



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, FAICP, Community Development Director

DATE: July 9, 2015

SUBJECT: Plan Case 2259-M-15: A request to rezone the property at 703 N. Matthews Avenue, totaling 0.187 acres, from the R-2, Single-Family Residential district to the R-4, Medium Density Multiple-Family Residential district.

Plan Case 2260-SU-15: A request by C-U at Home for a Special Use Permit to allow a “Home for Adjustment – Women’s Shelter/Transitional Housing for Women” at 703 N. Matthews Avenue in the R-4, Medium Density Multiple-Family Residential zoning district.

Introduction and Background

The petitioner, C-U at Home, has submitted two requests concerning the subject property at 703 N. Matthews Avenue. The first request is to rezone the property from its current R-2, Single-Family Residential zoning district designation to an R-4, Medium Density Multiple-Family Residential district. The second request is for a special use permit, on the newly rezoned property, to allow a transitional housing facility. The facility would provide temporary housing for women in the Champaign-Urbana area.

C-U at Home is an organization that serves the area’s homeless population with access to care and social services. As part of their operation, in cooperation with Provena Covenant, they are seeking a site to operate a facility that helps women transition out of homelessness. They have settled on the subject property as their desired site and have prepared to acquire it along with filing the appropriate applications. Under the property’s current zoning designation, R-2, Single-Family Residential, the petitioner is not allowed to operate a facility classified as *Dwelling, Home for Adjustment* as found in Table V-1, Table of Uses in the Zoning Ordinance. The most feasible route for the petitioner to operate such a facility would be to request a rezoning of the property to R-4, Medium Density Multiple Family Residential, in which the proposed use is allowed with a special use permit. The petitioner has filed a rezoning request for consideration concurrently with its application of a special use permit to operate a home for adjustment.

The proposed facility would house eight residents in the existing home and a staffer. The home would be renovated for upkeep and maintenance. The structure or outside appearance of the building would not be

altered. The renovations would involve the installation of two bedrooms in the upper level that could accommodate three and four beds, respectively. The first floor would feature several common spaces, a kitchen, and one bedroom that could possibly accommodate a hospital bed. The living spaces as proposed are compliant with the building code requirement of 40 square feet per bed, after a minimum of 70 square feet, for rooming houses in the Urbana Municipal Code section. The facility would also include the addition of three off-street parking as required for a home for adjustment by the Zoning Ordinance. The possibility exists of the facility seeking an off-street parking agreement with a neighboring property.

On June 25, 2015, the Urbana Plan Commission reviewed the rezoning and special use permit applications for the property. Members of the commission expressed concern about the small size and isolation of a more intensive use district in the context of a mostly R-2, Single Family Residential neighborhood. They were concerned about the possibility that the site might be developed for a use other than indicated in the special use permit. It was pointed out that the property's size and some of the minimum development requirements of the R-4 district are prohibitive for a large building. The commission also expressed concern about a condition for the special use permit that limited the use of the property to the layout and description as provided in the application. They ultimately recommended removal of the condition in the event that the petitioner wanted to make facility improvements. A condition limiting the occupancy of the house was kept to preserve the use-intensity limits as found in the original staff recommendation.

A nearby resident spoke to the commission out of concern for the proposed transitional home's impact on the neighborhood. She expressed concerns about traffic, parking, and the possibility of a multifamily apartment building being built on the property in the future. In response to her questions, staff pointed out that the requirements in the Zoning Ordinance for parking and development provide restrictions and safeguards against undesirable developments to the neighborhood. The Commission voted unanimously to forward both requests to the Urbana City Council with a recommendation for approval.

Adjacent Land Uses, Zoning, and Comprehensive Plan Designations

The subject property is located in the northwest part of the city near the King Park neighborhood. The property is located on the southern edge of a predominantly residential neighborhood with single-family homes to the east, Crisis Nursery to the north and west, and a railroad and hospital to the south. Most of the residential area surrounding the subject property is zoned R-2, Single Family Residential. The Crisis Nursery recently received a conditional use permit for an expansion of its facilities towards the east. The railroad and hospital to the south are zoned IN-1, Light Industrial/Office and B-3, General Business, respectively. The property is on the southern edge of a residential area before it transitions into institutional properties and the University Avenue Corridor. The future land use, as designated in the Comprehensive Plan, is residential for the entire area north of the railroad. The area located south of the railroad, currently occupied by the Presence Hospital, is designated as institutional. The east-west alley located between the subject property and the Crisis Nursery properties to the north has been vacated by the City.

Following is a summary of zoning, existing land uses and Comprehensive Plan future land use designations for the subject site and surrounding property. Exhibits A, B and C further illustrate this.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-2, Single Family Residential	Vacant, Isolated Single Family Residential	Residential
North	R-2, Single Family Residential	Vacant lot	Residential
South	IN-1, Light Industrial/Office, B-3, General Business	Railroad, Provence-Covenant Medical Center	Institutional
East	R-2, Single Family Residential	Single-Family Home	Residential
West	R-2, Single Family Residential	Crisis Nursery – Not-for-profit Daycare Center	Residential

Zoning Districts

The subject property is currently zoned R-2 Single Family Residential and is proposed to be rezoned to R-4, Medium Density Multiple-Family Residential.

According to Section IV-2 of the Urbana Zoning Ordinance, the purpose and intent of the R-2, Single-Family Residential District is as follows:

“The R-2, Single-Family Residential District is intended to provide areas for single-family detached dwellings at a low density, on lots smaller than the minimum for the R-1 District. The R-2 District is also intended to provide for a limited proportion of two-family dwellings.”

In comparison, the purpose and intent of the R-4, Medium Density Multiple-Family Residential District is as follows:

“The R-4, Medium Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at low and medium densities.”

Comprehensive Plan Goals, Objectives and Policies

In considering the proposed rezoning and special use permit applications of the subject property, the City Council should consider effects upon the public health, safety, comfort, morals and general welfare of the community. The City’s Comprehensive Plan and zoning law decisions in the Illinois courts provide the framework for this consideration.

The following Comprehensive Plan Goals and Objectives pertain to the rezoning and special use permit:

Goal 1.0 Preserve and enhance the character of Urbana’s established residential neighborhoods.

1.5 Ensure appropriate zoning in established neighborhoods to help foster the overall goals for each unique area.

Goal 17.0 Minimize incompatible land uses.

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.

Goal 39.0 Seek to improve the quality of life for all residents through community development programs that emphasize social services, affordable housing and economic opportunity.

- 39.1 Make social services available to residents in need.
- 39.2 Implement strategies to address social issues related to housing, disabilities, poverty and community development infrastructure.
- 39.3 Implement strategies to address chronic homelessness and to provide permanent shelter.

