



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES  
*Planning Division*

m e m o r a n d u m

**TO:** The Urbana Zoning Board of Appeals  
**FROM:** Jeff Engstrom, Planner II  
**DATE:** March 17, 2014  
**SUBJECT: ZBA Case 2014-C-02:** a request by Andrea and A. Bernard Coffey for a Conditional Use Permit to allow an Owner-Occupied Bed and Breakfast at 2402 Provine Circle, in the R-2, Single-Family Residential Zoning District.

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**Introduction & Background**

This case is a request by Andrea and Bernard Coffey, the owners of 2402 Provine Circle, to convert their home into an owner-occupied bed and breakfast with three guest rooms. The subject property contains a four-bedroom single family home on a 15,500 square-foot (0.357 acre) lot.

The subject property is located at the northern end of Provine Circle, a cul-de-sac in the University Downs subdivision, northwest of the intersection of Vine Street and Windsor Road. The neighborhood contains single-family homes and some duplexes. To the north, south and west are all single family homes. There are duplex units along Vine Street to the east. Meadowbrook Park is located about 750 feet south of the property, along Windsor Road. The following chart identifies the Comprehensive Plan designation, current zoning, and current land use of the site and surrounding properties.

**Survey of Comprehensive Plan Designation, Zoning, and Land Use**

Direction	Zoning	Existing Land Use	Comprehensive Plan – Future Land Use Designation
<b>Subject Site</b>	R-2, Single-Family Residential	Single-Family home	Residential – Suburban Pattern
<b>North</b>	R-2, Single-Family Residential	Single-Family homes	Residential – Suburban Pattern
<b>South</b>	R-2, Single-Family Residential	Single-Family homes	Residential – Suburban Pattern
<b>East</b>	R-2 and R-3, Single and Two-Family Residential	Single-Family homes and Duplexes	Residential – Suburban Pattern
<b>West</b>	R-2, Single-Family Residential	Single-Family homes	Residential – Suburban Pattern

## Discussion

The applicant is applying for a conditional use permit to allow for the house to become a three guest room owner-occupied bed and breakfast. Under the proposal, the owners would continue to live in one of the bedrooms and the other three bedrooms would serve as guest rooms. All four bedrooms are upstairs and are separated by the guest bathroom. There would be one full bathroom for guests upstairs, separate from the owners' bathroom, and another guest bathroom on the ground floor. The three guest bedrooms are 140, 146, and 150 square feet in area. The house has about 2,200 square feet of living area, plus an attached two-car garage. The lot is 15,500 square feet in area, and is irregularly-shaped due to its location at the end of a cul-de-sac. In addition to the two-car garage, the lot has a curved driveway that fits two additional cars. The applicant states that three vehicles can park in the driveway.

According to Table V-1: "Table of Uses" of the Urbana Zoning Ordinance, an "Owner-Occupied Bed and Breakfast" may be permitted in the R2, Single-Family Residential Zoning District as a Conditional Use. The Zoning Ordinance defines Owner-Occupied Bed and Breakfast as follows:

*Bed and Breakfast, Owner Occupied: An owner-occupied single-family dwelling or part thereof where rooms are rented to transient guests on an overnight basis. A bed and breakfast shall be subordinate to the principal use as a single-family dwelling.*

The owners state that they would live on premise and operate the business. They would have one employee assist with cooking and cleaning from 6:00 AM to 12:00 PM. The owners anticipate approximately three guest stays per week. The Zoning Ordinance prohibits bed and breakfast guests from staying for a period longer than 30 days. If approved, the Urbana Building Safety Division would issue a Certificate of Occupancy for the use based on a site inspection and the approved number of guest rooms. The owners state that they are working with the Champaign-Urbana Public Health District to obtain the required approvals to serve food to their guests.

The applicants plan on marketing their home to ministers who are looking for a quiet home in a residential neighborhood to stay in while visiting the Urbana-Champaign area. The applicants also reference athletic coaches/assistants and their families, as well as couples within the owners' ministry as potential customers. The applicants note the proximity to Meadowbrook Park as a selling point in marketing to ministers and couples who would like a place for quiet reflection. The applicants also propose to have a "library/quiet room" for their guests. The applicants also state that they will accept general visitors in town on business or for University events.

There may be a market for more guest rooms in the Urbana-Champaign area near the campus and downtown areas as hotels in the region are typically fully booked on football weekends and for other University of Illinois events. However, the proposed location is tucked away in a residential area and is not nearby nor convenient to attractions like the University of Illinois or the business districts in Urbana-Champaign. The proposed bed and breakfast is located approximately 2.8 miles from the Quad and Memorial Stadium. The Champaign Urbana Mass Transit District has a stop within two blocks at the Corner of Vine and Windsor.

In 1990 and 2003 the Zoning Board approved two other owner-occupied bed and breakfasts, which are located at 710 West Oregon Street and 714 West Michigan Avenue, respectively. These properties are also zoned R-2, Single Family Residential, but are contained in larger, older homes located closer to the University of Illinois campus. The bed and breakfast at 714 West

Michigan known as “Akademika” has three of its nine bedrooms used as guest rooms. It is marketed primarily to visitors to the University of Illinois. The Hubert House bed and breakfast at 710 West Oregon is also in operation and markets to the general public. Sylvia’s Irish Inn on Green Street is located in the Mixed-Office Residential district and is not required to be owner-occupied.

