding area. The surrounding neighborhood is established, and the building has become a part of the neighborhood.

2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish property values within the neighborhood.

No, the building exterior will enhance the surrounding area due to planned landscaping and exterior building cleaning.

The building within the surrounding neighborhood is well established.

Special Use Petition -3

3. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The applicant intends to utilize the existing building with its original design. It will maintain its original appearance.

- . Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.

All public utilities and transportation access are in place to accommodate the existing and proposed use.

Special Use Petition -4

- 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

5th street is a State highway and appears to be adequate to handle traffic generated by this proposal and other development along the corridor.

- 6. The Special Use is necessary for public convenience at this location.

The property has been maintained at a minimal level by Lincoln College over the past 3 years. A part of the main floor did serve as an overflow for Covid 19 patients. The applicants intend to begin retrofitting and maintenance and repairs upon final receipt of the property. This will prevent further deterioration of the property and prevent the possibility of the community needing to deal with an abandoned building.

I (We) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature of Applicant. [Handwritten Signature]
Kimberly Turner
Signature of Owner [Handwritten Signature] (CIVIC)

Date. 3/31/23
Date. 3/31/23
Date. 3/31/23

REVIEW RECORD FOR OFFICE USE ONLY!

Date Filed. _____
SWCD Letter Received, ---, ---, ---
Notice Certification Received. _____
LPC Recommendation & Conditions:

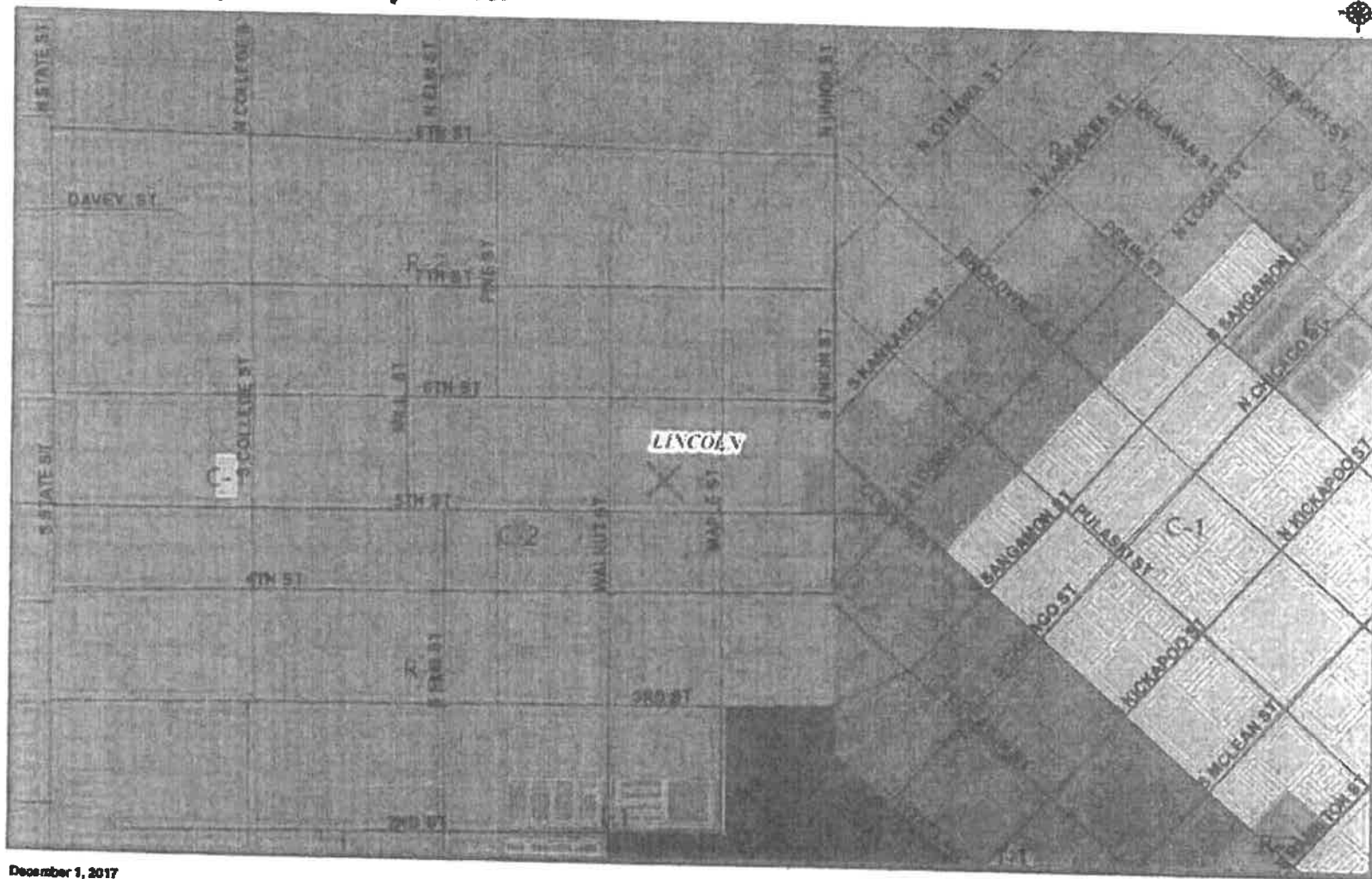
Date Published -----
Objections Filed. _____
Hearing Date. _____