Discussion

The R-2, Single Family Residential district is designed to preserve the City’s neighborhoods with predominantly single family homes. The description of R-2 in the Zoning Ordinance, also indicates that a limited proportion of two-family dwellings is appropriate for the district. A home for transition, classified as *Dwelling, Home for Adjustment* in the Zoning Ordinance’s Table of Uses, is permitted by right in the R-5 and R-6 districts. The R-4, Medium High Density Multiple- Family Residential district allows the use with a special use permit. If an R-2 property were to be rezoned to accommodate a transitional home, the R-4 district would be the most appropriate designation. The R-4 district would be the least intensive district for a transitional home to exist and would be the most compatible with the surrounding R-2 properties. Even with the greater tolerance for density and multi-family units, the R-4 district requires a home for adjustment to seek a special use permit to provide for careful consideration for nearby properties.

C-U at Home is proposing a rezoning and special use permit at the subject property because of its convenience in location and availability for acquisition. Its location next to the Presence-Covenant Medical Center and relative proximity to Carle Foundation Hospital is helpful for any potential medical care related to the home’s residents. It is in close proximity to C-U at Home’s other facilities in eastern Champaign and some of the churches with whom they cooperate for services. The site also provides good proximity to the area’s public transit. C-U at Home has arranged for acquisition and donated services for renovation of the property.

For a rezoning and special use permit to be granted, the compatibility of the property with the surrounding neighborhood must be considered. While the rezoning proposal would increase the allowable density on the site, the special use permit application explicitly states a limited capacity of eight residents. The improvements to the existing house would be mostly interior and its size and square footage would not be increased. The maintenance of the house size and volume would be consistent with the limited allowance of two-family unit homes in the current R-2 district. The facility would also have minimal effects on traffic in the neighborhood. The site will provide three off-street parking spaces as required by the Zoning Ordinance and would have a traffic volume that would be comparable with any of the surrounding households. The traffic flow associated with the use would also have little effect on the flow of traffic to the nearby daycare center. Lastly, the transitional home would be filling an otherwise vacant property. Repairing a home in need of maintenance and increasing its occupancy

reduces the potential for a blighted property in the neighborhood.

For consideration of the rezoning, the Plan Commission and City Council should consider the La Salle Criteria for the appropriateness of changing the property's district. For the special use permit, the Commission and Council should consider the three criteria required in the Zoning Ordinance and permit application.

The La Salle Criteria

In the case of *La Salle National Bank v. County of Cook* (the "La Salle" case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the Petitioner.

1. *The existing land uses and zoning of the nearby property.*

This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.

The subject property and surrounding area is residentially zoned with a light industrial zone of a railroad and substation on the south. The proposed rezoning of the parcel would preserve its residential status. The R-4 zoning designation and the special use permit allow an increase in potential density based on the allowed uses in Article V of the Zoning Ordinance. A higher-density zoning is appropriate at this location to serve as a buffer between the lower-density residential zoning to the north and the more intense industrial and commercial zoning to the south. The property's proposed rezoning and social service use would also be compatible with the Crisis Nursery to the west, as the two uses have similar outreach operations.

2. *The extent to which property values are diminished by the restrictions of the ordinance.*

This is the difference in the value of the property as R-2, Single Family Residential and the value it would have if it were rezoned to R-4, Medium Density Multiple-Family Residential.

Under the existing R-2 zoning, the property at 703 N. Matthews has remained vacant for several years. The city block of the subject property has seen several targeted home demolitions after the house's relocation from another lot in Urbana. The home at 703 N. Matthews is also the last remaining home on the block. The surrounding property values would benefit from a vacancy being filled and physical improvements to the existing structure.

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. (see No. 4 below)*

4. *The relative gain to the public as compared to the hardship imposed on the individual property owner.*

Questions 3 and 4 apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?

The rezoning of the subject property would not jeopardize the health, safety, morals or general welfare of the public. Outside of the Crisis Nursery and subject property, the block has remained vacant for several years. A rezoning for a more dense classification would enable the petitioner to request permission for a use that would assist members of the public in dire economic situations. It would also bring back a residential use to an otherwise empty corner of the neighborhood. The hardships imposed by the proposal would not be greater than that of the nearby daycare center or the existing vacant home in disrepair. The petitioner would purchase the property indicating a commitment to its maintenance.

The rezoning would also support the Comprehensive Plan goal for infill development. The existing R-2 zoning encourages single family homes for a neighborhood, but this location near the railroad property and medical center has remained vacant for years with the existing zoning designation. A rezoning for a higher density provides an opportunity to establish housing and reduce potential blight. It also fulfills Comprehensive Plan goals of providing affordable and housing opportunities for residents.

5. *The suitability of the subject property for the zoned purposes.*

The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.

The property's vacant status and the emptiness of the block's remaining lots, outside of the Crisis Nursery, make the subject property suitable for a rezoning to a higher density. The absence of any occupancy suggests that the site is appropriate to be rezoned to a district more accommodating to a different use. Given the nearby Crisis Nursery and hospital, a district that allows a service operation would be appropriate at this location.

6. *The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.

703 N. Matthews has been vacant for several years, according to the current property owner. The lack of development on this property could be due to its R-2 zoning and its position on a block that lacks other single family housing.

Requirements for a Special Use Permit

For consideration of the special use permit, the City Council must consider that the application demonstrates that it meets the following three criteria as provided in italics. (Please see the attached Petition for Special Use Permit for the applicant's specific response to each question.)

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

The proposed use is conducive to the public convenience in terms of its location. The subject property is a housing-related use within a primarily residential area. The location is also convenient for the shelter's proximity to nearby churches, Crisis Nursery, Presence Covenant Medical Center, and nearby public transit.

- 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 or detrimental to the public welfare.*

The proposed use would not be unreasonably injurious or detrimental to the district in which it is located. The transitional home would provide safety and support for women at risk of being without housing. The proposal does not greatly increase the capacity of the existing structure and meets the City's square footage requirement for a dwelling space for a boarding or rooming house. The traffic volume of residents and one staffer would be minimal and add no further intensity than already provided by the nearby Crisis Nursery or a two-family home. The applicant's plans for three off-street parking spaces are compliant with the Zoning Ordinance. The proposal would also provide occupancy to an otherwise vacant property.

- 3. That the proposed use conforms to the applicable regulations and standards and preserves the essential character of the district in which it shall be located.*

The proposed development will preserve the general character of the surrounding neighborhood. A temporary home for women would be very similar in the social service nature of the neighboring Crisis Nursery to the west. It would also be consistent with the general residential character of the surrounding neighborhood. The proposal would refurbish the existing structure and not increase the building footprint of the property. It would add no additional legal nonconformities to the site, beyond the existing frontyard setback for the R-4 district. A small portion of the property would be paved for off-street parking with the remainder of the property's open space being preserved.

In summary, City staff finds that the application meets the specific criteria for Special Use Permits provided in Section VII-4 of the Zoning Ordinance.