Staff has received a number of calls and letters (attached as Exhibit F) from neighbors who are concerned with the proposed bed and breakfast use and its impact upon the neighborhood. Neighbors are generally concerned about the introduction of a commercial-type use into a residential area and its impacts on the character of the area. The proposed addition of off-street parking on the lot is of concern and additional traffic and on-street parking demand are also of concern. Neighbors noted that visitors to Meadowbrook Park often park on local streets such as Scovill, Brookens, and Shurts. Some neighbors questioned whether the applicants would live on the property since they have previously lived elsewhere.

### **Development Regulations**

The building plans for the subject house were reviewed by the Building Safety Division at the time it was built several years ago. The existing house meets the R-2 zoning district Floor Area Ratio (FAR) and Open Space Ratio (OSR) requirements, as well as all required setbacks.

According to the Urbana Zoning Ordinance, an owner-occupied bed and breakfast requires two off-street parking spaces for the owners and one additional off-street parking space for each guest room. There is no off-street parking requirement for staff. The property currently accommodates four vehicles parked off-street: two vehicles appear to fit side-by-side in the driveway and two in the garage. The applicant states that the driveway accommodates three vehicles outside of the garage, as shown in Exhibit E, in order to meet the requirement for three guest rooms. City staff have visited the site and do not believe that more than two full parking spaces can be accommodated on the driveway without major disruption to the property and neighboring properties and potential violation of the Zoning Ordinance regulations regarding the placement of accessory parking spaces in single-family residential zones. Parked vehicles may not hang over the sidewalk, as shown in the applicant’s photo. Parking spaces must be eight and a half feet wide and 18 feet long according to Article VIII of the Zoning Ordinance.

The applicants have submitted a hand-drawn site plan (not to scale), also attached in Exhibit E. The site plan shows the existing driveway and garage. It also shows potential expansion of the parking lot to accommodate additional cars in dashed lines, and boxes that represent parked vehicles. The boxes that represent vehicles do not appear to scale. If the Zoning Board votes to approve the use, staff proposes that the number of guest rooms be limited to no more than two to ensure that the parking requirements are met with a minimum of disruption to the property.

### **Comprehensive Plan Goals & Objectives**

The following goals and objectives from the 2005 Urbana Comprehensive Plan are relevant to the proposed Conditional Use Permit:

**Goal 16.0**      Ensure that new land uses are compatible with and enhance the existing community.

*Objectives*

- 16.1 Encourage a mix of land use types to achieve a balanced growing community.

**Goal 17.0 Minimize incompatible land uses.**

*Objectives*

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.
  
- 17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

**Requirements for a Conditional Use Permit**

According to Section VII-2 of the Urbana Zoning Ordinance, an application for a Conditional Use Permit shall demonstrate the following requirements shown in italics. City Staff analysis follows each criteria.

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

It is not clear whether the proposed use is conducive to the public convenience at this location. The location is in a single-family residential area on a cul-de-sac street. The home is not close to regional destinations such as the University of Illinois (2.8 miles away) or the business centers. However, Meadowbrook Park is within walking distance and there is a nearby CU-MTD bus stop which provides access to the U of I campus and other destinations.

The applicant wishes to better utilize the property through means of the proposed Conditional Use Permit. The property contains a large house on a large lot. The proposed use would fully utilize the existing four-bedroom house on the subject property. According to the applicant, the quiet, residential character of the neighborhood would serve the proposed clientele well.

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.*

Unless the proposal is restricted to allow no more than two guest room rentals and limited expansion of the driveway, it is possible that the proposed use could be injurious to the public welfare. The applicant anticipates approximately three guest stays per week, which will increase the amount of traffic on Provine Circle. Currently, this cul-de-sac accommodates traffic from seven households. The applicant states that guests will not park on the street. However, if there are more guests than anticipated there could be a negative impact on the neighborhood. If the proposed employee drives to the site instead of taking public transit there may not be adequate parking. Other than the potentially widened and straightened driveway, there are no exterior alterations proposed and the property will retain its appearance as a large single-family home.

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-3.*

The general purpose and intent of the R-2 Single-Family Residential Zoning District (Sec. IV-2.J) is as follows:

"The Residential Districts generally are intended to provide desirable settings for residential uses within several density ranges described in Urbana's Comprehensive Plan, and for various types of dwelling units, with appropriate regulations regarding physical development. *As appropriate, the districts also allow other uses compatible with residential areas, either as permitted or as conditional or special uses.*"

The proposed use is use potentially compatible with the residential uses on adjacent properties, but would be at a higher intensity than what currently exists. There are some other homes in the area that have double-width driveways that accommodate two cars. As proposed, the bed and breakfast could have up to five vehicles parked in the driveway and garage. As noted above, City staff does not recommend this configuration. The proposed use would need to conform to all setbacks and development regulations of the R-2 district in which it is located.

## **Consideration**

According to Section XII-2, the Zoning Board of Appeals shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the conditional 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 Zoning Board of Appeals may also impose 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 the Zoning Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require the screening of such use by means of fences walls or vegetation;
3. Stipulate a required minimum lot size;
4. Regulate vehicular access and volume;
5. Require conformance to health, safety, and sanitation requirements as necessary;
6. Increase the required yards;
7. Any other conditions deemed necessary to affect the purposes of this Ordinance.

## **Summary of Findings**

1. The subject property is zoned R-2, Single-Family Residential. The Urbana Zoning Ordinance allows "*Bed and Breakfast, Owner-Occupied*" as a conditional use in the R-2 Zoning District.
2. The proposed owner-occupied bed and breakfast use is to be located in the existing four-bedroom single-family house at 2402 Provine Circle.

