



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Planning Manager

DATE: November 16, 2001

SUBJECT: Case No. 1804-SU-01, Request for a Special Use Permit to allow a 37-space parking lot addition, more or less, to the Urbana Assembly of God Church site located at 2502 South Race Street in Urbana.

Introduction

The Urbana Assembly of God Church is proposing a 37-space parking lot addition. The subject property consists of four parcels located at the northeast corner of the intersection of South Race Street and Windsor Avenue. The proposed parking lot addition would be located in the southeast corner of the church property, directly south of the existing church parking area. It would be accessed from Race Street. The parking lot addition would accommodate the church's growing parking needs. The subject site is zoned R-3. In the R-3, Single and Two-Family Zoning District, a church is permitted only as a Special Use. Accordingly, a Special Use Permit is necessary to construct the proposed parking lot addition at the subject location.

As shown on the attached Site Plan, the proposed parking lot addition would contain 13,650 square feet and 37 spaces. The proposed parking lot addition would meet all applicable zoning regulations, including setbacks, parking and aisle dimensions, provision for drainage, and screening/tree planting requirements. The parking lot is proposed to be initially paved with a gravel surface on a temporary basis, to allow compaction to occur. Once asphalt plants reopen in the Spring, the parking lot will be paved with a hard



surface. The church intends to prepare an updated master plan for the remainder of the site in the future and will be addressing any additional drainage or circulation needs at that time. Any further additions or significant modifications to the church or its parking area proposed as part of this Master Plan will require an additional Special Use Permit at such time as the improvements are proposed.

Background

The subject site is located at the northeast corner of Race Street and Windsor Road. It is zoned R-3, Single and Two-Family Residential. The Comprehensive Plan designation for the site is Institutional. The surrounding neighborhood is predominantly residential, consisting of low and medium density residential development. The area to the west of the site is currently in agricultural use. The zoning in the neighborhood is predominantly residential, including R-2, Single-Family Residential to the east; R-3, Single and Two-Family Residential on-site and to the south; and R-5, Medium High Density Multiple-Family Residential to the north. The area to the west is zoned AG, Agriculture. A vacant lot is located to the southwest and lies outside the City of Urbana. Comprehensive Plan designations in the area are Low and Medium Density Residential and Institutional.

A previous Special Use Permit was granted under City Ordinance No. 9192-98 to allow the expansion of a church use and parking lot from 31,475 square feet to 49,835 square feet. On May 15, 2000, City Ordinance No. 2000-05-049 was approved to allow for a 1,580 square foot addition to the main entry vestibule of the church as well as two drive-under canopies on the southwest and southeast sides of the building. On October 2, 2000, City Ordinance No. 2000-09-113 was approved to allow a 1,200 square foot garage, more or less, to be added to the church site. The conditions for these previous Special Use Permits have been met.

For more information, please refer to the November 2, 2001 staff memorandum to the Plan Commission.

Discussion

Requirements for a Special Use Permit

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

- 1. That the proposed use is conducive to the public convenience at that location.*

The proposed parking lot addition is conducive to the public convenience at this location because it will allow for additional access and ease-of-movement for visitors to the church. It will also help to avoid any spillover of church parking onto unpaved areas on-site or surrounding residential streets.

- 2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposed parking lot addition will help to facilitate vehicle access to the site, but is not expected to significantly increase the amount of vehicular traffic, noise, waste or negative environmental effects. The proposed addition would not pose a detriment to the district in which it is proposed to be located.

- 3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

A Church is permitted as a Special Use in an R-3 District. The proposed parking lot addition will not affect the church's compliance with the applicable regulations and standards. As noted above, the proposed parking lot will meet all requirements of the Urbana Zoning Ordinance, including those for setbacks, screening, surfacing, drainage, and tree planting.

The Plan Commission reviewed the request at their meeting on November 15, 2001. They had questions about the congregation size and the need for additional parking, need for drainage improvements, and form of screening on the east side of the parking lot. Wayne Shaw, the architect for the church, explained that a ratio of one parking space for every 2 or 3 seats is typically needed for churches. This actual need is higher than the Urbana Zoning Ordinance requirement of one space for every 5 seats. With the 37-space parking lot addition, the Urbana Assembly of God Church would have a parking ratio of 1 space for every 2.2 seats. Jim Mertz of the church explained that there is a seating capacity of 450 at the church and that they typically have 650 persons attending their services on Sunday morning. The parking lot becomes congested between the two services even though there is a 45-minute time difference between services. Mr. Shaw noted that there is a 6-foot high privacy fence along the east side of the proposed parking lot addition and it would be retained. An engineering firm will be hired to prepare an engineered drainage plan for the parking lot which must meet City regulations. There was no testimony in opposition to the parking lot, although one audience member who lives nearby voiced his support.

