



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Lorrie Pearson, AICP, Community Development Services Director
Marcus Ricci, AICP, Planner II

DATE: March 11, 2021

SUBJECT: **An Ordinance Approving a Special Use Permit** (701 East Florida Avenue / Plan Case 2415-SU-21)

Introduction

Trinity Lutheran Church, represented by Elsa and Chuck Reifsteck, requests a special use permit to bring the church into legal conformity and to reconstruct a fellowship hall at its property at 701 East Florida Avenue in the R-2, Single-Family Residential, Zoning District. The church has operated at this site since 1954 and desires to reconstruct its fellowship hall to address health and accessibility concerns. Section V-1.A.3 and Table V-1 of the Urbana Zoning Ordinance allow a Church in the R-2 district with a special use permit.

At its March 4, 2021, meeting, the Plan Commission voted unanimously to forward the case to City Council with a recommendation to **APPROVE** the request with conditions (four ayes, zero nays); staff concurs with this recommendation.

Background

Introduction

Trinity Lutheran Church has operated at this location since 1954, when it constructed the original fellowship hall. At that time, the area was outside the municipal boundary and under the zoning jurisdiction of Champaign County. Around 1960, the property and neighboring properties were annexed into the city with a zoning designation of R-1, Single- and Two-Family Residential. At that time, churches were permitted in all city residential zoning districts. In 1967, the church constructed the sanctuary and education wing.

In 1979, the Urbana Zoning Ordinance was amended, separating the one “single- and two-family residential” zoning district into three zoning districts: two “single-family residential” districts – R-1 and R-2 – and one “single- and two-family residential” district – R-3. This amendment also made churches a special use in R-1, R-2, and R-3 zones, and a permitted use in R-4 and R-5 Multiple-Family Residential Zones. This shift from permitted use to special use allowed existing churches to continue to operate as legally nonconforming uses.¹ However, because they were now non-conforming uses, these churches could not be expanded, or have extra-ordinary repairs conducted, or be reconstructed

¹ Section X-1. Continuation of Nonconformities. *Urbana Zoning Ordinance*.

if damaged beyond a certain threshold.² To expand – for example, to replace the fellowship hall – or to repair significant damage, the church must be brought into legal conformity by obtaining a special use permit.

Description of the Site and Surrounding Properties

The church campus is located on a zoning lot totaling 1.94 acres at the southeast corner of East Florida Avenue and South Anderson Street (Exhibit A). The sanctuary is closest to the street intersection, with the attached education wing to the south and the fellowship hall to the east. The parking area lies east of the buildings, with a single access point to East Sunnycrest Drive. The northeast and southeast portions of the site are currently vacant. They previously contained homes that were purchased by the church and were demolished between 2014 and 2020. Wiley Elementary School lies to the north. Table 1 summarizes the current zoning, existing land uses, and 2005 Comprehensive Plan future land use designations of the site and surrounding land (Exhibits B and C).

Table 1. Zoning, Existing Land Use, Future Land Use Designation

	Zoning	Existing Land Use	Future Land Use
Site	R-2, Single-Family Residential	Church (legally nonconforming); Day Care (conditional use permit)	Residential
North	CRE, Conservation-Recreation-Education	Elementary School	Institutional
East	R-2, Single-Family Residential	Single-Family Residences	Residential
South	R-2, Single-Family Residential	Single-Family Residences	Residential
West	R-1, Single-Family Residential	Single-Family Residences	Residential

Existing Use

The existing campus is comprised of the fellowship hall (7,200 sq. ft.), the sanctuary and education wing (10,270 sq. ft.), and the 28-space parking lot, which was built between 1973 and 1988. Regular church activities include two weekend services, weekday pre-school/daycare, a one-week vacation bible school, and an annual weekend rummage sale. The fellowship hall is split-level, and is accessed from the southeast side of the sanctuary; it is currently not fully-accessible to people with mobility issues. The existing kitchen does not meet Champaign-Urbana Public Health District (CUPHD) standards, and the hall has become unusable due to general decay and the recent discovery of mold.

Proposed Use

The proposed fellowship hall would be a single story of approximately 6,540 square feet, and resolve the accessibility issue (Exhibit D – Site Plan). It would have a larger footprint than the existing fellowship hall, but would have less total floor area due to being entirely on one level. It would provide the same functional spaces as the current hall: multipurpose room, classrooms, storage, and have a CUPHD-approved kitchen. The parking lot would approximately double in capacity, to 53 spaces, which is the minimum parking required for the 264-seat sanctuary. No changes are proposed to the sanctuary or education wing, and no expansion of church activities is planned.

² Section X-2. Extension or Expansion of Nonconformities. Section X-5. Repair of a Building or Structure Occupied by a Nonconforming Use. Section X-8. Reconstruction of Nonconformities. *Urbana Zoning Ordinance*.

Public Outreach and Comment

On February 18, 2021, church staff hosted a virtual neighborhood meeting via Zoom³; the church staff mailed invitations to all surrounding property owners. Thirteen people attended, including at least five associated with the church, a city planner, and at least five who identified themselves as neighbors. Chuck Reifsteck, architect, described the proposed project and answered questions. Marcus Ricci, a City of Urbana planner, explained the special use permit process and answered questions. Neighbors expressed concerns including: screening of the expanded parking lot from east and south neighbors, people using the parking lot as a cut-through, dumpster screening, and parking lot lighting.