3. The proposed use requires two off-street parking spaces plus one per guest room. The applicants state that this requirement is met on site with three cars parked in the driveway. Staff does not believe that three full parking spaces can fit on the driveway.
4. It is not clear if the proposed use is conducive to the public convenience at the location because it is not located near regional attractions, such as the University of Illinois.
5. The proposed use would allow for the owner to better utilize the entire existing home.
6. The proposed is required to conform to the applicable development regulations and standards of the zoning district in which it is located.
7. The proposed use may not preserve the essential character of the district because it would introduce a commercial-type use to a quiet and secluded residential neighborhood.
8. The proposed use could potentially pose a detriment to the zoning district in which it is proposed to be located should it generate more traffic and parking than the property can accommodate.

## **Options**

The Zoning Board of Appeals has the following options in Case No. ZBA-2014-C-02:

1. Grant the conditional use as submitted; or
2. Deny the conditional use as submitted; or
3. Grant the conditional use along with any additional conditions and requirements as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.

## **Staff Recommendation**

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff is not convinced that the proposed use can be compatible with the surrounding neighborhood. As discussed above, staff further believes that, if it is to be approved, the proposal should be modified to allow the rental of only two bedrooms in order to minimize the disruption caused by adding necessary off-street parking spaces.

Should the Zoning Board of Appeals approve the proposed use, Staff recommends that the use shall be subject to the following conditions:

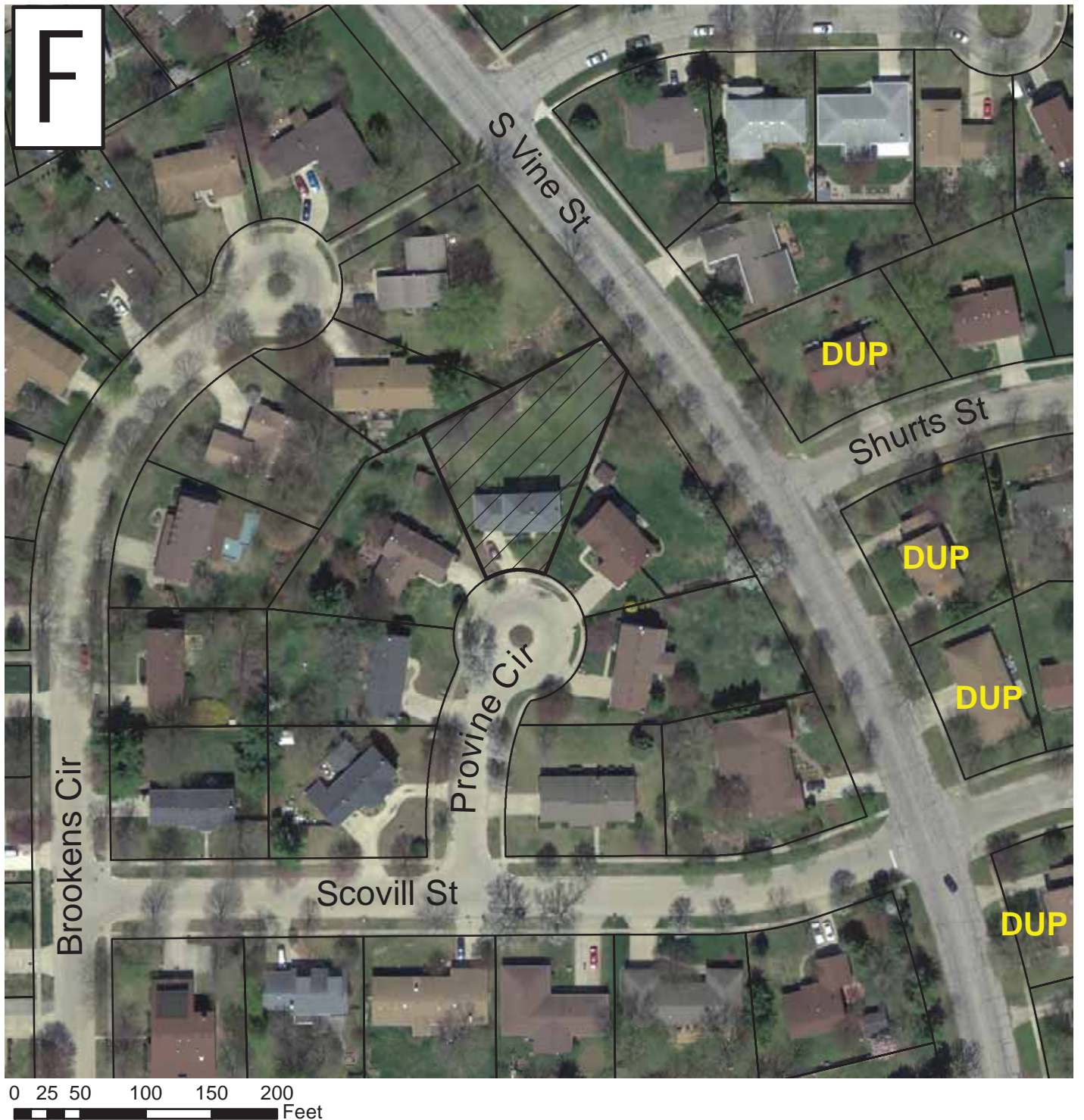
1. The bed and breakfast use shall be limited to no more than two bedrooms in the house in order to reduce the requirement for off-street parking to four spaces total.

