

PUBLIC HEARING LEGAL NOTICE

The Charleston Board of Zoning Appeals and Planning will conduct a Public Hearing on Thursday, September 10, 2020 at 7:00 P.M. in the City Council Chambers of City Hall, 520 Jackson Avenue, Charleston, Illinois, to consider the petition of HOPE of East Central Illinois. for:

1.) Conditional Use Permit to allow “other residential” use in the C1- Neighborhood Commercial Zoning District.

All on a tract of land described as:

Lots Seven (7) and Eight (8) of the Subdivision shown on the Plat dated April 26, 1991, and filed April 26, 1991, in the Recorder’s Office of Coles County, Illinois, in Plat Book 5 at Page 106, entitled “Lakewood Subdivision Planned Unit Development, Section Five (5), Lots 39, 49, 50, 51, 52, 53, and 54 – Lots 7 and 8 of Lakewood Plaza,” situated in the City of Charleston, County of Coles and State of Illinois.

Also known as 2127 18th Street, Charleston Illinois (PIN # 02-2-14825-000)

Social distancing may limit physical attendance at City Hall. The public hearing will also be broadcast at the following link: **charlestonillinois.org (agendas, packets and videos for City Council and BZAP)**

Interested parties can participate in any of the following 3 ways:

1. Submission of written comments before the public hearing:

- Written comments may be emailed to **City Clerk Deborah Muller at cityclerk.co.coles.il.us.**
- Written comments received by 5:00 p.m. on Friday, September 4, 2020 will be included in the meeting packet sent to the Board of Zoning Appeals and Planning. This meeting packet is also posted on the City’s website: **charlestonillinois.org.**
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2. Participation during the public hearing:

- If you wish to provide comment, testimony, questions, or cross examination on a petition, or otherwise address the BZAP on any public hearing matter before it, please email Deborah Muller, City Clerk at the following email addresses to register your participation before 5:00 p.m. on the day of the hearing: cityclerk@co.coles.il.us. Alternatively, you may obtain a registration form outside the public hearing room, fill the form out, and place it in the registration form box, which will be brought to the dias prior to the meeting.
- Individuals who do not wish to speak during the public hearing may simply indicate whether they support or are opposed to the application. The individual's name and their position on the application will be read aloud into the record at the hearing. Any written comments submitted by an individual in conjunction with their position will also be read into the record, subject to compliance with the City's public comment and public hearing rules and procedures.
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To request a copy of the proposed amendments or questions regarding the proposed amendments, please contact the City of Charleston City Planner at 217-345-5650. Members of the public may be heard at the public hearing.

/s/ Deborah Muller
City Clerk

-0-

Publisher's Note:

Please publish one (1) time on Monday, September 17, 2020

If you have questions, please call Steve Pamperin or Deborah Muller at 345-5650.

Please fax ad proof and certificate of publication to Deborah Muller at 345-7554.

City of Charleston

Section 1-2

APPLICATION TO APPEAR BEFORE THE CHARLESTON BOARD OF ZONING APPEALS AND PLANNING

1. APPLICANT INFORMATION:

APPLICANT: HOPE of East Central Illinois DATE: 07/30/2020
(print name) *(signed)*

ADDRESS: P.O. Box 732 PHONE No.: 217-348-5931

CITY / STATE / ZIP: Charleston, Illinois 61920

2. TYPE OF APPLICATION:

(Check applicable box(es) and provide responses to corresponding exhibits attached herein. Please refer to the Charleston City Code for required information for sections that do not have specific exhibits included in this packet.)

Zoning Variance (exhibit 1) Planned Unit Development

Conditional Use Permit (exhibit 2) Major Subdivision

Zoning Map Amendment (exhibit 3) Appeal of Code Official's Decision

Zoning Text Amendment (exhibit 3)

Other (Please Describe): _____

Brief Project Description: Relocation of a shelter for women and children fleeing domestic violence.