After the meeting, the design team made revisions to the site plan to address the neighbors' concerns as well as to meet zoning requirements. They added a landscape screen along the south parking lot edge and rotated the parking spaces on the east side of the lot from head-in to parallel spaces. The revised plan was then mailed to the original neighborhood recipients prior to the March 4, 2021, Plan Commission meeting. City staff received one favorable comment from a neighbor who had initially expressed concern regarding the proposal (Exhibit F – Correspondence).

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A 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 church has operated at this location since 1954, and in its current configuration since 1967; it is an established piece of the fabric of the neighborhood. The church campus is convenient to the public because of its location at the intersection of two collector streets, the bicycle lanes along East Florida Avenue, and bike-friendly-designated South Anderson Street. There are also sidewalks along East Florida Avenue and South Anderson Street, and CUMTD busses stop at the nearby intersection.

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 church would continue to be operated so as not to be injurious or detrimental to the R-2 Zoning District, or injurious to the general public. No changes are proposed to weekly services or daycare/pre-school activities, nor is any increase in congregation or school enrollment expected. The fellowship hall would be smaller in area than the existing hall.

The proposed larger parking lot would likely reduce usage of on-street parking on nearby residential streets during church services and other high-attendance times (Exhibit D – Application: Site Plan). The addition of an access point on the north side of the parking lot would likely distribute traffic better than having a single access point, result in fewer cars on Sunnycrest Drive, and improve internal circulation on the site. The Fire Department and the Police Department are in favor of the additional

³ The recording of the Zoom meeting is available to view at https://us02web.zoom.us/rec/share/3Ceu0Q1xiVnq6Bzb0FMT4Zorig_Kr5MsWDKhc-dqxNaDZ4LBRwOJLpYLNXXKi4y3taCnba_Di0AOhkQyz. Use passcode: 7yv9M#0i

access as well. The restriction of the driveway to “right-in, right-out” traffic would reduce the potential for traffic conflicts on East Florida Avenue. The parking lot’s circulation pattern has been offset to reduce the likelihood of cut-through traffic, and the existing access on Sunnycrest Drive would be moved east to buffer it from the daycare/pre-school drop-off zone. Screening of the parking lot would also be provided along the east property line and south parking lot line, as required by the Zoning Ordinance.

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.

The special use permit would bring the existing church use into full legal conformity. The existing sanctuary and education wing conform to, and the proposed fellowship hall and parking lot would conform to, the regulations and standards of, and preserve the essential character of, the R-2 Zoning District. The preliminary site plan has been reviewed by City staff, and the design team has made minor revisions to the parking lot design to make it fully compliant with the Zoning Ordinance.

Synopsis and Response

The granting of legal conformity to the existing church use meets the criteria required for a special use permit. This legal conformance would acknowledge the church’s long history in the district, and a special use permit is required to allow it to replace the inaccessible and deteriorated fellowship hall and to expand the parking lot to meet current minimum zoning requirements.

In addition to the requirements in Section VII-4.A of the Zoning Ordinance, the City Council may also recommend such additional conditions and requirements on the operation of the proposed use 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. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size or yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting; and
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

Plan Commission

On March 4, 2021, the Plan Commission held a public hearing on this case.⁴ Commissioners asked staff about parking, on-site stormwater management, the plan review process, and tree removal. Elsa Reifsteck, project architect, answered questions, and stated they are making an effort to preserve the trees northeast of the sanctuary and at the southeast corner of the lot. There were no comments from the public. Commission members discussed whether the submitted site plan had sufficient detail to

⁴ Draft minutes were in progress at mailing time. The recording of the public hearing is available at: <https://urbanillinois.us/node/9174>.

make a recommendation. The site plan showed the building footprints, parking lot and access drive configuration, and screening locations and types. David Kuehn, church building committee chair, commented that the exterior of the fellowship hall would be brick with large windows facing East Florida Avenue (Exhibit G – Preliminary Renderings). Commissioners resolved that the submitted site plan was sufficient as it showed how the proposed use would interact with surrounding uses, and addressed the stated concerns of the public. Following the discussion, the Plan Commission voted to forward the case to City Council with a recommendation to approve the request with four conditions (four ayes, zero nays).

Summary of Findings

1. Trinity Lutheran Church, represented by Elsa Reifsteck, requests a special use permit to bring the church into legal conformity and to reconstruct a fellowship hall at its property at 701 East Florida Avenue in the R-2, Single-Family Residential, Zoning District. Section V-1.A.3 of the Urbana Zoning Ordinance allows a church in the R-2 district with a special use permit.
2. The church opened in 1954 outside City of Urbana corporation limits, and later annexed into the city as a permitted use in the R-1, Single- and Two-Family Residential, Zoning District. Zoning amendments adopted in 1979 changed the zoning to R-2, Single-Family Residential, and made church a special use in this district, rendering it a legally-nonconforming use, unable to be expanded, repaired beyond ordinary maintenance, or reconstructed.
3. The proposed expansion would continue to be conducive to the public at this location, where it has operated since 1954. The church is easily accessed by car, bicycle, mass transit, or walking.
4. The proposed expansion would not be injurious or detrimental to the R-2 Zoning District, or injurious to the general public, as the building expansion is reasonable and the parking lot expansion fulfills the minimum parking requirement for the existing church and will reduce on-street parking demand.
5. The requested special use permit would bring the existing legally-nonconforming church into full legal conformity, and the proposed expansion would conform to the regulations and standards of, and preserve the essential character of, the R-2 Zoning District.
6. At the March 4, 2021, meeting, the Urbana Plan Commission held a public hearing and voted unanimously, with four ayes and zero nays, to forward the case to the City Council with a recommendation to approve, with the four stated staff conditions.