2. Use of a residence for a bed and breakfast operation in the R-3 district requires that it be owner-occupied. The applicants shall submit proof of their current residency in the house, and shall continue to reside at this location as their primary residence as long as the Conditional Use Permit shall remain in force.
3. The residence shall meet all Building and Fire code standards.
4. The applicant shall obtain a Certificate of Occupancy from the City of Urbana Building Safety Division, verifying and establishing the approved occupancy level.
5. The use shall conform to an approved site plan. The Zoning Administrator shall have authority to approve minor changes in conformance with the Urbana Zoning Ordinance.
6. The owners shall obtain a Hotel/Motel License from the City of Urbana.
7. The owners shall obtain and maintain all required Health Department and State permits.

Attachments: Exhibit A: Location Map and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Application for Conditional Use Permit  
Exhibit E: Site Photos and Parking Plan  
Exhibit F: Correspondence Received Regarding the Proposed Use

cc: Andrea & Bernard Coffey

# EXHIBIT A: LOCATION & LAND USE MAP

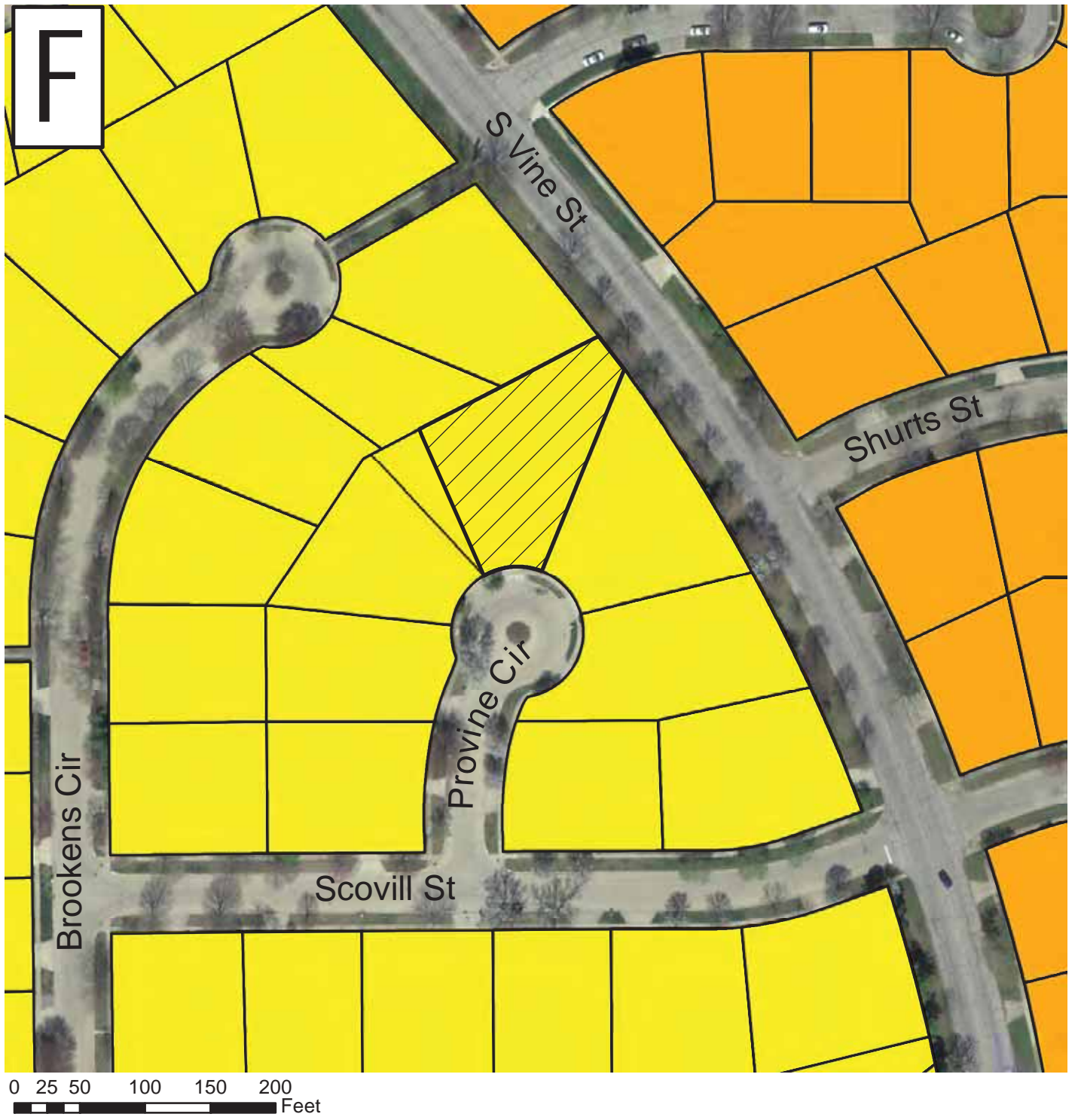


Case: ZBA-2014-C-02  
Subject: Application for CUP to allow Bed and Breakfast  
Location: 2402 Provine Cir  
Petitioner: Andrea and Bernard Coffey