Zoning Classification: C-2

3. REQUIRED DOCUMENTS (TO BE PROVIDED BY THE APPLICANT):

- A. Street Address of the Subject Property: 2127 18th Street, Charleston, IL 61920
- B. Subject Property Legal Description (to be provided to the City in electronic format as a Microsoft Word Document / email the subject property's legal description to: cityplanner@co.coles.il.us)
- C. Letter of Intent (a one page description of the project and the why the request is necessary)
- D. Plans ("blueprints" or similar plan sheets showing as applicable: site plan, elevations, floor plan)
- E. Provide any additional information as required and detailed in the Charleston City Code or as requested by the Charleston Code Official

FOR OFFICE USE ONLY			Application Number: _____		
Submitted Date:	Sent to Publish:	Published Date:	Hearing Date:	To Council Date:	Affected Zoning:

4. OWNER INFORMATION:

A. Do you own this property fee simple (if yes, check yes and skip to #5)?

YES: NO:

B. If the applicant is not the owner of this property please provide the following:

OWNER *: Petersen Companies, LLC, a/k/a Petersen Health Care X, LLC DATE: 03/16/2007
(print name) (signed)

ADDRESS: 830 W. Trail Creek Drive PHONE No.: _____

CITY / STATE / ZIP: Peoria, IL 61614

C. If the property is owned by a land trust, who has beneficial interest in this property?

TRUST NAME *: _____ DATE: _____

ADDRESS: _____ PHONE No.: _____

CITY / STATE / ZIP: _____

TRUST'S REPRESENTATIVE: _____ DATE: _____
(print name) (signed)

TRUST'S REPRESENTATIVE: _____ DATE: _____
(print name) (signed)

TRUST'S REPRESENTATIVE: _____ DATE: _____
(print name) (signed)

* If Owner(s) is different than the Applicant, please attach a letter from the Owner(s) authorizing submittal of this Application to the Charleston Board of Zoning Appeals and Planning.

5. APPLICANT'S REPRESENTATIVE:

If the applicant is planning to be represented by a third party for purposes of this application and to appear on behalf of the applicant at the Charleston Board of Zoning Appeals and Planning meetings, please provide the Representative's contact information below:

REPRESENTATIVE: Tyler J. Weaver DATE: 07/30/2020
(print name) (signed)

REPRESENTATIVE'S FIRM NAME (IF APPLICABLE) Geisler & Weaver

ADDRESS: 821 Monroe Ave PHONE No.: 217-348-6300

CITY / STATE / ZIP: Charleston, Illinois 61920

EXHIBIT 2 - Conditional Use Permits
(Refer to 10-4-3 (D) of the Charleston City Code)

All conditional use permit applications follow the type 3 review process as described in subsection 10-4-1(C) of the Charleston City Code.

1. **Purpose:** The purpose of conditional use review is to allow the city to exercise some discretion over the extent and design of certain activities that could have a detrimental effect on the community if permitted to exist in large numbers, in certain locations or without special conditions. Therefore, these regulations enable the city to authorize a conditional use subject to conditions that mitigate the potential problems associated with the use or its location in relation to the neighboring properties. A conditional use is not a use by right.

2. **Applicability:** Conditional uses, as shown in Tables 5-2 and 5-3 of the Charleston City Code (subsections 10-5-3 (B) and (C)), are uses that have negative impacts upon allowed uses that can be mitigated for some sites. A conditional use, once approved, goes with the land for the approved use only, unless the permit is revoked due to violations enumerated in part 6 "Revocation" of this section. The designation of a use in a zoning district as a conditional use does not constitute an authorization or assurance that such use will be approved. Temporary uses for commercial, recreational or amusement land uses also shall be required to receive approval of a conditional use permit.

3. **Application and Procedures:** The applicant shall file an application with the required information listed herein and any additional information as prescribed in the Charleston City Code and as requested by the Building Code Official or City Planner.

4. **Review Criteria:** The following criteria shall be used when determining approval of a conditional use permit:

These items (a-g) should be addressed in the application:

- a. The proposed use at the specified location is consistent with the goals, objectives and policies of the comprehensive plan;

HOPE is under contract to buy 2127 18th Street. That property was previously an assisted living facility and falls in a C-2 zone. HOPE presently has a shelter for victims of domestic violence elsewhere in a C-2 zone. Due to COVID-19, its current facility is no longer feasible. This new facility would allow for separation of clients in terms of living space while providing common areas sufficient to maintain social distancing during group activities. Goals of the Comprehensive Plan include "Develop strategies for achieving and maintaining a balance between the types of housing structures needed at a given time" and "Maintain and encourage long term neighborhood stability by preserving and protecting the value and integrity of existing neighborhoods." Allowing this would maintain the balance because it is not creating an additional place of housing but relocating an existing shelter. This would be consistent with the present use of the property in terms of group living, maintaining the integrity of the neighborhood.

- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations and complies with requirements of this code;

HOPE provides shelter to victims of domestic violence for up to 45 days. A C-2 zone is for commercial and service activities located on a major thoroughfare. HOPE presently provides such services on 18th Street and this would be similar. Such limited duration occupancy is similar to boarding, which is a permitted use in C-2 zoning, but this is not boarding as such term is defined by the Code as this is not for a fee. For purposes of a conditional use, this would fall under either "group home (8+ residents)" or "other residential," each of which is allowed upon approval.

It should also be noted that this could be classified as an "assisted living facility." See Section 2-5 for additional statement in this regard.

- c. **The proposed conditional use is not materially detrimental to the public health, safety, comfort and general welfare, and will not result in material damage or prejudice to other property in the vicinity;**

The proposed use would be consistent with previous use of the property, providing residential space. It is not anticipated that there would be any such impact to other property in the vicinity.

- d. **The proposed use is compatible with and preserves or enhances the character and integrity of adjacent development and includes improvements necessary to mitigate adverse development related impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods;**

The proposed use would be consistent with previous use of the property and the current design thereof. Where the property has been used in the past to provide residential care for the elderly, it would now provide residential shelter for victims of domestic violence on a limited duration basis. No alteration in the exterior of the structure is anticipated. Its use would not emanate noise or odors beyond its past use. Being located directly adjacent to a major thoroughfare, specifically 18th Street, it is not anticipated that there would be any increase in traffic to or from the facility that would be at all noticeable.

- e. **The proposed use does not generate pedestrian and vehicular traffic that will be hazardous to the existing and anticipated traffic in the neighborhood;**

The proposed use would be consistent with previous use of the property and the current design thereof. Located along 18th Street, this property presents easy access to and from such roadway. Because of its location along a major thoroughfare, there is not any change anticipated to the traffic of the neighborhood, including the residential neighborhood adjacent to the property to the east.

- f. **The proposed conditional use complies will all fire, health, building, plumbing, electrical and storm water drainage regulations of the city, county, state and federal agencies; and**

The proposed use would be consistent with the previous use of the property. As HOPE does not presently own the property, to the best of the knowledge and belief of HOPE's executive director, based upon inspection of the property, the property is presently in compliance and if this conditional use is granted and HOPE does become the owner of such property, HOPE will ensure such property remains in compliance.

- g. **Adequate utilities exist to service the proposed conditional use.**

As the proposed use would be consistent with the previous use of the property, HOPE believes the present utilities to the property to be adequate for its proposed conditional use.

If applicable to this proposed conditional use permit, the applicant should also specifically address any "Supplementary Conditions for Specific Uses" as outlined in Chapter 7 of Title 10 (Unified Development Code) of the City Code below:

In its respect for the City of Charleston and the Board of Zoning Appeals and Planning, HOPE is seeking the conditional use permit for the property it is under contract to purchase at 2127 18th Street, whether the Board views this intended domestic violence shelter as a "Group home (8+ residents)" or "Other residential." However, for in the event that permit is denied, and if there was to be any type of appeal of that determination, HOPE is compelled to point out that by the City Code, such use could be viewed as an "Assisted living facility," which would be a permitted use under C-2 zoning and would not require a permit.

By Section 10-2-3 of the City Code, an "assisted living facility" is a residence "for the frail elderly or for the sheltered care of persons with special needs, that provide rooms, meals, personal care and supervision of self-administered medication. Facilities may provide a combination of services such as recreational activities, financial services, social and personal counseling and transportation."

By that definition, HOPE provides shelter, specifically rooms to victims of domestic violence for up to 45 days. It provides food for its residents to prepare meals. Residents are provided personal care and hygiene supplies. Employees of HOPE help monitor the medication of its clients to ensure that they are not over consuming their medication. HOPE also provides group and personal counseling.

All of the elements of the Code's definition of such a facility are met. As this, though, is not for the frail or elderly, the question would be whether the residents qualify as persons with "special needs."