Options

The Urbana City Council has the following options:

1. Approve the Ordinance, or
2. Approve the Ordinance with certain terms and conditions, or
3. Deny the Ordinance.

Recommendation

At the March 4, 2021, meeting, the Plan Commission voted unanimously, with four ayes and zero nays, to forward the case to the City Council with a recommendation to approve, with the following conditions:

- Construction must be in general conformance with Ordinance Attachment 1 entitled “Trinity Lutheran Church, 701 East Florida Avenue, Urbana, IL, 61801, Preliminary Site Plan,” dated 3/9/21.
- Combine the existing four tax parcels into a single tax parcel prior to issuance of a Certificate of Occupancy.
- Install a sidewalk along East Sunnycrest Drive prior to issuance of the Certificate of Occupancy.
- Redesign and construct the Florida Avenue access to provide only right-in, right-out traffic.

Staff concurs with this recommendation.

Attachments: Exhibit A: Location & Land Use Map
 Exhibit B: Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Application for Special Use Permit
 Exhibit E: Photos
 Exhibit F: Correspondence
 Exhibit G: Preliminary Renderings

cc: Elsa Reifsteck and Charles Reifsteck, Applicants
 David Kuehn, Church Building Committee Chair

ORDINANCE NO. 2021-03-011

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(701 E. Florida Avenue / Plan Case 2415-SU-21 – Trinity Lutheran Church)

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, Trinity Lutheran Church has petitioned the City for approval of a special use permit to bring the existing Church use at 701 East Florida Avenue into legal conformity with the R-2, Single-Family Residential, Zoning District; and

WHEREAS, the conformity attained by the granting of the requested special use permit would allow reconstruction of the existing fellowship hall and expansion of the existing parking lot; and

WHEREAS, the church opened in 1954 outside City corporation limits, and later annexed into the City as a permitted use in the R-1, Single- and Two-Family Residential, Zoning District.; and

WHEREAS, zoning amendments adopted in 1979 changed the zoning to R-2, Single-Family Residential, and made church a special use in this district, rendering it a legally-nonconforming use, unable to be expanded, repaired beyond ordinary maintenance, or reconstructed; and

WHEREAS, the expanded church use would continue to be conducive to the public convenience at this location – where it has operated since 1954 – due to its easy access by car, bicycle, mass transit, or by walking; and

WHEREAS, the proposed expansion would not be injurious or detrimental to the R-2, Single-Family Residential, Zoning District or to the general public, as the building expansion is

reasonable and the parking lot expansion fulfills the minimum parking requirement for the existing church and will reduce on-street parking demand; and

WHEREAS, the requested special use permit would bring the existing legally-nonconforming church into full legal conformity, and the proposed expansion would conform to the regulations and standards of, and preserve the essential character of, the R-2, Single-Family Residential Zoning District; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on March 4, 2021, and voted with four (4) ayes, and zero (0) nays to forward Plan Case 2415-SU-21 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-4 of the Urbana Zoning Ordinance, Special Use Procedures, and with the general intent of that section of the Ordinance.

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 a church in the R-2, Single-Family Residential, Zoning District with the following conditions:

- Construction must be in general conformance with Ordinance Attachment 1 entitled “Trinity Lutheran Church, 701 East Florida Avenue, Urbana, IL, 61801, Preliminary Site Plan,” dated 3/9/21.
- Combine the existing four tax parcels into a single tax parcel prior to issuance of a Certificate of Occupancy.
- Install a sidewalk along East Sunnycrest Drive prior to issuance of the Certificate of Occupancy.

- Redesign and construct the Florida Avenue access to provide only right-in, right-out traffic.

Legal Description:

1. Lots 14 & 15 of Sunnycrest, Inc. Second Subdivision in the NW ¼ NW ¼ of Sec 21 T19N R9E, Champaign County
P.I.N. 93-21-21-101-001 Commonly known as 701 East Florida Avenue
2. Lot 1 of Sunnycrest, Inc., First Subdivision to the County of Champaign, State of Illinois as per Plat recorded in Plat Book “K” at page 99, situated in the City of Urbana, Champaign County, Illinois.
P.I.N. 93-21-21-101-002 Commonly known as 705 East Florida Avenue
3. Lot 65 of Sunnycrest, Inc., Tenth Subdivision in Champaign County, Illinois, as per plat recorded in book “M” of Plats at page 93, situated in Champaign County, Illinois.
P.I.N. 93-21-21-101-015 Commonly known as 706 Sunnycrest Drive
4. Lot 66 of Sunnycrest, Inc., Tenth Subdivision, Champaign County, Illinois, as per plat recorded in book “M” of Plats at page 93, situated in Champaign County, Illinois.
P.I.N. 93-21-21-101-016 Commonly known as 708 Sunnycrest Drive

Section 2.