 Subject Property



# EXHIBIT B: ZONING MAP

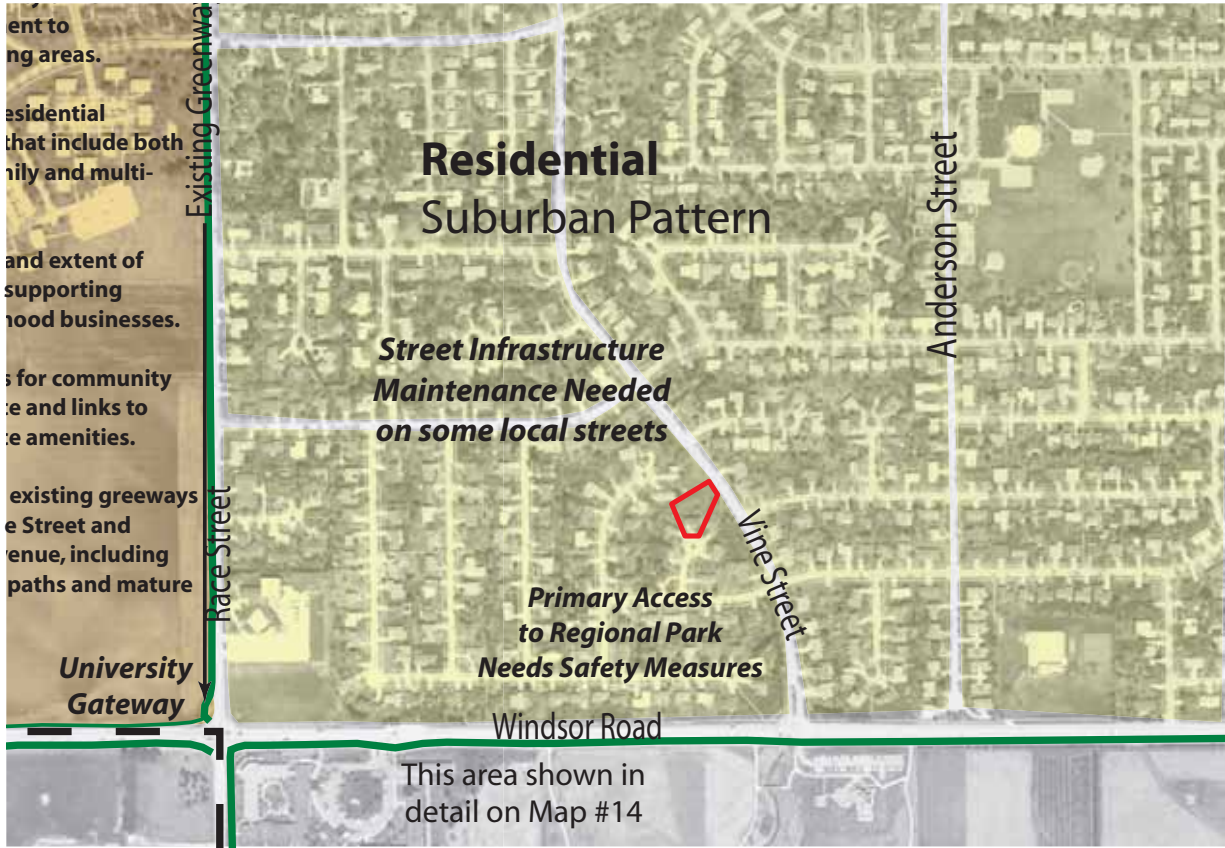


Case: ZBA-2014-C-02  
Subject: Application for CUP to allow Bed and Breakfast  
Location: 2402 Provine Cir  
Petitioner: Andrea and Bernard Coffey

-  Subject Property
-  R2
-  R3

# EXHIBIT C: FUTURE LAND USE MAP

F



Case: ZBA-2014-C-02  
Subject: Application for CUP to allow Bed and Breakfast  
Location: 2402 Provine Cir  
Petitioner: Andrea and Bernard Coffey

 Subject Property



# Application for Conditional Use Permit

# Zoning Board Of Appeals

## APPLICATION FEE - \$150.00

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 02-04-2014 ZBA Case No. ZBA-2014-C-02  
 Fee Paid - Check No. \_\_\_\_\_ Amount \_\_\_\_\_ Date \_\_\_\_\_

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A CONDITIONAL USE PERMIT is requested in conformity with the powers vested in the Zoning Board of Appeals to permit *(Insert Use or Construction Purpose)* Resident

Occupied Bed and Breakfast on the property described below, and in conformity with the plans in the permit application.

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Andrea & A Bernard Phone: (773) 807-9496  
Coffer  
 Address (street/city/state/zip code): 2402 Provine Circle Urbana, IL 61801  
 Email Address: mscarter1007@gmail.com  
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Owner

#### 2. OWNER INFORMATION

Name of Owner(s): A Bernard & Andrea Phone: (773) 807-9496  
Coffer  
 Address (street/city/state/zip code): 2402 Provine Circle Urbana, IL 61801  
 Email Address: mscarter1007@gmail.com  
 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

Location of Subject Site: 2402 Provine Circle Urbana, IL  
61801  
 PIN # of Location: 93-21-20-480-010  
 Lot Size: 46.03 x 164.21 x 32.20 x 154.00 x 121.28

owe  
\$150.00

Current Zoning Designation: R2  
 Current Land Use (vacant, residence, grocery, factory, etc): Residence  
 Proposed Land Use: Resident occupied bed and breakfast  
 Legal Description: LOT 66 of UNIV. Downs  
1<sup>th</sup> SUB

**4. CONSULTANT INFORMATION**

**Name of Architect(s):** \_\_\_\_\_ **Phone:** \_\_\_\_\_

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

Email Address: \_\_\_\_\_

**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 CONDITIONAL USE PERMIT**

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

The proposed resident occupied bed and breakfast is conducive to public convenience at this location because it is in an area appropriate for this type of business and in a residential continued...

B. 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 proposed use will not be unreasonably injurious or detrimental to the district, neighbors nor public welfare. It (B&B) is unobtrusive being resident occupied. Also, there will be no increased traffic.

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 (except where such regulations and standards may be modified by Section VII-3 of the Urbana Zoning Ordinance, 1979).