"Special needs" is not defined by the City Code. Section 10-2-1 of the Code provides that for words not defined, definitions shall be provided first by the building code, second by Webster's Third New International Dictionary, and finally by the Illinois Compiled Statutes. "Special needs" is not defined by the building code. Merriam-Webster by their website, though, defines the term as "any of various difficulties (such as a physical, emotional, behavioral, or learning disability or impairment) that causes an individual to require additional or specialized services or accommodations (such as in education or recreation)." <https://www.merriam-webster.com/dictionary/special%20needs>. That definition is not exhaustive, and where it is stated "any of various difficulties," it is an expansive definition. It is not limited to those with permanent conditions.

HOPE provides services to victims who have suffered trauma. Their clients have mental and emotional difficulties that they work through while also have the physical difficulty of no longer being able to remain in the home from which they came. The Illinois Criminal Justice Information Authority ("ICJIA") reports 86% of domestic violence incidents stem from an intimate partner setting, which then often requires the victim to seek physical refuge from the offender, meaning alternate accommodations. These individuals undoubtedly require specialized services, which is why HOPE also provides counseling.

While there may be a colloquial opinion on what is meant by "special needs," the City of Charleston has chosen by its Code not to define such term, leaving the definition of that term to be left to the rules of construction, and in this case reference to the dictionary. For any ambiguity, in the rules of construction, ambiguities are construed against the drafter.

It should be noted that the needs of the clientele of HOPE are unique. According to the Illinois Criminal Justice Information Authority ("ICJIA"), Illinois consistently sees on an annual basis in excess of 100,000 incidents of domestic violence reported to law enforcement. According to ICJIA, incidents of domestic violence per capita in Coles County exceed all neighboring counties save for one. In 2019, HOPE provided a total of 19,867.75 hours of direct client services, of which 7,475.50 hours, or 37.6%, were provided to children. Last year, shelter was provided to 135 individuals, comprising 97 adults and 38 children. The Illinois Coalition Against Domestic Violence, of which HOPE is a member, reports that in 2018 its membership had to turn away over 6,600 individuals in need of such shelter services.

HOPE emphasizes the above argument so as not to in any way prejudice itself in any further proceeding over this issue. But it also highlights the above to emphasize that its intended use of the property would be consistent with the types of uses allowed under C-2 zoning as well as the vital importance of such services in the comprehensive plan of this city.

5. Decision Makers:

- a. Board Of Zoning Appeals And Planning: The board of zoning appeals and planning shall conduct a public hearing, review the conditional use permit application and make its recommendation to the council for approval, denial, or conditional approval.
- b. City Council: The council shall review the conditional use permit application and any other proposed action related to the permit and the board's recommendation, and shall approve, conditionally approve or deny the permit. The council may impose conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to protect the public and to ensure compliance with the provisions of this title.

6. Revocation: Any conditional use permit granted under the authority of this title is subject to revocation by the council for any or all of the following reasons:

- a. Noncompliance with any special conditions imposed by this title or by the council at the time of approval of the conditional use permit.
- b. Violation of any provisions of this title pertaining to the use of the land, construction or uses of buildings or structures or activities conducted on the premises by the permittee or agents of the permittee.
- c. Violation of any other applicable provisions of this title or any state or federal law or regulation by the permittee or agents of the permittee; provided, that such violations relate to the conduct or activity authorized by the conditional use permit or the qualifications of the permittee or its agents to engage in such conduct or activity.

7. Validity: The conditional use permit shall be valid for the duration of the period specified (if specified) in the ordinance approving the permit unless revoked by the council or the use is ceased or terminated for ninety (90) consecutive days. The duration of the permit may be extended if, after a public hearing, the board of zoning appeals and planning recommends and the council grants the extension of up to one hundred twenty (120) days. Conditional use permits granted prior to adoption of this title shall remain in effect under the conditions established at the time the permits were issued. Amendments to those permits shall be processed as new permits in accordance with the Charleston City Code.