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this date day of Month, Year.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this date day of Month, Year.

Diane Wolfe Marlin, Mayor

ATTACHMENT 1



 NORTH

1

G005

SITE PLAN

FIRST FLOOR

 1/32" = 1'-0"

701 E FLORIDA AVE. URBANA, IL 61801
 EDITED 3/9/21

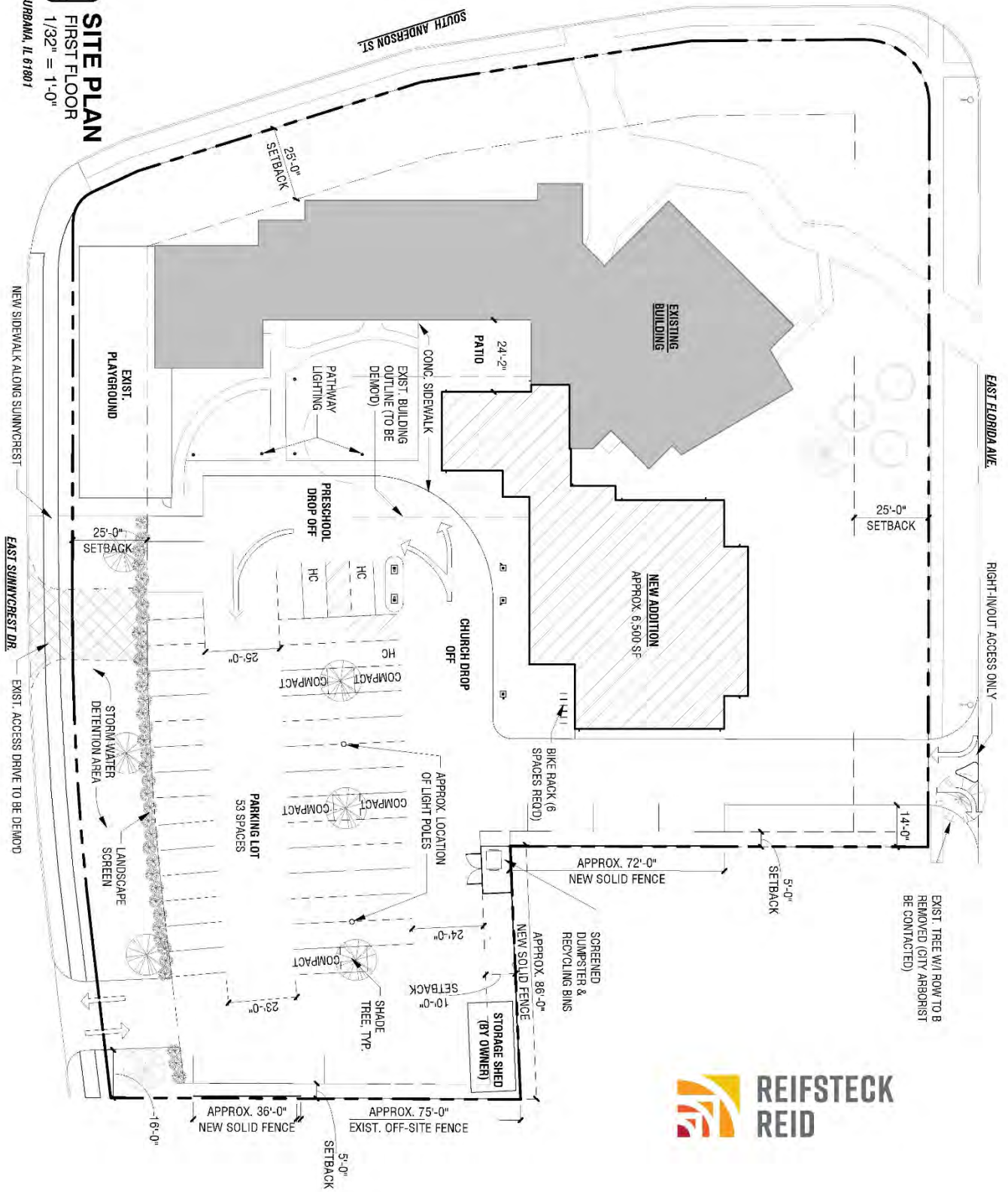
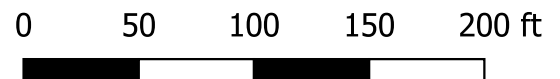


Exhibit A - Location & Land Use



Case: 2415-SU-21
Subject: Special Use Permit
Location: 701 East Florida Avenue
Applicant: Trinity Lutheran Church