Final City Council Disposition, Date and Action:

ZONING MAP

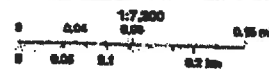
X = SUBJECT PROPERTY

Logan County Illinois Map Viewer



December 1, 2017

- | | | | | |
|--------------------|----------------|----------------|------------------|-------------|
| County Highway Map | Roads Overview | State Highways | Rivers & Streams | CenterLines |
| Road Centerlines | Interstates | U.S. Highways | Water Features | Parcels |
| | Old Routes | City Village | | |

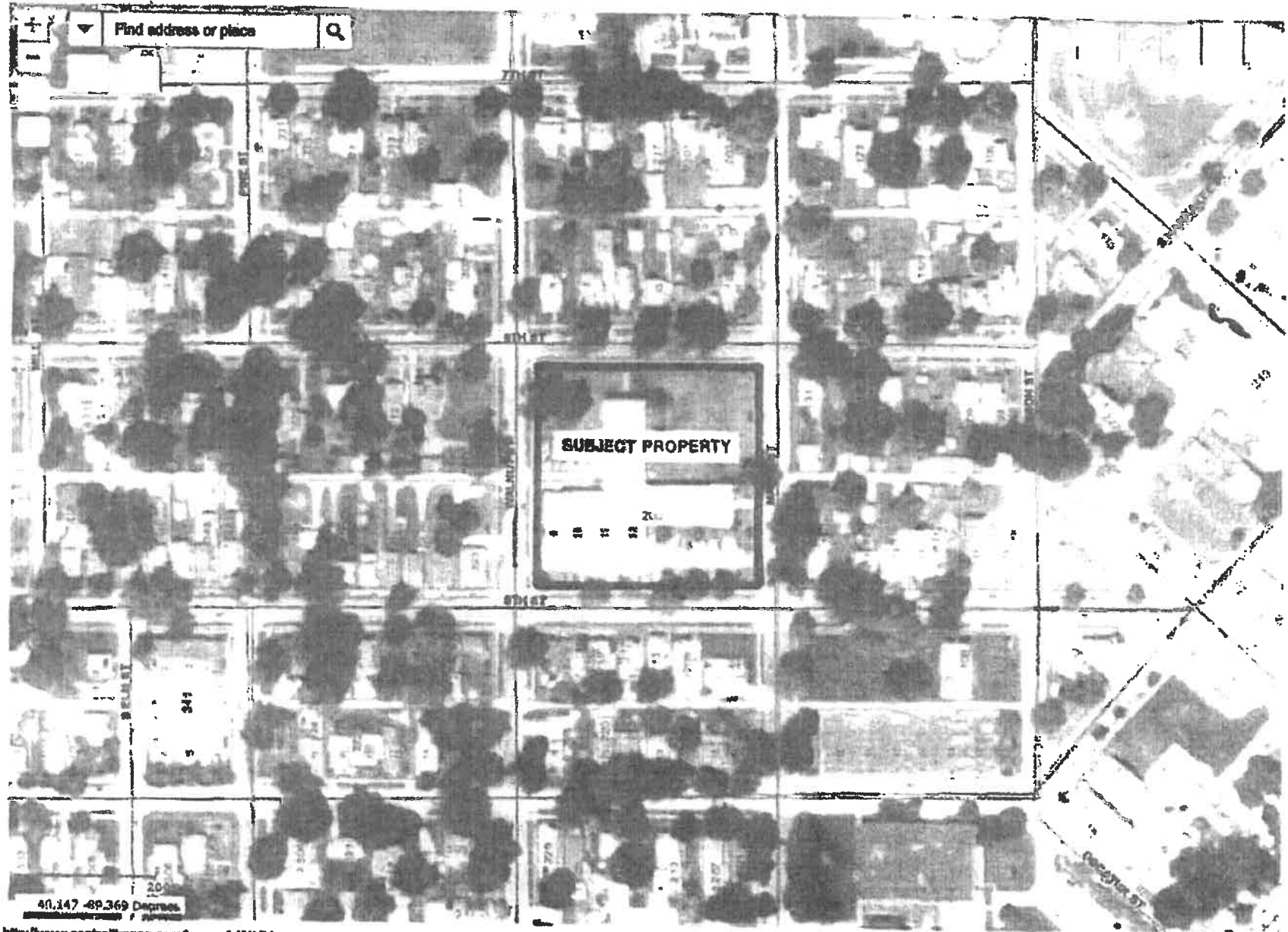


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Logan County, IL/ILPC

Source: Esri, HERE, DeLorme, Intermap

LOCATION MAP



40.147 -89.369 Degrees