Kevin L. Geisler*
Tyler J. Weaver



Geisler & Weaver
Attorneys at Law

821 Monroe Avenue
Charleston, Illinois 61920

Phone: (217) 348-6300
Facsimile: (217) 348-6301
kgeisler@consolidated.net
tweaver@consolidated.net

*Also licensed in Missouri

August 5, 2020

VIA HAND DELIVERY

City of Charleston
Board of Zoning Appeals and Planning
520 Jackson Ave.
Charleston, Illinois 61920

Re: HOPE of East Central Illinois
Our File No.: 3132

Dear Sir or Madam:

I represent HOPE of East Central Illinois in its request for a conditional use permit with respect to its intended operation at the property at 2127 18th St., Charleston, Illinois. Enclosed then are the following documents:

1. Application to Appear Before the Charleston Board of Zoning Appeals and Planning
2. Letter of intent signed by Kelly Hardy, Executive Director of HOPE
3. Letter of permission signed by Mark Petersen of Petersen Companies, LLC, the owner and intended seller of said property
4. Legal description, which is also being emailed to you in electronic form
5. A check made payable to the City of Charleston in the amount of \$100 for the application fee

If you require anything further to process this application or have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Tyler J. Weaver', with a long horizontal flourish extending to the right.

Tyler J. Weaver

TJW/sbj
Enclosures

July 30, 2020

Board of Zoning Appeals and Planning
City of Charleston
520 Jackson Avenue
Charleston, IL 61920

In re: Application of HOPE of East Central Illinois for conditional use permit
Property address: 2127 18th Street, Charleston, IL 61920

To Whom It May Concern:

Petersen Health Care X, LLC is the owner of 2127 18th Street, Charleston, Illinois. I, the undersigned, am the manager of said company and am authorized by said company to author this letter on its behalf. Petersen Health Care X, LLC has no objection and hereby consents to HOPE of East Central Illinois's seeking of a conditional use permit with respect to said property as we are under contract to convey such property to HOPE of East Central Illinois.

Sincerely,



Mark Petersen,
Manager of Petersen Health Care X, LLC



July 31, 2020

Board of Zoning Appeals and Planning
City of Charleston
520 Jackson Avenue
Charleston, IL 61920

In re: Application of HOPE of East Central Illinois for conditional use permit
Property address: 2127 18th Street, Charleston, IL 61920

To Whom It May Concern:

HOPE of East Central Illinois has entered into a contract to purchase the property at 2127 18th Street, Charleston, IL 61920 from Petersen Properties, LLC. That property has previously been Lakewood Village, an assisted living facility for seniors. HOPE provides services, including shelter, to survivors of domestic violence. Our present facility has a maximum occupancy of 26, depending on the number of survivors provided shelter at any given time who have children with them. Due to COVID-19, our present facility on 18th Street is no longer an appropriate temporary shelter for such individuals due to the inability to maintain distance in the common areas of that property.

We have managed through this pandemic to the extent possible, relying on hotels where feasible, but the isolation of hotel rooms for those suffering trauma as a result of domestic violence is no longer feasible for our clientele. Accordingly, we have made the determination to find a new location, and the above property is well-suited for our services. This new facility should have comparable occupancy to our existing facility, but we may be able to increase the number of beds up to possibly a maximum of 30.

Accordingly, for any assertion that our service would not be a permitted use under the C-2 zoning of that property, we are asking the Board to approve us for a conditional use permit as appropriate, whether under "group living" or "other residential."

Respectfully,

A handwritten signature in black ink that reads "Kelly Hardy".

Kelly Hardy, Executive Director
HOPE of East Central Illinois

LEGAL DESCRIPTION FOR 2127 18th STREET, CHARLESTON, ILLINOIS

Lots Seven (7) and Eight (8) of the Subdivision shown on the Plat dated April 26, 1991, and filed April 26, 1991, in the Recorder's Office of Coles County, Illinois, in Plat Book 5 at Page 106, entitled "Lakewood Subdivision Planned Unit Development, Section Five (5), Lots 39, 49, 50, 51, 52, 53, and 54 – Lots 7 and 8 of Lakewood Plaza," situated in the City of Charleston, County of Coles and State of Illinois.

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/s/ Deborah Muller
City Clerk

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Please fax ad proof and certificate of publication to Deborah Muller at 345-7554.