Consideration

The City Council shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the special use permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the City Council may also add additional conditions and requirements on the operation of the proposed uses as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulating the location, extent, and intensity of such use;
2. Requiring adherence to an approved site plan;
3. Requiring landscaping and the screening of such use by means of fences, walls, or vegetation;

4. Stipulating a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulating vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Requiring conformance to health, safety, and sanitation requirements as necessary;
7. Regulating signs and outdoor lighting;
8. Imposing any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings

1. C-U at Home has filed applications for the property at 703 N. Matthews Avenue to be rezoned from R-2, Single Family Residential to R-4, Medium Density Multiple-Family Residential and to be given a special use permit to operate a transitional home.
2. The subject property at 703 N. Matthews is a single family home that has been vacant for several years and the proposal would occupy and renovate a potentially blighted property.
3. The 2005 Urbana Comprehensive Plan future land use map designates this property as Residential (Urban Pattern), which would be consistent with the proposed use of a transitional home.
4. The density for the site, as proposed in the special use permit application and rezoning, would not be increased beyond what is allowed with a duplex use in the existing R-2 district.
6. Rezoning to R-4, Medium Density Multiple-Family Residential appears to generally meet the LaSalle Case criteria.
7. The proposed use is conducive to the public convenience at this location because it preserves a residential use of the property without greatly increasing the intensity of use.
8. The proposed use would locate in an existing building, with minimal changes to the property and would not be unreasonably injurious or detrimental to the district in which it shall be located.
9. The proposed use would locate in an existing building which meets the regulations and standards of, and preserves the essential character of the R-4 district in which it shall be located.

Options

The City Council has the following options Plan Case 2259-M-15:

1. Approve the Rezoning request; or
2. Deny the Rezoning request.

The City Council has the following options for Plan Case 2260-SU-15:

1. Approve the Special Use Permit without any additional conditions.

2. Approve the Special Use Permit 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 Special Use Permit.

Recommendations

On June 25, 2015, the Urbana Plan Commission voted unanimously to forward Plan Case 2259-M-15 to the City Council with a recommendation of **APPROVAL** for rezoning 703 N. Matthews Avenue to **R-4, Medium Density Multiple-Family Residential**.

On June 25, 2015, the Urbana Plan Commission voted unanimously to forward Plan Case 2260-SU-15, to the City Council with a recommendation of **APPROVAL** for a Special Use Permit application with the following conditions:

1. The site is not redeveloped to a higher density and the home does not exceed the maximum allowable occupancy of eight residents and one staffer as proposed in this application.
2. The site provides on-site parking spaces or makes accommodations within 600 feet of the subject property with a parking plan subject to the review and approval of the Zoning Administrator and City Engineer.

Prepared by:
Christopher Marx
Planner I

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Zoning Description Sheets
Exhibit E: Petition for Zoning Map Amendment
Exhibit F: Petition for Special Use Permit
Exhibit G: Site photographs
Exhibit H: 6/25/15 Urbana Plan Commission Meeting minutes

cc: Melany Jackson – Executive Director, C-U at Home

ORDINANCE NO. 2015-07-066

An Ordinance Amending the Zoning Map of the City of Urbana, Illinois

(Rezoning of a 0.187 acre parcel at 703 N. Matthews Avenue from the R-2, Single-Family Residential district to the R-4, Medium Density Multiple-Family Residential district - Plan Case 2259-M-15 / C-U at Home)

WHEREAS, C-U at Home, has petitioned the City for a Zoning Map Amendment to rezone a 0.187-acre parcel located at 703 North Matthews Avenue from R-2, Single-Family Residential district to the R-4, Medium Density Multiple-Family Residential; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on June 25, 2015 concerning the petition filed in Plan Case No. 2259-M-15; and

WHEREAS, the requested rezoning is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the requested rezoning is consistent with the La Salle case criteria; and

WHEREAS, the Urbana Plan Commission voted five ayes and zero nays to forward the case to the Urbana City Council with a recommendation of approval of the request to rezone the property herein described below from R-2, Single-Family Residential district to the R-4, Medium Density Multiple-Family Residential; and

WHEREAS, the findings of the Plan Commission indicate that approval of the rezoning request 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. The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification of the following described

properties from R-2, Single-Family Residential district to the R-4, Medium Density Multiple-Family Residential.

The subject property is more accurately described as follows:

LEGAL DESCRIPTION:

P Lot 10 in Block 34 of Seminary Addition to the City of Urbana, as per plat recorded in Deed Record "Y", Page 208, in Champaign County, Illinois; more commonly known as 703 North Mathews Avenue, Urbana, Illinois

LOCATED AT: 703 N. Matthews Avenue, Urbana, Illinois

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 _____, ____.

Laurel Lunt Prussing, 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 _____, _____, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled: "**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** ((Rezoning of a 0.187 acre parcel at 703 N. Matthews Avenue from the R-2, Single-Family Residential district to the R-4, Medium Density Multiple-Family Residential district - Plan Case 2259-M-15 / C-U at Home), 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 _____, _____, 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 _____, _____.

(SEAL)

Phyllis D. Clark, City Clerk

ORDINANCE NO. 2015-07-067

An Ordinance Approving A Special Use Permit

(Special Use Permit to allow a "Home for Adjustment - Women's Shelter/Transitional Housing for Women" at 703 N. Matthews Avenue in the R-4, Medium Density Multiple-Family Residential Zoning District - Plan Case No. 2260-SU-15 / C-U at Home)

WHEREAS, C-U at Home has petitioned the City for a Special Use Permit to establish a transitional home for women at 703 N. Matthews Avenue in the R-4, Medium Density Multiple-Family Residential Zoning District; and

WHEREAS, the Urbana Zoning Ordinance identifies a *Dwelling, Home for Adjustment* within the R-4, Medium Density Multiple-Family Residential Zoning District as being permitted with the granting of a Special Use Permit; and

WHEREAS, the proposed use is conducive to the public convenience at this location because it preserves a residential use of the property without greatly increasing the intensity of use; and

WHEREAS, the proposed home would locate in an existing building, with minimal changes to the property and would not be unreasonably injurious or detrimental to the district in which it shall be located; and

WHEREAS, the proposed transitional home would locate in an existing building which meets the regulations and standards of, and preserves the essential character of the R-4 district in which it shall be located; and

WHEREAS, the proposed transitional home is generally compatible with the existing land use pattern of the subject site and surrounding area; and

WHEREAS, the proposed transitional home is generally consistent with the property's Residential designation, as identified in Future Land Use Map #3 in the 2005 Urbana Comprehensive Plan; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on June 25, 2015 concerning the petition filed by the petitioner in Plan Case No. 2260-SU-15; and

WHEREAS, on June 25, 2015, the Urbana Plan Commission voted 5 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 specified in Section 1 herein; and

WHEREAS, 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, Special Use Permit Procedures, and with the general intent of that Section of the 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 establishment of *Dwelling, Home for Adjustment* in the R-4, Medium Density Multiple-Family Residential Zoning District with the following conditions:

1. The site is not redeveloped to a higher density and the home does not exceed the maximum allowable occupancy of eight residents and one staffer as proposed in this application.
2. The site provides on-site parking spaces or makes accommodations within 600 feet of the subject property with a parking plan subject to the review and approval of the Zoning Administrator and City Engineer.