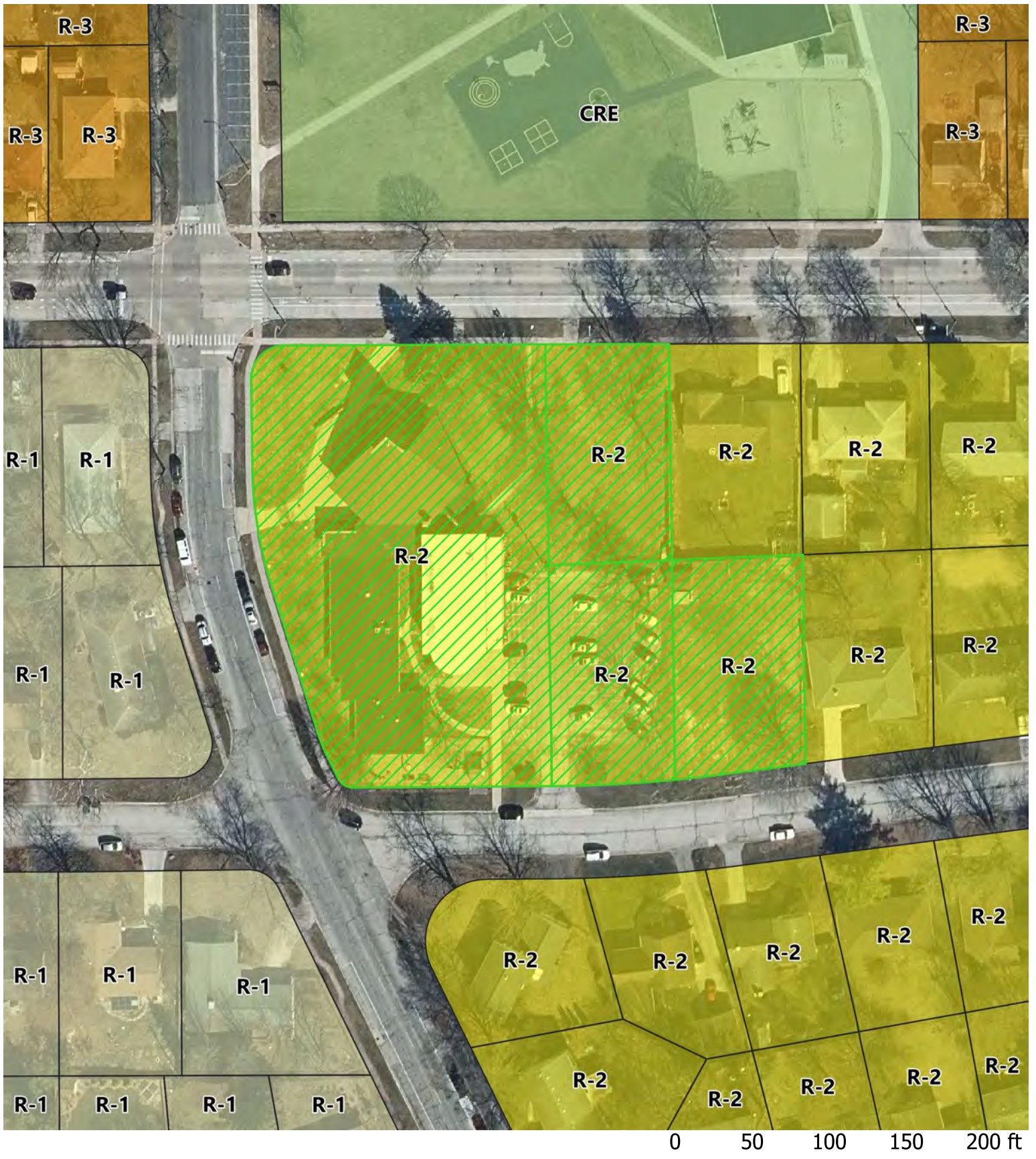


Legend

 SUBJECT PROPERTY



Exhibit B - Current Zoning



Case: 2415-SU-21
 Subject: Special Use Permit
 Location: 701 East Florida Avenue
 Applicant: Trinity Lutheran Church