Summary of Findings

1. The proposed parking lot addition is conducive to the public convenience because it will facilitate access and convenience for visitors to the church.
2. The proposed parking lot addition would not pose a detriment to the district in which it is proposed to be located.
3. The proposed parking lot addition is consistent with the Comprehensive Plan and zoning designations of the subject site and the surrounding area.
4. The proposed parking lot addition is compatible with the existing land use pattern of the subject site and the surrounding area
5. The proposed parking lot addition meets with all setback and other requirements established by the Zoning Ordinance.

Options

The City Council has the following options with respect to this request:

1. Approve the Special Use Permit request, without any additional conditions.
2. Approve the Special Use Permit request, with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.
3. Deny the request for a Special Use Permit.

Recommendation

The Plan Commission voted 7-0 to recommend approval of the Special Use Permit, with the following conditions:

- a. that the Church pave the parking lot with a hard surface by June 30, 2002;
- b. that the Church complete an updated Master Plan for the entire site that addresses drainage and circulation concerns prior to any further significant development;
- c. that the Site Plan be modified to indicate retention of the existing fence along the east side of the proposed parking lot; and
- d. that an engineered drainage plan be prepared for the parking lot that meets the requirements and approval of the City Engineer.

Staff concurs with this recommendation.

Attachments: Location Map

Zoning map

Aerial Photo

Site Plan

Draft Ordinance to Approve Special Use Permit

Draft Excerpt of Plan Commission minutes from November 15, 2001 meeting

- c: Wayne Shaw
Urbana Assembly of God, Petitioners

C:\My Documents\Special Use Permits\UAG\su.uag.parkinglotcc.memo.doc

ORDINANCE NO. 2001-11-147

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(to allow a 37-space parking lot addition, more or less, for the Urbana Assembly of God Church located at 2502 South Race Street - Plan Case No. 1804-SU-01)

WHEREAS, the subject property is zoned R-3, Single and Two-Family Residential and a church is allowed only as a Special Use in an R-3 zone.

WHEREAS, on June 1, 1992 City Ordinance number 9192-98 was approved to allow the expansion of The Urbana Assembly of God Church and parking lot with several conditions; and

WHEREAS, the conditions of the previous Special Use Permit have been satisfied; and

WHEREAS, the Urbana Assembly of God Church has petitioned the Urbana Plan Commission in Case No. 1804-SU-01 to consider a request for a special use permit to allow a 37-space parking lot addition, more or less, for the Urbana Assembly of God Church located at 2502 South Race Street; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on November 15, 2001 concerning the petition filed by the petitioner in Plan Case No. 1804-SU-01; and

WHEREAS, on November 15, 2001, the Urbana Plan Commission voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, and with the general intent of that Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow the 37-space parking lot addition, more or less, for the Urbana Assembly of God Church with the following conditions:

- a. that the Church pave the parking lot with a hard surface by June 30, 2002;
- b. that the Church complete an updated Master Plan for the entire site that addresses drainage and circulation concerns prior to any further significant development;
- c. that the Site Plan be modified to indicate retention of the existing fence along the east side of the proposed parking lot; and
- d. that an engineered drainage plan be prepared for the parking lot that meets the requirements and approval of the City Engineer.

LEGAL DESCRIPTION:

Lot "B" In Ennis Ridge Eleventh Subdivision, And The North Sixty (60) Feet Of Tract "C" In Ennis Ridge Eleventh Subdivision, A Subdivision In

Champaign County, Illinois, As Per Plat Recorded In Plat Book "S" At Page 5 In The Recorder's Office Of Champaign County, Illinois.