LEGAL DESCRIPTION:

P Lot 10 in Block 34 of Seminary Addition to the City of Urbana, as per plat recorded in Deed Record "Y", Page 208, in Champaign County, Illinois; more commonly known as 703 North Mathews Avenue, Urbana, Illinois

LOCATED AT: 703 N. Matthews Avenue, Urbana, Illinois

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the City Council. 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 _____, _____.

Laurel Lunt Prussing, 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 _____, 2015, the City Council of the City of Urbana passed and approved Ordinance No. _____, entitled "**An Ordinance Approving A Special Use Permit**(Special Use Permit to allow a "Home for Adjustment - Women's Shelter/Transitional Housing for Women" at 703 N. Matthews Avenue in the R-4, Medium Density Multiple-Family Residential Zoning District - Plan Case No. 2260-SU-15 / C-U at Home)" 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 _____, 2015, 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 _____, _____.

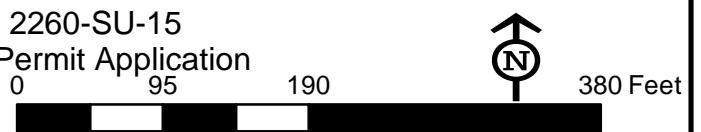
(SEAL)

Phyllis D. Clark, City Clerk

Exhibit A: Location & Existing Land Use Map



Case: Plan Cases 2259-M-15 and 2260-SU-15
 Subject: Rezoning and Special Use Permit Application
 Location: 703 N. Matthews
 Petitioners: C-U at Home

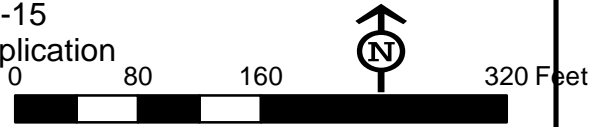


Subject Property

Exhibit B: Zoning Map

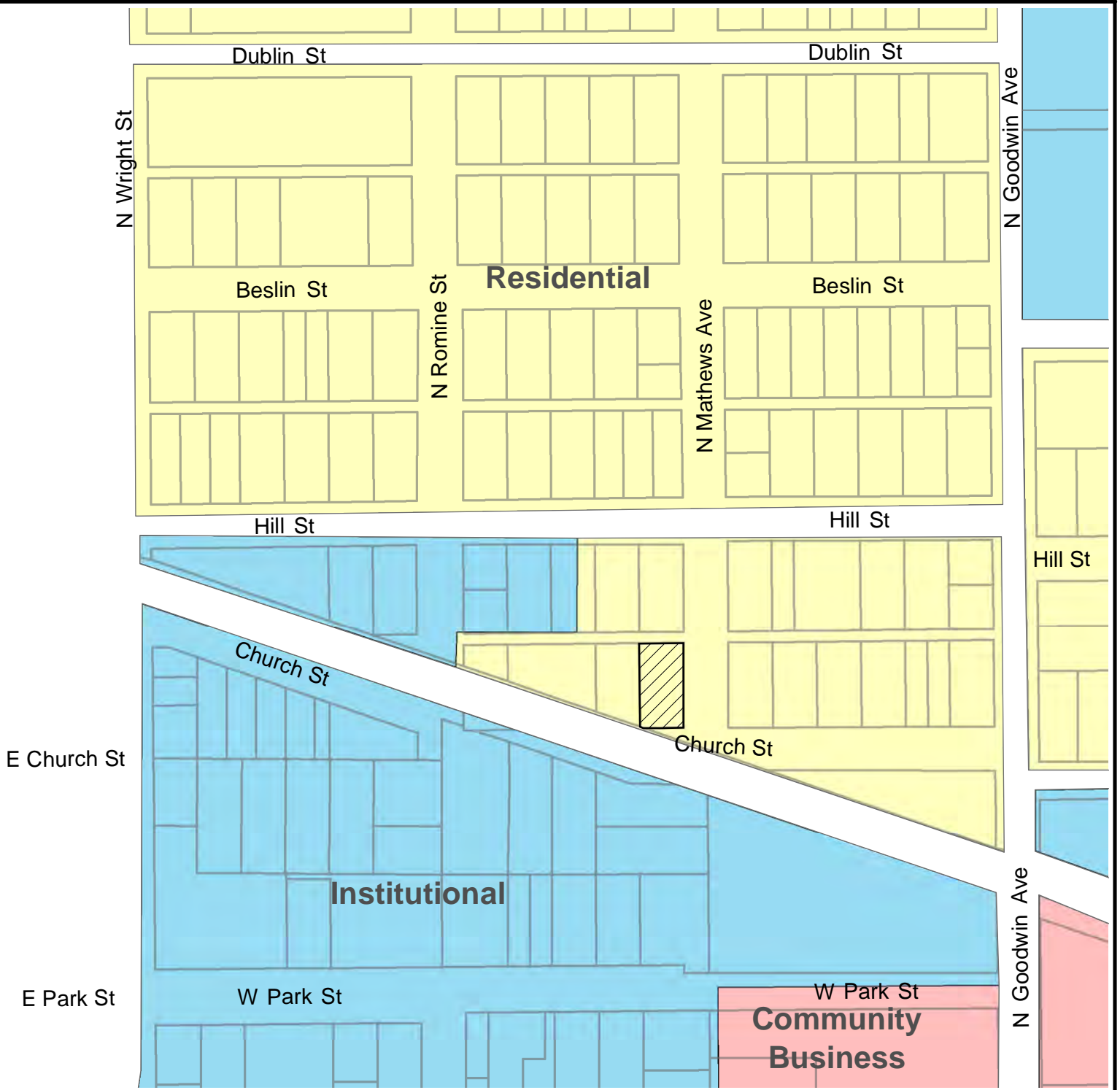


Case: Plan Cases 2259-M-15 and 2260-SU-15
 Subject: Rezoning and Special Use Permit Application
 Location: 703 N. Mathews
 Petitioners: C-U at Home







-  Subject Property
-  B1
-  B3
-  CRE
-  IN-1
-  R2

Exhibit C: Future Land Use Map



Case: Plan Cases 2259-M-15 and 2260-SU-15
 Subject: Rezoning and Special Use Permit Application
 Location: 703 N. Mathews
 Petitioners: C-U at Home



-  Subject Property
-  Residential
-  Community Business
-  Institutional



R-2 – SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-2 Zoning District is as follows:

"The R-2, *Single-Family Residential District* is intended to provide areas for single-family detached dwellings at a low density, on lots smaller than the minimum for the R-1 District. The R-2 District is also intended to provide for a limited proportion of two-family dwellings."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-2 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Elementary, Junior High School or Senior High School
Park

Residential

Dwelling, Community Living Facility, Category I
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)

SPECIAL USES:

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Institution of an Educational or Charitable Nature
Library, Museum or Gallery

PLANNED UNIT DEVELOPMENT USES:

Residential

Residential Planned Unit Development

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Lodge or Private Club

Public and Quasi-Public

Municipal or Government Building

Residential

Bed and Breakfast, Owner Occupied
Dwelling, Community Living Facility, Category II
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line

DEVELOPMENT REGULATIONS IN THE R-2 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-2	6,000¹³	60¹³	35¹⁷	0.40	0.40	15⁹	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95)(Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

Footnote¹³ – In the R-2 and R-3 Districts, any lot platted and recorded after December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 9,000 square feet, and have an average width of not less than 80 feet. A lot platted and recorded before December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 6,000 square feet, and have an average width of not less than 60 feet.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

For more information on zoning in the City of Urbana call or visit:

City of Urbana

Community Development Services Department

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.us



R-4 – MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-4 Zoning District is as follows:

"The R-4, Medium Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at low and medium densities."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-4 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Church, Temple or Mosque

Elementary, Junior High School or Senior High School

Institution of an Educational or Charitable Nature

Library, Museum or Gallery

Municipal or Government Building

Park

Residential

Boarding or Rooming House

Dormitory

Dwelling, Community Living Facility, Category I, Category II and Category III

Dwelling, Duplex

Dwelling, Duplex (*Extended Occupancy*)

Dwelling, Multifamily

Dwelling, Multiple-Unit Common-Lot-Line

Dwelling, Single Family

Dwelling, Single Family (*Extended Occupancy*)

Dwelling, Two-Unit Common-Lot-Line

SPECIAL USES:

Business – Professional and Financial Services

Professional and Business Office

Residential

Dwelling, Home for Adjustment

Public and Quasi-Public

Police or Fire Station

Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Mixed-Use Planned Unit Development

Residential

Residential PUD

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Public and Quasi-Public

Electrical Substation

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Residential

Assisted Living Facility

Bed and Breakfast, Owner Occupied

Nursing Home

Business - Recreation

Lodge or Private Club

DEVELOPMENT REGULATIONS IN THE R-4 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-4	6,000	60	35¹⁷	0.50¹⁴	0.35	15⁹	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95)(Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

Footnote¹⁴ – In the R-4 District, the maximum floor area ratio may be increased to 0.70, provided that there is a minimum of 2,000 square feet of lot area per dwelling unit.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

For more information on zoning in the City of Urbana call or visit:

City of Urbana
Community Development Services Department
 400 South Vine Street, Urbana, Illinois 61801
 (217) 384-2440 phone / (217) 384-2367 fax
www.urbanainllinois.us



Application for Zoning Map Amendment

Plan Commission

APPLICATION FEE - \$175.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 05-29-2015 Plan Case No. 2259-M-15
Fee Paid - Check No. 1456 Amount \$175.00 Date 05-29-2015

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): C-U at Home Phone: 217-819-4569
Address (street/city/state/zip code): PO Box 8816, Champaign, IL 61826
Email Address: melany@cuathome.us
Property interest of Applicant(s) (Owner, Contract Buyer, etc.):

2. OWNER INFORMATION

Name of Owner(s): James Moreland Phone: 217-384-4277
Address (street/city/state/zip code): 1103 Austin Dr., Urbana, IL 61802
Email Address: james.moreland@healthalliance.org
Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Address/Location of Subject Site: 703 N. Matthews
PIN # of Location: 91-21-07-407-014
Lot Size: 132 X 66
Current Zoning Designation: R-2
Proposed Zoning Designation: R-4
Current Land Use (vacant, residence, grocery, factory, etc): vacant
Proposed Land Use: home for adjustment, shelter/transitional housing for Women
Present Comprehensive Plan Designation:

How does this request conform to the Comprehensive Plan?

Legal Description: Lot 10 in Block 34 of Seminary Addition

4. CONSULTANT INFORMATION

Name of Architect(s): Jeff Johnson Phone: 217-356-9606

Address (street/city/state/zip code): 17 Taylor St., Champaign, IL 61820

Email Address: jeff.johnson@bldd.com

Name of Engineers(s): Phone:

Address (street/city/state/zip code):

Email Address:

Name of Surveyor(s): Phone:

Address (street/city/state/zip code):

Email Address:

Name of Professional Site Planner(s): Phone:

Address (street/city/state/zip code):

Email Address:

Name of Attorney(s): Phone:

Address (street/city/state/zip code):

Email Address:

5. REASONS FOR MAP AMENDMENT:

What error in the existing Zoning Map would be corrected by the Proposed Amendment?

Simply changing the property designation from R-2 to R-4.

What changed or changing conditions warrant the approval of this Map Amendment?

Using this property to benefit Champaign County by offering supportive, transitional housing for women.

Explain why the subject property is suitable for the proposed zoning.

This property is located in a favorable area, close to public transportation and a full-service medical facility as well as adjacent to a residential neighborhood.

What other circumstances justify the zoning map amendment? _____

Time schedule for development (if applicable). _____

Additional exhibits submitted by the petitioner. _____

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Melany Jackson
Applicant's Signature

5/29/15
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

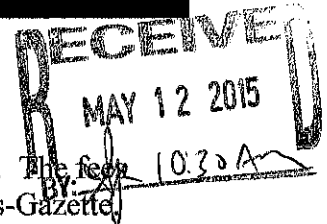


Application for Special Use Permit

Plan Commission

APPLICATION FEE - \$175.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.



DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 05-12-2015 Plan Case No. 2260-SU-15

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section V-1 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* HOME FOR ADJUSTMENT - SHELTER/TRANSITIONAL HOUSING FOR WOMEN on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **C-U AT HOME** Phone: **217-819-4569**
Address (street/city/state/zip code): **PO BOX 8816, CHAMPAIGN, IL 61826**
Email Address: **MELANY@CUATHOME.US**

2. PROPERTY INFORMATION

Address/Location of Subject Site: **703 N. MATTHEWS**
PIN # of Location: **91-21-07-407-014**
Lot Size: 133 X 66
Current Zoning Designation: **R-2**
Current Land Use (vacant, residence, grocery, factory, etc): **VACANT**
Proposed Land Use: **HOME FOR ADJUSTMENT - WOMEN'S SHELTER/TRANSITIONAL HOUSING**
Legal Description: LOT 10 IN BLOCK 34 OF SEMINARY ADDITION

3. CONSULTANT INFORMATION

Name of Architect(s): JEFF JOHNSON **Phone:** 217-356-9606

Address (street/city/state/zip code): 17 TAYLOR ST., CHAMPAIGN, IL 61820

Email Address: JEFF.JOHNSON@BLDD.COM

Name of Engineers(s): **Phone:**

Address (street/city/state/zip code):

Email Address:

Name of Surveyor(s): **Phone:**

Address (street/city/state/zip code):

Email Address:

Name of Professional Site Planner(s): **Phone:**

Address (street/city/state/zip code):

Email Address:

Name of Attorney(s): **Phone:**

Address (street/city/state/zip code):

Email Address:

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

THIS PROPERTY IS AN IDEAL LOCATION AS A SHELTER/TRANSITIONAL GROUP HOME FOR WOMEN, DUE TO ITS CLOSE PROXIMITY TO CRISIS NURSERY, PRESENCE COVENANT MEDICAL CENTER, AND PUBLIC TRANSPORTATION.