C. The proposed use will preserve the essential character of the R-2 zoning district. The proposed location is situated in a residential area, a cul-de-sac, for which the proposed use is compatible. The B&B is located within our residence. There will be no increased traffic nor renovations/changes proposed that will impact the community (applicable regulations & standards). The Urbana Zoning District requires one space per room to be rented & 2 spaces for families. continued...

**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.

Bernard & Carl Coper  
Applicant's Signature

1/17/14  
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

5. A continued...

setting constructed for the type of use proposed. Our resident <sup>EXHIBIT D</sup> has 4 rooms in which three (3) of them will be leased to guests. We offer ample parking in the rear of the home, driveway, and in the front, which is off street parking. We are located in the center of the cul-de-sac with a handsome sized lot to alleviate any undue strain on our neighbors.

C. be it driveway or garage. Our proposed site, our residence, is able to accommodate the required parking for the proposed use.

A Bernard & Andrea Coffey

## Marketing Plan:

### Target Market

Comfort Bed and Breakfast's target market strategy is based on becoming a destination of choice for professionals, but most importantly Christian couples and ministers from across the nation who are looking for a place to rest from their spiritual as well as physical journey. A number of our closest friends in Champaign/Urbana are spiritual leaders and often welcome other leaders nationally as well as internationally as guest speakers to their churches. A number of the leaders surveyed expressed an interest in having a tranquil place of serenity to rest from the journey vs. the many distractions and hustle and bustle that a traditional hotel may bring. With a library /quiet room guests from all walks of life will have an opportunity to seek refuge from their chaotic lives and connect with their significant other if that be the case. We will also allow for a business center being that we are a place to comfort that weary business traveler. Another target customer will be professional coaches, their wives, and assistants. We have connected with one of the top college coaches in the area that has been working with us to provide a place for visiting coaches.

Being that Bernie and I have a couples ministry and I chair a women's organization along with ex-Superintendent & First Lady Dr. Agee, we will also advertise to the newly married couple who is looking for that special getaway as well as pastor wives. It will be important for us to be visible to those potential guests who also have an affinity for nature given our close proximity to the breathtaking Meadowbrook Park. We have discussed advertisement with a local travelers magazine and AAA. We have found that AAA is the most effective means of marketing in the BnB business.

Attractions as far as the Chicagoland area will display our room rates, directions, and amenities. Bernie and I are confident that it will not take long to build a following that will put us at full capacity within the next year. Comfort BnB would like to see steady growth with an average of over 40% capacity for Year 1, with profits also growing at a rate of 10%. We are hands-on owners and will oversee the BnB operations. We have employed an innkeeper, that is certified and degreed in hospitality management through Parkland College and will begin work when our doors open. She also holds a food service license through the state which will qualify her to cook; also she will perform light maid duties. She will work 30 hours per week as she will also help take reservations and watch the front desk when needed. Bernie and I will oversee the inside operations working with our Innkeeper with maid duties as well as taking reservations. Bernie will oversee the maintenance of the BnB and grounds. Both Bernie and I will promote the BnB and oversee the advertising.

Our other focus is to ensure that our business will not impair integrity or character to our community, but add to its value by allowing for neighbors to utilize the BnB as needed. Our BnB will improve the quality of life by providing for improved landscaping and paving and bringing more positive lounging quarters to our area. Its not a place that will be noise ridden or objectionable, but a place of peace and serenity.