 SUBJECT PROPERTY



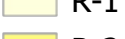

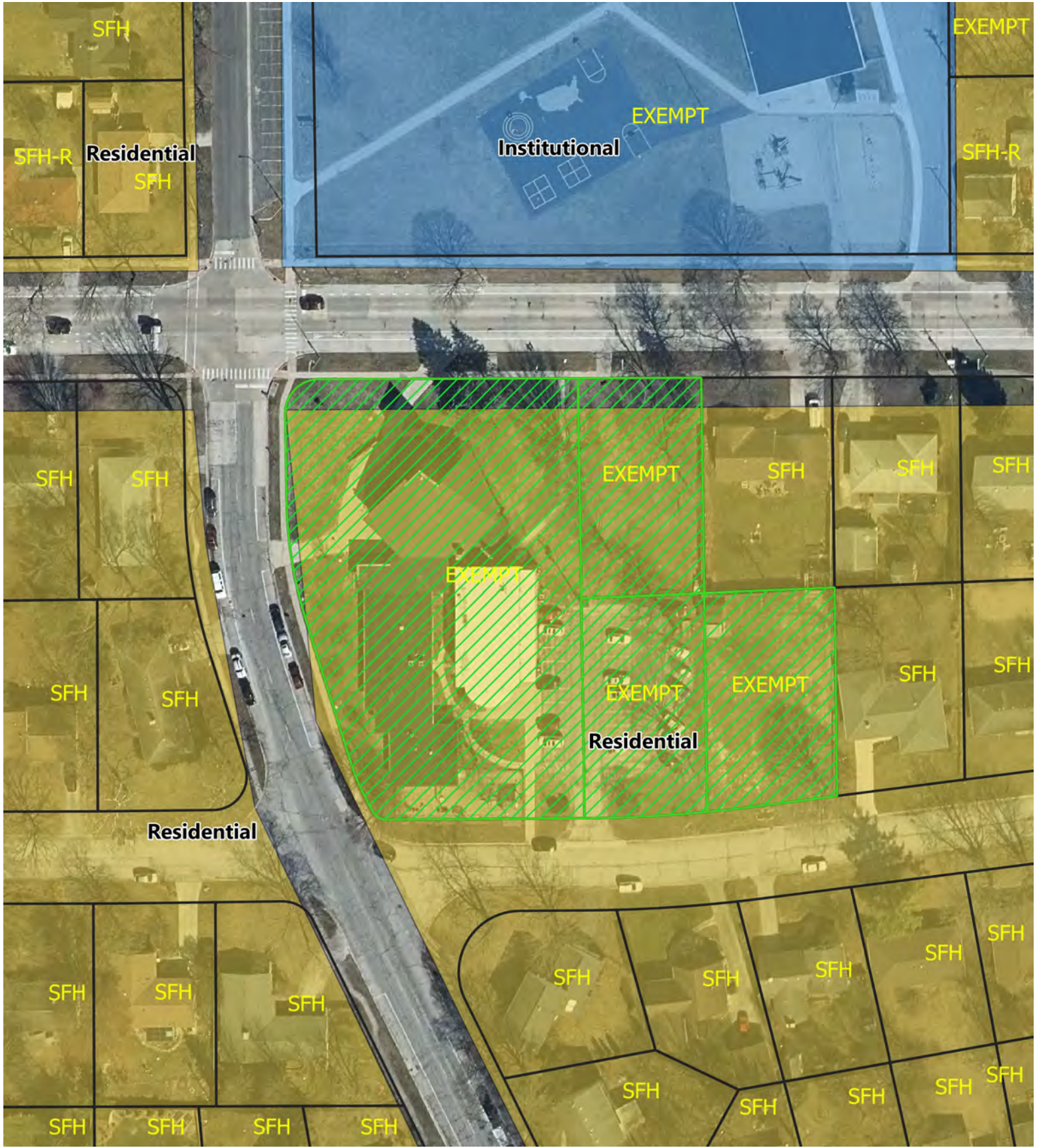
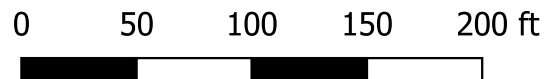
-  CRE
-  R-1
-  R-2
-  R-3



Exhibit C - Future Land Use



Case: 2415-SU-21
Subject: Special Use Permit
Location: 701 East Florida Avenue
Applicant: Trinity Lutheran Church



Legend

 SUBJECT PROPERTY



Exhibit D - Application for Special Use Permit



Application for Special Use Permit

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 02-02-2021 Plan Case No. 2415-SU-21
Fee Paid - Check No. 18516 Amount \$200.00 Date 02-02-2021

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)* Church on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Elsa Reifsteck Phone: 217-351-4100 ext. 106
Address (street/city/state/zip code): 909 Arrow Rd, Champaign, IL 61821
Email Address: ereifsteck@rr-arch.com

2. PROPERTY INFORMATION

Address/Location of Subject Site: 701 E Florida Ave, Urbana, IL 61801
PIN # of Location: Multiple Lots: 93-21-21-101-001, 93-21-21-101-002, 93-21-21-101-015, 93-21-21-101-016
Lot Size: 84,700 SF
Current Zoning Designation: R-2
Current Land Use (vacant, residence, grocery, factory, etc): Church & Day Care
Proposed Land Use: Church

Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

93-21-21-101-001: Lot 14 & 15 of Sunnycrest Inc. 2nd Subdivision in the NW 1/4 NW 1/4 of Sec 21 T 19N R 9E.
93-21-21-101-002: Lot 1 of Sunnycrest, Inc., First Subdivision to the County of Champaign, State of Illinois as per Plat recorded in Plat Book "K" at page 99, situated in the City of Urbana, Champaign County, Illinois.
(continued on separate sheet of paper)

Exhibit D - Application for Special Use Permit

3. CONSULTANT INFORMATION

Name of Architect(s): Reifsteck Reid & Company Architects Phone: 217-351-4100

Address (street/city/state/zip code): 909 Arrow Rd, Champaign, IL 61821

Email Address: ereifsteck@rr-arch.com

Name of Engineers(s): Henneman Engineering Inc., Industrial Technology Group Phone: 217.359.1531

Address (street/city/state/zip code): 2603 Research Rd, Champaign, IL 61822

Email Address: smorrison@henneman.com

Name of Surveyor(s): Precision Engineering Group, Inc. Phone: 217.202.8049

Address (street/city/state/zip code): PO Box 784

Email Address: mark@precisioneg.com

Name of Professional Site Planner(s): Precision Engineering Group, Inc. Phone: 217.202.8049

Address (street/city/state/zip code): PO Box 784

Email Address: mark@precisioneg.com

Name of Attorney(s): n/a 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.