Explain how 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 or detrimental to the public welfare.

THE PROPERTY WILL GREATLY BENEFIT CHAMPAIGN COUNTY BY PROVIDING ADDITIONAL TRANSITIONAL HOUSING FOR WOMEN IN A SAFE AND

SUPPORTIVE ENVIRONMENT.

Explain how 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.

AS THIS IS ADJACENT TO BOTH RESIDENTIAL AND COMMERCIAL PROPERTIES,
A HOME FOR ADJUSTMENT FITS NICELY IN BETWEEN THESE TWO PROPERTY
DESIGNATIONS.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.


Applicant's Signature

5/12/15
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

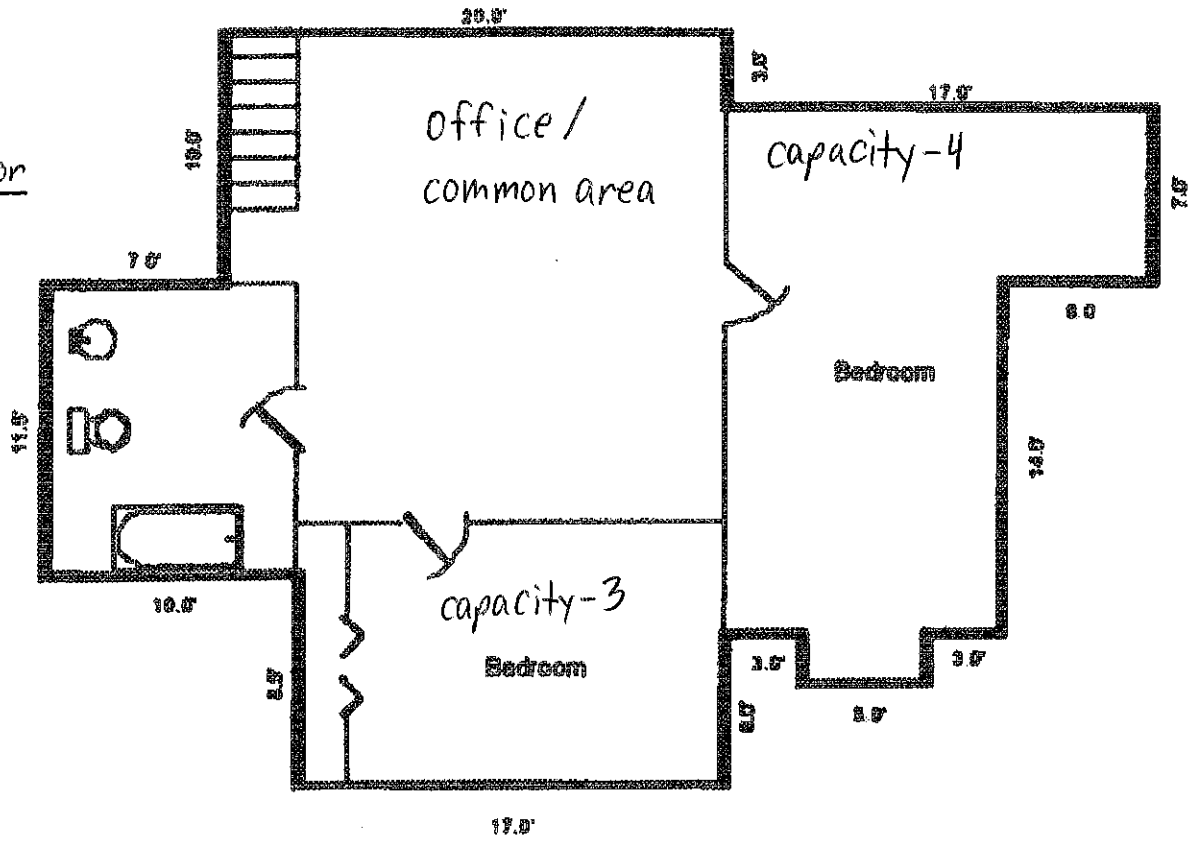
Exhibit G: Site Photos



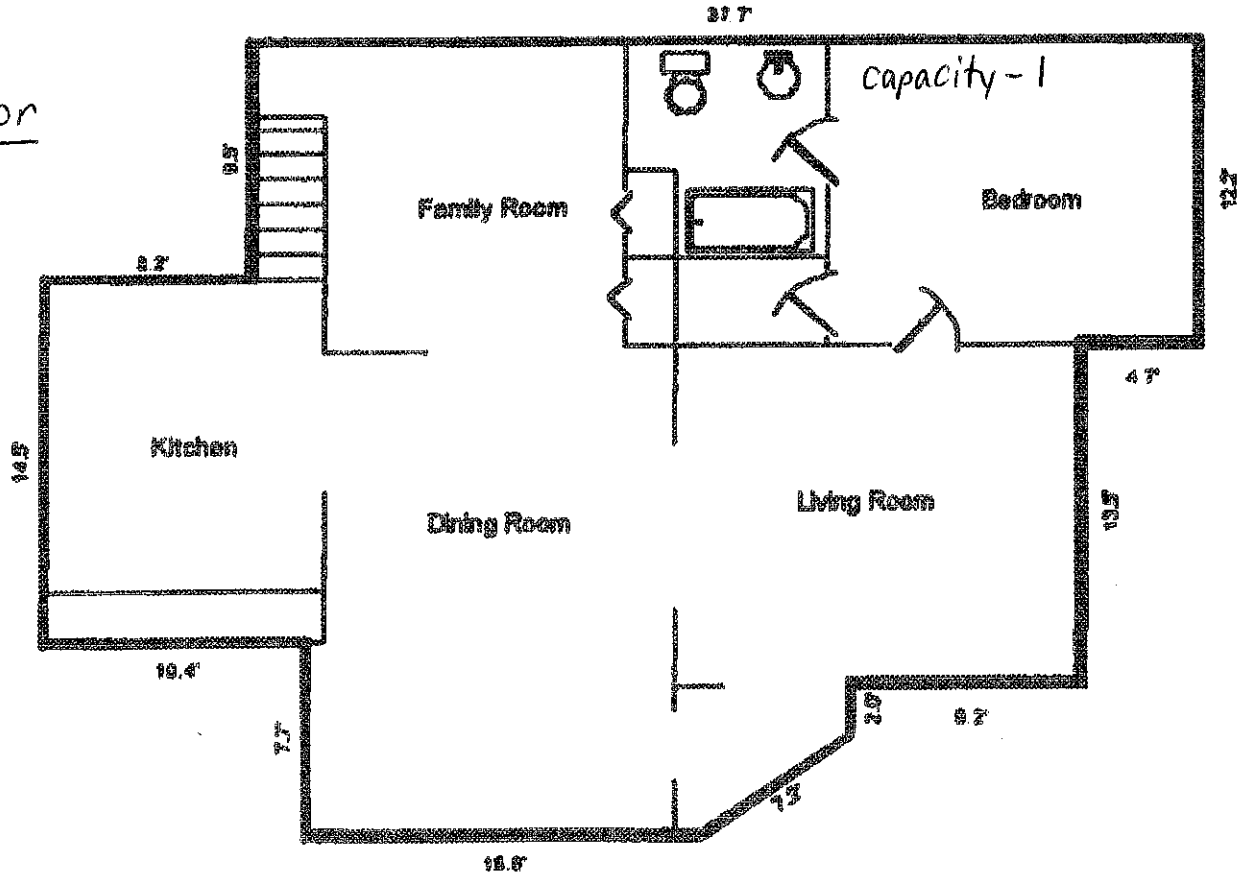


703 N. Matthews

2nd floor



1st floor



MINUTES OF A SPECIAL MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: June 25, 2015

TIME: 7:30 P.M.

PLACE: Urbana City Building
Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBER PRESENT: Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins,
Christopher Stohr

MEMBERS ABSENT: Corey Buttry, Dannie Otto, David Trail

STAFF PRESENT: Lorrie Pearson, Planning Manager; Christopher Marx, Planner I;
Maximillian Mahalek, Planning Intern; Teri Andel, Administrative
Assistant I

OTHERS PRESENT: Karen Carlson, Melany Jackson, Brad Jameson, James Moreland,
Audra Owens, Malinda Wallick, Jason Wissmiller

CONTINUED PUBLIC HEARINGS

Plan Case No. 2259-M-15 – A request by C-U at Home to rezone a 0.19 acre parcel located at 703 North Matthews Avenue from R-2, Single-Family Residential Zoning District, to R-4, Medium-Density Multiple Family Residential Zoning District.

Plan Case No. 2260-SU-15 – A request by C-U at Home for a Special Use Permit to allow for a Home for Adjustment at 703 North Matthews Avenue.

Chair Fitch re-opened the public hearing for these two cases. Christopher Marx, Planner I, presented the cases to the Plan Commission. He began by explaining the reason for the request to amend the zoning map, which was to change the zoning of the subject property from R-2 (Single Family Residential) to R-4 (Medium Density Multiple Family Residential). The second request was for a special use permit to allow the applicant to use the subject property as a facility that helps women transition out of homelessness. He described the subject property as well as the adjacent properties by noting their zoning, current land uses, and future land use designations. He noted the changes that the applicant proposed to make to the inside of the existing building to accommodate the rooming house use. He reviewed how the proposed rezoning related to the LaSalle National Bank criteria. The proposed use would eliminate a

potentially blighted property. He also reviewed the requirements for approval of a Special Use Permit. He read the options of the Urbana Plan Commission and presented City staff's recommendation for approval with conditions.

Chair Fitch asked if there were any questions from the Plan Commission for City staff.

Mr. Hopkins inquired about the two properties to the north and the triangular property to the west of the subject property. Who owns them and had City staff considered whether rezoning should apply to these other parcels as well? Mr. Marx replied that Crisis Nursery owns the parcel directly east of the Crisis Nursery and northwest of the subject property. Presence Hospital owns the other two parcels; however, they are donating the parcel directly to the north of the subject property to Crisis Nursery for their future expansion project. The applicant can only apply for a rezoning of the property they own. The northern parcels are spoken for by Crisis Nursery, and the triangular parcel to the west is an awkward parcel and only has access on the narrow end of Romine Street. The alley along the railroad is part of the railroad, and the alley through the middle of the block has been vacated.