Exhibit E: Site Photos & Parking Plan

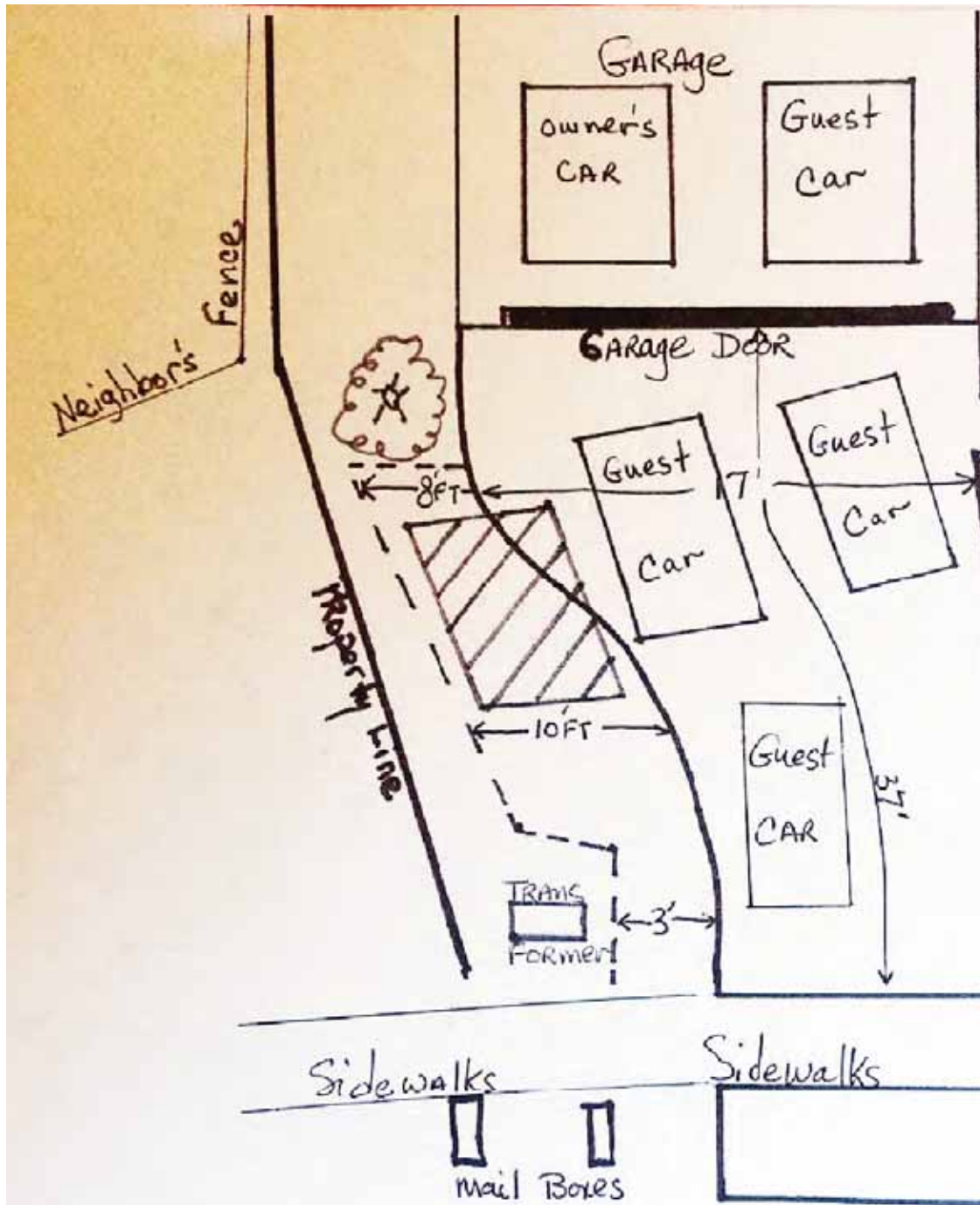


Exhibit E



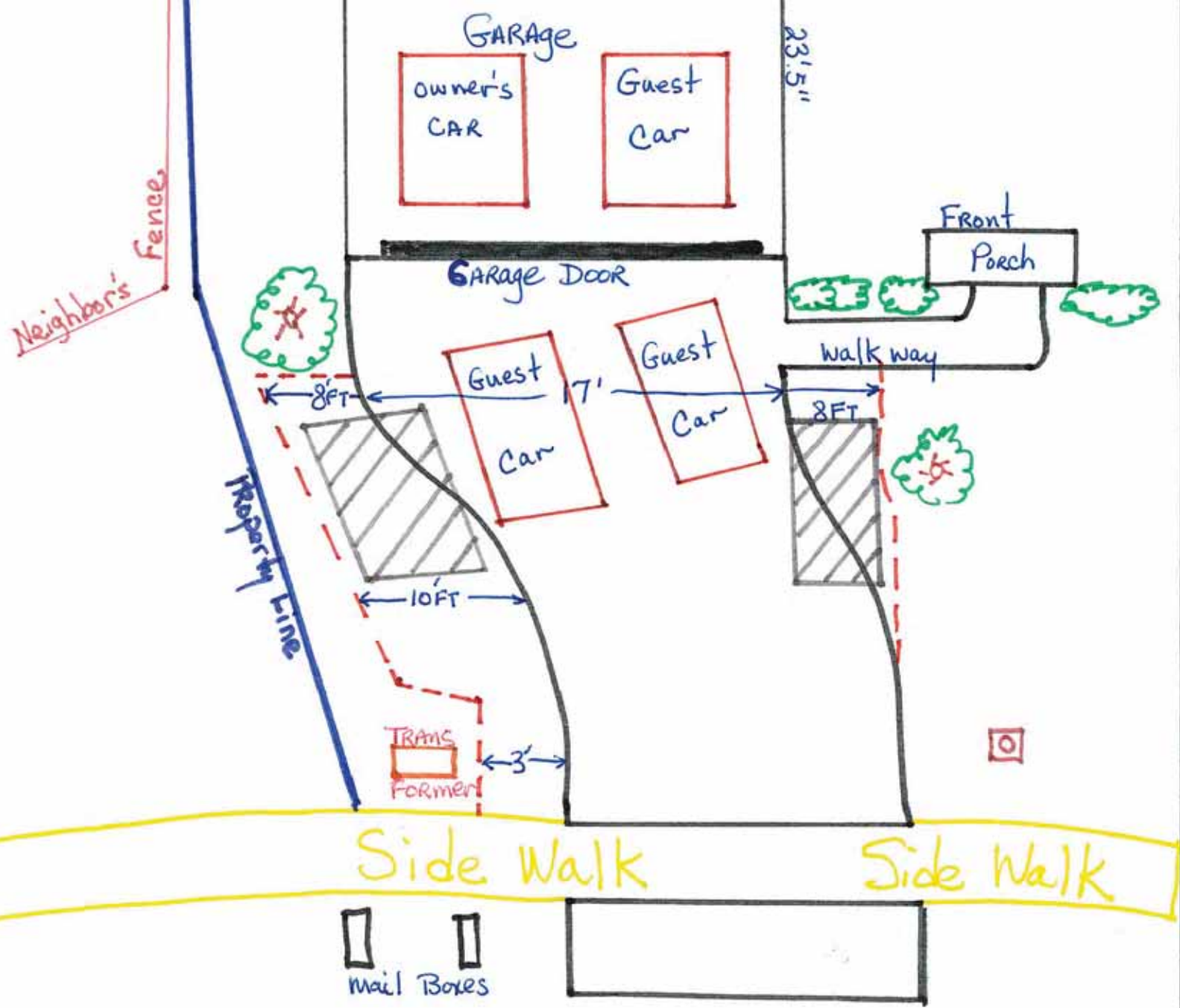


Exhibit E



- Car's are not in actual positions (may vary to some degree).