When the existing church was constructed, the property was zoned R-1 which allowed Churches without a special use permit. Since then, the property has been rezoned and the church has become a legally non-conforming use. The proposed addition would replace the existing multi-level fellowship hall, which is not accessible and contains hazardous materials.

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.

This church has been part of the community for over 50 years and many of its members reside in the surrounding neighborhoods. The proposed fellowship hall addition would replace the currently unusable fellowship hall as a clean and accessible gathering space for both church and community events. Since the parking lot will likely border residential lots, the required screening will be provided.

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.

The proposed addition will conform to all zoning standards within the R-2 district. As a one story building, it will be compatible with both the existing church and surrounding single family residences.

Exhibit D - Application for Special Use Permit

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

1/28/2021

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 D - Application for Special Use Permit

2. PROPERTY INFORMATION: Legal Description (continued)


93-21-21-101-015: Lot Sixty-five (65) in SUNNYCREST, INC., Tenth Subdivision in the County of Champaign, State of Illinois;

Tract I: Beginning at a point which is 40 feet South of the North line of the NW 1/4 of the NW 1/4 of Section 21, T. 19 N., R. 9 E. of the 3rd P.M., (being also the center line of Florida Avenue) and 194 feet East of the West line of the said Quarter-quarter section; thence in a southerly direction 287 feet and parallel to the West line of the said Quarter-quarter section, being the East or "Base Line" of this tract; thence 77 feet Westerly and parallel to the North line of the said Quarter-quarter section; thence Northwesterly 13.31 feet around a curve whose radius is 11 feet to a point 87 feet West of said "Base Line"; thence Northwesterly 17 feet to a point 94 feet West of said "Base Line"; thence Northwesterly 100 feet to a point 123 feet West of said "Base Line"; thence Northwesterly 92 feet to a point 136 feet West of said "Base Line"; thence Northerly 58 feet to a point 136 feet West of said "Base Line"; thence Northeasterly 56.66 feet around a curve whose radius is 22 feet to a point 114 feet West of said "Base Line"; thence 114 feet Easterly along the South line of Florida Avenue to the point of beginning, all in Champaign County, Illinois.

Tract II: Beginning at a point which is 40 feet South of the North line of the NW 1/4 of the NW 1/4 of Sec. 21, T. 19 N., R. 9 E. of the 3rd P.M. (being also the center line of Florida Avenue) and 194 feet East of the West line of the said Quarter-quarter section; thence 54.59 feet Easterly along the south line of Florida Avenue; thence South 286.97 feet and at 90 degrees to the center of Florida Avenue; thence West 51.67 feet and parallel to the centerline of Florida Avenue; thence North 287 feet to the point of beginning, situated in Champaign County, Illinois; said Tract I and Tract II also known as Lots 14 and 15 in SUNNYCREST, INC., Second Subdivision in the County of Champaign, State of Illinois; all being a part of the Northwest Quarter of the Northwest Quarter of Section 21, Township 19 North, Range 9 East of the 3rd Principle Meridian, in Champaign County, Illinois.

93-21-21-101-016: Lot 66 in Sunnycrest, Inc., Tenth Subdivision, Champaign County, Illinois, as per plat recorded in book "M" of Plats at page 93, situated in Champaign, County, Illinois.