Mr. Fell stated that in the past, the City has not been in favor of spot zoning a piece of property. If the City rezones the property, then the applicant or future land owner could ignore the special use permit, tear down the house and build something vastly different under the proposed R-4 zoning? Ms. Pearson stated that R-4 zoning would be appropriate in this area to provide a buffer from the lower density residential and the more intense industrial and commercial zoned parcels. The triangular property could apply to be rezoned to R-4 as well, but the application was only for the parcel at 703 North Mathews Avenue.

Mr. Stohr asked if there was a shallow well or cistern on the property. Ms. Pearson referred that question to the applicant when they come up to speak.

With no further questions for City staff, Chair Fitch summarized the procedure for a public hearing. He, then, opened the hearing up for public input.

Melany Jackson, Executive Director of C-U at Home and applicant, approached the Plan Commission to speak and answer any questions. She mentioned that C-U at Home has been in existence for a little over four years in the community and currently will have three transitional homes in use by the end of August, 2015. One home is for men in recovery. One home is for a two-parent family with children. The newest home was for two single women. They provide professional case management and professional counseling on a weekly basis. Tenants are required to have at least part-time employment. They save half of their money for when they complete C-U at Home's program, which is six to twelve months. They have seen a great deal of success. They believed the addition of the proposed property that would support eight women to live in a supportive, transitional environment would be a huge asset to the community and to the county as a whole. There is a huge need for helping women. The proposed location has many advantages including the collaboration with sisters who are a part of the Presence Hospital Network, who is their partnership.

Mr. Stohr noticed a concrete slab and asked if there was a cistern or shallow well on the property. Ms. Jackson said no. There used to be a shed on the slab that was torn down.

Audra Owens approached the Plan Commission. She asked where the three off-street parking spaces were going to be located. Ms. Pearson pulled up Exhibit A to show an aerial of the subject property and the surrounding properties. Mr. Marx replied that the three off-street parking would be located on the southern portion of the subject property. The applicant could also get an agreement with another property owner within 600 feet to rent/lease three parking spaces.

Ms. Owens inquired about what “vacating an alley” meant. Chair Fitch explained that the City once owned the alley and gave it up to the neighboring property owners. Crisis Nursery will soon own all three easements from the vacated alley. Mr. Marx added that it essentially is like a private driveway for Crisis Nursery.