- The Add-on AREAS in diagram will be done in accordance



- Car's are not in actual positions (may vary to some degree).
- The Add-on AREAS in diagram will be done in concrete.

Coffer's Driveway  
 2402 Provine Cir  
 URBANA, IL  
 61801

- As diagramed, there is enough Spaces for 3 guests for 3 rentals — Additional Spacing will Add to the easy of parking
- Special note:  
 Standard parking Space 9.0' x 20'

Existing driveway —————

Add-on driveway - - - - -

Existing bushes —

Existing Trees —

Car's Presently ABLE to park —

Future Car PARKING —

Property line —————

403 Brookens Drive  
Urbana, IL  
March 10, 2014

Jeff Engstrom, AICP  
Department of Community Development Services  
City of Urbana  
400 S. Vine Street  
Urbana, IL 61801

Re: Case No. ZBA-2014-C-02 Conditional Use Permit for a B & B on Provine Circle

Dear Jeff,

Thanks for sending me the information on the application for a conditional use permit for a bed and breakfast on Provine Circle. It was helpful. We are unable to attend the meeting where the above zoning change will be discussed, and so we are sending this letter with our request that the permit be denied.

We wish to register our opposition to the granting of a conditional use permit for a Bed and Breakfast business on Provine Circle. The area is zoned residential, is consistently residential and owners anticipate that it will remain that way. A business in the area is totally out of character with the rest of the neighborhood. It offers only problems and no benefits. The presence of such commercialization would lower the value of current properties, purchased as residential, and open the door to additional non-residential uses.

In addition, there is inadequate parking space on the circle for the additional three cars allowed (plus two for the owners.) Urbana does not allow parking on lawns and yards, one solution offered in the permit to parking problems.

Our experience with a business on our residential circle street nearby and similar to Provine Circle is instructive. The extra cars make driving difficult and unsafe for other drivers, parked cars and pedestrians. Transient drivers like those at a Bed and Breakfast are unaware of the children and older people living on the circle and are not as vigilant as residents; they also have no stake in the long-term livability of the neighborhood. On-the-street parking is difficult on the circle end where the Bed and Breakfast would be located and is totally impractical when city plows and sweepers have to work. The extra cars allowed under the Bed and Breakfast conditional use permit would place a burden on its residents and those on the adjacent Shurts St. who already provide overflow parking from Meadowbrook Park in good weather and during special events.

We would like the Conditional Use Permit for a Bed and Breakfast on Provine Circle to be denied.

Sincerely,

Harold and Nancy Diamond

C: Teri Andel  
Diane Marlin

**From:** Dee Lambert [<mailto:cornsew@comcast.net>]

**Sent:** Sunday, March 16, 2014 1:38 PM

**To:** Tyler, Elizabeth

**Subject:** Zoning Board of Appeals case 2014-C-02

Ms. Tyler:

This letter will serve for stating our opposition to ZBA Case 2014-C-02 regarding a Bed and Breakfast at 2402 Provine Circle for the following reasons:

1. It will decrease the value of property in an area zoned as a single family residential neighborhood.
2. Provine Circle does not allow adequate parking to support a bed and breakfast. Our street, Brookens Drive, is also a cul-de-sac and we have experienced how the lack of adequate parking affects an area – extra cars parked on the street also make driving difficult.

We have lived in our home at 405 Brookens Drive for 41 years and do not want to see the area decline and become business oriented.

This proposal for a bed and breakfast does nothing to improve the neighborhood.

Respectfully,

Bob Lambert

Dee Lambert

March 14, 2014

Kathryn and Christopher Courtney  
2304 Brookens Circle  
Urbana, IL 61801

Zoning Board of Appeals  
Urbana, IL

To Whom It May Concern:

We are writing this letter to oppose the Conditional Use Permit to operate a three-bedroom guestroom Owner-Occupied Bed and Breakfast at 2402 Provine Circle (Case No. ZBA-2014-C-02).

We have lived directly behind this property for 20 years. We live in a quiet neighborhood, where children play outside and neighbors look out for one another. For those of us who live closest to this property, permitting a bed and breakfast in this location will have a negative impact on our quality of life on a daily basis. We do not want a commercial activity which will bring to our residential neighborhood a series of individuals who have no stake in maintaining the quality of our environment. We have concerns about the safety of children playing on the quiet cul-de-sac streets. We believe this commercial activity will decrease our property values and it will make it more difficult to sell our homes.

The location and style of the home don't make sense for a bed and breakfast. It's not close to campus, a hospital, a vacation spot, or a highway. It doesn't have character or a view. Who would the customers be? Who will monitor the use of the facility? The owner has not lived at the property for many years and does not maintain the home as most owners in this neighborhood do. We wonder what motivates the application for the permit.

The City of Urbana has been working hard to keep south-east Urbana stable and as crime-free as possible. To this end, it is critical to preserve this single-family, largely owner-occupied neighborhood. This proposed facility is not compatible; it threatens the stability of the entire neighborhood.

The immediate impact on our family would be the lack of privacy and increased noise. The 4-foot fence that separates our backyard from 2402 Provine Circle is 6 feet from our bedroom window. The raised deck in our backyard, which is currently a quiet, private place to sit or have a family meal, is very exposed to the backyard and the windows of 2402 Provine Circle. We would be able to see and hear the activity of the occupants of the bed and breakfast and they would be able to see and hear us.

In summary, this proposal does nothing to improve the neighborhood. On the contrary, it introduces a commercial activity that will degrade the quality of our lives here. We urge you to deny this permit.

Sincerely,

Kathryn Courtney and Christopher Courtney