And Also:

The South 40 Feet Of Tract "C" Of Ennis Ridge Eleventh Subdivision, Champaign County, Illinois, As Per Plat Recorded In Plat Book "S" At Page 5 In The Recorder's Office Of Champaign County, Illinois, And Commencing At The Southwest Corner Of Said Tract "C", Thence West 40 Feet To The Centerline Of The Race Street Road, Thence South Along The Centerline Of Said Road A Distance Of 52 Feet, Thence East And On A Line Parallel With The South Line Of Said Tract "C" To A Point Which Is 52 Feet South Of The Southeast Corner Of Said Tract "C", Thence North 52 Feet To The Southeast Corner Of Said Tract "C", Thence West Along The South Line Of Tract "C" To The Place Of Beginning, All In Section 20, Township 19 North, Range 9 East Of The Third Principal Meridian, In Champaign County, Illinois.

And Also:

Commencing At The Southwest Corner Of The Southeast Quarter Of Section 20, Township 19 North, Range 9 East Of The Third Principal Meridian, Thence North Along The West Line Of The Southeast Quarter Of Said Section 20, 318.63 Feet To A Point 40 Feet West Of The Southwest Corner Of Tract "C" Of Ennis Ridge Eleventh Subdivision, Thence East Along Said South Line Of Tract "C" Extended West And The South Line Of Said Tract "C", 435.6 Feet To The West Line Of University Downs Fourteenth Subdivision, Then South Along Said West Line, 318.63 Feet To The South Line Of Said Southeast Quarter Of Section 20, Thence West Along The

South Line Of Said Southeast Quarter Of Section 20, 435.6 Feet To The Place Of Beginning, Except The North 52 Feet Thereof, Which Exception Was Conveyed In Document No. 74r 13085, Recorded In Recorder's Office Of Champaign County, Illinois, September 16, 1974, In Book 1039, Page 475, In Champaign County, Illinois.

Except:

Beginning At The Southwest Corner Of Tract "C" Of Ennis Ridge Eleventh Subdivision; Thence Southerly Along A Line Parallel With The North-South Quarter Section Line Of Said Section 20, 52 Feet; Thence Westerly 20.00 Feet To The Existing East Right-Of-Way Line Of Race Street; Thence Northerly Along Said East Right-Of-Way Line 52 Feet; Thence Easterly 20.00 Feet To The Point Of Beginning. The Above Described Tract Of Land Contains 0.0239 Acres, More Or Less.

And Also Except:

A Part Of The Southeast Quarter Of Section 20, Township 19 North, Range 9 East Of The Third Principal Meridian, Champaign County, Illinois, Which Is More Particularly Described As Follows:

Beginning At A Stone At The South Quarter Section Corner Of Said Section 20; Thence N 0 00' 00" E (An Assigned Bearing) Along The North-South Quarter Section Line Of Said Section 20, 318.63 Feet To The Southwest Corner Of Ennis Ridge Eleventh Subdivision; Thence Easterly Along The South Line Of Said Subdivision, 40.00 Feet To The Existing Right-Of-Way Line Of Race Street; Then S 0° 00' 00" E, 52.00 Feet To A Point On The South Line Of A Parcel Of Land As Described By Warranty

Deed Document #74r 13085 And Recorded On Page 475 Of Book 1039 In The Champaign County Courthouse, Urbana, Illinois, Said Point Is The True Place Of Beginning; Thence S 0° 00' 00" E, 177.13 Feet; Thence S 45° 00' 00" E, 56.67 Feet; Thence 89° 38' 42" E 355.90 Feet; Thence S 0° 21' 18" W, 30.00 Feet To The Existing North Right-Of-Way Line Of Windsor Road; Thence N 89° 38' 42" W Along Said North Right-Of-Way Line 415.72 Feet To The Existing East Right-Of-Way Line Of Race Street; Thence N 0° 00' 00" E Along Said East Right-Of-Way Line, 246.75 Feet; Thence Easterly, 20.00 Feet To The True Place Of Beginning. The Above Described Tract Of Land Contains 0.404 Acres, More Or Less.

PERMANENT PARCEL #: 93-21-50-451-003, 004, 010, and 011

LOCATED AT: 2502 South Race Street

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this _____ day of _____,
_____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
_____.

Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the _____ day of _____, 2001, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT (To allow a 37-space parking lot addition, more or less, for the Urbana Assembly of God Church located at 2502 South Race Street - Plan Case No. 1804-SU-01)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2001, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2001.