Ms. Owens wondered what would stop the applicant from tearing down the existing house and constructing an apartment building. Chair Fitch said that they discussed this earlier and found that there is nothing that would be able to stop them from doing so. They would be allowed to build an apartment building the size of what the Zoning Ordinance would allow them to build in the R-4 Zoning District.

Ms. Owens asked how a transitional housing program would benefit the other residents in the neighborhood. Chair Fitch stated that is something the Plan Commission will need to discuss. Ms. Owens stated that she lived two blocks up the street on Beslin and has already noticed additional traffic and shootings in the neighborhood. Having a transitional home for homeless women located in the neighborhood will only increase the police traffic through the neighborhood. Although the concept of providing housing for homeless women is admirable, there is nothing about the proposed use that would be beneficial to her or to her neighbors.

Mr. Stohr asked what she thought about the applicant leaving the existing house. Ms. Owens replied that she would agree with them leaving the existing house. If they tear the house down and build an apartment building, then it would bring down the value of the other homes and they will no longer have a neighborhood.

Sister Karen Carlson, of Holy Heart of Mary (one of the backers for Presence Hospital) approached the Plan Commission. Since she moved here two years ago, she has been involved with the homeless community by helping people improve their station in life. She noticed that there are no places for women to find shelter.

With regards to what the proposed use would do for her and the community, the transitional housing will help to get people off the street. Ms. Owens stated that there are already shootings and other crimes happening in the neighborhood. This was happening without the shelter being there. The shelter will help women to improve their lives and reach out to organizations and resources that are available to make a better life for themselves and their children. She did not see how the proposed use would be a detriment to the neighborhood or community. The house

remaining vacant would be much more likely to become infested with drug dealers or other things.

She talked about the program. She mentioned that there would be 24/7 care and supervision for women living in the home. There would be a supervisor living there to oversee what is going on and to guide the women as they look forward to building their lives and becoming more self-sufficient.

They want to use the existing home as it is with a few minor improvements inside the house, so building it bigger is not going to happen. Too many people in a facility would take away from the amount of time a supervisor could spend with the eight women in guiding them in making good decisions.

Mr. Hopkins wondered about the staff person living in the house. Would one of the bedrooms be used by the staff person? Sister Karen stated that one of the rooms would be split into a bedroom/office for a staff person to use in addition to the eight tenants. Once the house is ready, they plan to approach the University of Illinois to help provide social work interns to for counseling, case management, instruction and budgeting help for the tenants.

Mr. Hopkins inquired as to where the other three homes are located. Sister Karen stated that she does not know where the homes are located.

Mr. Stohr questioned if they had given thought to the future of the planned use. Sister Karen stated that she does not foresee homelessness ending. Their focus now is to provide a safe place for women to go and can build their lives.

Mr. Stohr wondered if three parking spaces would be adequate to accommodate interns from the University of Illinois, tenants and visitors coming to the facility. Sister Karen mentioned that she imagined some of the women would have family in the area that would want to come visit them. When looking at the proposed property, a gravel drive or parking area could be constructed with at least three parking spaces. If they need more parking spaces, then she could talk with the CEO of Presence Hospital.

Ms. Jackson re-approached the Plan Commission. To answer Mr. Hopkins question about the location of the other three homes, she stated that they are located in undisclosed residential areas in the City of Champaign. They keep the addresses confidential for the sake of the tenants. The homes are located in two different economic classes of neighborhoods.

With no further input from the audience, Chair Fitch closed the public input portion of the hearing. He opened the hearing up for Plan Commission discussion and/or motion(s).

Mr. Fell asked City staff if they were aware that there would be a residential supervisor. Ms. Pearson replied that City staff always knew there would be eight women plus one staff person; however, it was never part of their conversations with the applicant that the staff person would be living there. It does not impact the City staff recommendation nor would it affect the amount of required parking spaces.

Mr. Hopkins wondered if the Floor Area Ratio (FAR) sufficient for nine people. Ms. Pearson stated that the use would be required to meet building code.

Mr. Fell inquired what the minimal number of parking spaces they would be allowed to have without having to back out onto the street. Also, it seemed that the only feasible place to park would be along the east side. Mr. Marx replied that this is one reason why City staff is recommending a condition requiring a parking plan to provide off-street parking.

Chair Fitch pointed out that Condition #1 requires that the site conform to the general layout as submitted; however, there is no site plan to conform to. There is a drawing of the house with the rooms labelled, but no site plan of the property. So, Condition #1 cannot be satisfied because it does not exist.

He felt that this is one of the reasons why the Plan Commission is concerned with the parking and where it would be located. Mr. Fell pointed out that they could ask for a variance to park in the front yard since they have two front yards.

Chair Fitch asked for clarification with regards to Crisis Nursery. They have a Conditional Use Permit to operate as a daycare, correct? Mr. Marx said yes, that is correct.

Mr. Hopkins stated that they need to either reword Condition #1 or get a site plan for the Special Use Permit. With regards to the rezoning, he felt the face of the request looks odd, but given the ownership of the property and given that the FAR for the R-4 Zoning District is .5 and the FAR for the R-2 Zoning District is .4, if the owner tried to build something it would not be allowed to be very big and he is comfortable with the rezoning.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2259-M-15 to City Council with a recommendation for approval. Ms. Byndom seconded the motion. Roll call was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Stohr	-	Yes
Ms. Byndom	-	Yes			

The motion was approved by unanimous vote.

Mr. Hopkins moved that the Plan Commission forward Plan Case no. 2260-SU-15 to the City Council with a recommendation for approval without Condition #1.

Ms. Pearson stated that Condition #1 is worded differently than usual. It reads as such, "*The site conforms to the general layout as submitted in the application.*" It does not mention a Site Plan. It would include the floor plans and the aerial that shows the existing building.

Mr. Fitch seconded the motion.

Mr. Fell felt that they still needed to strike Condition #1 from the motion because it does not include any plans for parking. Mr. Hopkins stated that the drawings they have are of the building. From a Special Use Permit point of view are they trying to constrain the owner to the building layout plan for any reason different from meeting building codes and zoning regulations.

Mr. Fell asked if they approve the Special Use Permit without Condition #1, would the owner be able to remodel the home as long as it does not increase the density or occupancy of the home say by constructing an addition onto the kitchen? Ms. Pearson said that major changes to the general layout would not be allowed.

Mr. Hopkins wondered what *general layout* referred to. Mr. Marx replied that the general layout referred to the existing footprint and use of the building to make sure that it is not violating building codes and that the use of the building complies with the zoning code. Mr. Hopkins responded by saying that Condition #2 does a better job of saying this. He believed it would still be better to delete Condition #1.

Roll call on the motion was as follows:

Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Stohr	-	Yes	Ms. Byndom	-	Yes
Mr. Fell	-	Yes			

The motion was approved by unanimous vote.

Mr. Marx noted that the Plan Commission's recommendations for these two cases would be forwarded to the City Council on Monday, July 13, 2015.