Kevin L. Geisler*
Tyler J. Weaver



Geisler & Weaver
Attorneys at Law

821 Monroe Avenue
Charleston, Illinois 61920

Phone: (217) 348-6300
Facsimile: (217) 348-6301
kgeisler@consolidated.net
tweaver@consolidated.net

*Also licensed in Missouri

August 17, 2020

Property Owners

Re: HOPE of East Central Illinois
Application for Conditional Use Permit
Our File No.: 3132

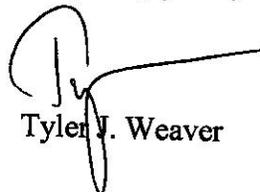
Dear Sir or Madam:

As you may be aware, HOPE of East Central Illinois, which I represent, is seeking to purchase the property at 2127 18th St. and as part of that, they are seeking a conditional use permit from the City of Charleston in order to operate a shelter for victims of domestic violence at that property. HOPE provides housing for such individuals, including women and children, for periods not to exceed 45 days. Unfortunately, the current facility is no longer able to accommodate such individuals as a result of the COVID-19 pandemic, given the need to socially distance while in common areas.

A hearing on this petition is set before the City of Charleston Board of Zoning Appeals and Planning for Thursday, September 10, 2020, at 7:00 p.m., and enclosed for your review is a legal notice, which has been published in the newspaper, and which I am required to send to all property owners within 250 feet of that property.

If you have any concerns, you are more than welcome to contact me or Kelly Hardy, Executive Director of HOPE, at (217) 348-5931.

Very truly yours,



Tyler J. Weaver

TJW/sbj
Enclosure



Eastern Illinois University
2102 Blair Hall
Charleston, IL 61920
217.581.7264
lmclaughlin@eiu.edu

August 31, 2020

Sent via email *tweaver@consolidated.net*

Tyler J. Weaver
Geisler & Weaver
821 Monroe Avenue
Charleston, Illinois 61920

RE: HOPE of East Central Illinois

Dear Mr. Weaver,

Eastern Illinois University is happy to support HOPE of East Central Illinois' request for a zoning variance for the property at 2127 18th Street, Charleston, Illinois. HOPE does great work for our community. We are very thankful for the services that it provides and only have the best wishes for it.

Let me know if you have any questions.

Regards,

A handwritten signature in blue ink, appearing to read "Laura L. McLaughlin". The signature is stylized and includes a long horizontal flourish at the end.

Laura L. McLaughlin
General Counsel

Subject **Re: HOPE Zoning Application**
From G. Daniel Corrie <gdan@corrieappraisal.com>
To Tyler Weaver <tweaver@consolidated.net>
Date 09/03/2020 11:23 AM

Tyler,

Yes I give permission to release this information to the BZAP Board. The information that you have summarized from our conversation is accurate and correct.

G. Daniel Corrie
Corrie Appraisal & Consulting, Inc.
1403 Sixth Street
Charleston, IL 61920

gdan@corrieappraisal.com
dancorrie@gmail.com
corrieappraisal.com

217.549.9151 (Mobile)
217.348.6011 (Office)
877.348.6117 (Fax)

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On Thu, Sep 3, 2020 at 10:42 AM Tyler Weaver <tweaver@consolidated.net> wrote:

Dear Dan:

This will confirm our discussion Wednesday regarding HOPE of East Central Illinois and its intended purchase of property at 2127 18th Street in Charleston, which has been the Lakewood Village facility for seniors. As we discussed, there has been a question presented to me from a nearby homeowner about the affect the establishment of a domestic violence shelter at that property may have on the values of neighboring properties.

In posing that question to you, your first point was that in appraising a property, you look to comparable situations and the resulting market data. Unfortunately here, there is not significant market data for this area to equate this project to another, as you would be looking for other instances of the establishment of a domestic violence shelter, and given our population, we simply do not see the creation of such facilities with the frequency necessary to quantify any resulting effect.

Next, you highlighted that with the prior use of the building for housing multiple, unrelated individuals in a group setting, this is not changing the characteristics of the property given that it would again be utilized for housing multiple, unrelated individuals in a group setting.

That led to your point that historically in Charleston, there has been past concern raised over the decentralization of facilities for persons with developmental disabilities and the resulting effect on property values in single family residential areas through the establishment of group homes. Based on your past review of property values, you have not observed a negative effect on property values for properties in the vicinity of such homes, and accordingly, would doubt that this use of the property would then have a negative effect on neighboring property values.

If any aspect of the above is incorrect, please let me know. Otherwise, if that is an accurate recitation of our conversation, I would appreciate it if you might email me back that I have your permission to submit this email thread to the Board of Zoning, Appeals & Planning for their consideration.

Tyler

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