Exhibit D - Application for Special Use Permit - Site Plan

 NORTH
1
G005
SITE PLAN
FIRST FLOOR
 1/32" = 1'-0"
 701 E FLORIDA AVE. URBANA, IL 61801
 EDITED 3/9/21

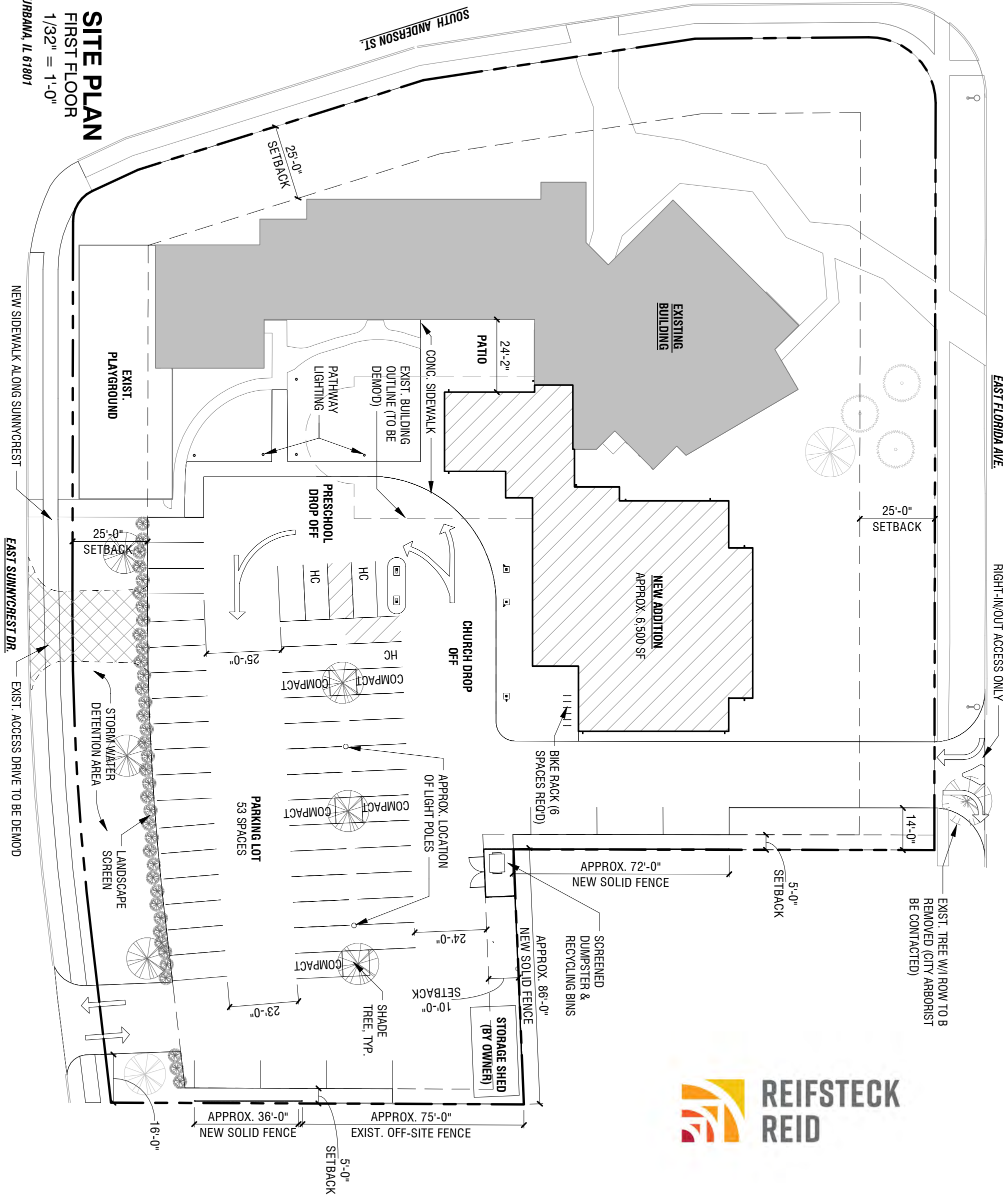


Exhibit D - Application for Special Use Permit - Preliminary Aerial



TRINITY LUTHERAN CHURCH

AERIAL SITE PLAN

NOT TO SCALE

EDITED 2/22/21

Exhibit E - Site Photos



Figure 1. Looking north across parking lot from East Sunnycrest Drive (panorama – minor distortion).



Figure 2. Looking south across north lawn from East Florida Avenue (panorama – major distortion).

Exhibit E - Site Photos



Figure 3. Looking northwest across parking lot at fellowship hall.



Figure 4. Looking northwest across Sunnycrest Drive vacant lot.



Figure 5. Looking southwest across north lawn at fellowship hall..



Figure 6. Looking southwest at fellowship hall.

Exhibit F: Correspondence

From: [Susan Barreto](#)
To: [Elsa Reifsteck](#)
Cc: [Kuehn, David P](#); [Ricci, Marcus](#); [Charles Reifsteck](#)
Subject: Re: Trinity Lutheran Church_ Special Use Permit Application
Date: Wednesday, March 10, 2021 4:44:05 PM

*** Email From An External Source ***

Ah thank you Elsa for following up and we did see the updates in the letter sent out prior to the Plan Commission meeting. We were very pleased to see that your firm and the Church listened closely and sought to address our concerns. We were not able to listen in on the Commission meeting and really didn't have any additional comments as we felt that the updated plans looked to be mindful of our worries about the 'space' between our properties.

The timing is good to read this about the parking lot too because as you may have seen in the news this past week we had a shooting on Cottage Grove and they of course sped down our street and past the church with their headlights off in the wee hours of the morning. So our street is a bit on edge at the moment as the UPD works to apprehend the shooter. This is the third shooting in nearly as many months -- so hopefully that situation with the housing on Cottage Grove improves but we are all safety minded right now.

Please feel free to reach out with any other issues that need to be addressed and we are happy to help in any way to keep the area around the new building/lot looking inviting for the rest of the neighborhood.

Susan

On Wed, Mar 10, 2021 at 2:49 PM Elsa Reifsteck <ereifsteck@rr-arch.com> wrote:

Dear Susan,

We are reaching out to let you know that the City of Urbana Plan Commission voted to recommend Trinity's Fellowship Hall Addition project for approval for a Special Use Permit. The project will now move on to the Urbana City Council for approval during their upcoming meetings on March 15th and 22nd.

We hope that you received the updated site plan, dated 2/22/21, which addressed some of the questions and concerns brought up at the neighborhood meeting. So you are aware, the Plan Commission recommended approval of our project under the stipulation that we restrict the access on the Florida Ave driveway to "right-in, right-out" access only. We think this will help to reduce the likelihood of drivers using the parking lot as a short cut.

It didn't appear that any neighbors attended the Plan Commission meeting. We hope this signified that you were pleased with our site plan revisions. However, it would be very helpful if you could provide some feedback via email about the project. I've copied Marcus Ricci from the City so that he will see your response and include it in his presentation during the City Council meetings.

Much appreciated,

Elsa K. Reifsteck

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Exhibit G: Preliminary Renderings



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