



**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, AICP, Interim Manager

**DATE:** April 10, 2015

**SUBJECT: ZBA Case 2015-C-02:** a request by H.G. Dwell, LLC for a Conditional Use Permit to allow the use of Banquet Facility/Event Space at 202 W. Illinois Street in the MOR, Mixed-Office-Residential Zoning District

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**Introduction**

This case is a request by Kyle Harrison and Megan Gillette of H.G. Dwell, LLC for a Conditional Use Permit to allow the establishment of a banquet facility/event space on a 0.41-acre lot at 202 W. Illinois Street in the MOR zoning district. The proposed use would be located within the existing building, most recently used as the Korean New Life Church. The property would also contain a second use of Professional Office.

**Background**

The subject property is located at the northwest corner of Race and Illinois Street in downtown Urbana, and was originally developed as the First Baptist Church in 1896. A later addition on the west side of the building added two levels of classrooms and a gymnasium on the third floor. To the west of the building is a parking area and a small amount of green space. The property has been used as a church since its inception, most recently as the Korean New Life Church. With the retirement of their pastor, the church will no longer be in operation and has agreed to sell the building to H.G. Dwell. The applicants will remodel and repair the property, installing a banquet center/event space in the main church sanctuary, and renovating the church school addition into professional office space.

On March 16, 2015, the Urbana City Council approved a development agreement with H. G. Dwell to provide redevelopment incentives for the property. The agreement provides a 23 percent reimbursement for redevelopment of the building, up to \$175,000, and an additional property tax reimbursement for seven years. In return, H.G. Dwell will invest approximately \$1.2 million in repairs and remodeling of the property, and the project is expected to generate over \$300,000 in food, alcohol and property taxes in its first five years.

The lot is approximately 17,800 square feet in area, and the church building contains over 18,000 square feet of floor area. The lot is located at the southwestern edge of downtown Urbana, across Race Street from Lincoln Square’s parking lot. The surrounding uses to the immediate north and west, as well as across Illinois Street to the south are residential (apartments, single-family, and duplexes). Neighboring parcels to the north and south along Race Street are zoned MOR, Mixed Office Residential district. Other surrounding properties to the north, west and south are zoned R-2, Single Family Residential district. To the east is zoned B-4, Central Business district. The property is within convenient distance of public parking scattered throughout downtown Urbana, as well as several MTD bus lines that stop near the downtown parking garage.

Table 1 identifies the Comprehensive Plan designation, current zoning, and current land use of the site and surrounding properties.

Table 1: Survey of Comprehensive Plan Designation, Zoning, and Land Use

Direction	Zoning	Existing Land Use	Comprehensive Plan – Future Land Use Designation
Subject Site	MOR, Mixed Office Residential	Church (vacant)	Residential - Urban Pattern
North	MOR, Mixed Office Residential	Apartments	Residential - Urban Pattern
	R-2, Single Family Residential	Single Family and Duplex	
South	MOR, Mixed Office Residential	Apartments	Residential - Urban Pattern
	R-2, Single Family Residential	Single Family and Duplex	
East	B-4, Central Business	Parking Lot	Central Business
West	R-2, Single Family Residential	Single Family and Duplex	Residential - Urban Pattern

## Discussion

The applicants propose to establish a banquet facility/event space in the sanctuary and kitchen areas of the former church at 202 West Illinois Street. Table V-1, Table of Uses, does not list banquet facility/event space as specific uses. However, Section V-1 states that in the case of a use not specified in the Table of Uses, the Zoning Administrator shall determine the use in the table to which the proposed use is most similar. The proposed use shall then be subject to the regulations of the listed use to which it is most similar. Because the proposed use will contain a commercial kitchen, serve food and drinks to guests, and host private events, the Zoning Administrator has determined that the proposed use is most similar to “*Restaurant*” and “*Lodge or Private Club*”. These uses are allowed with a conditional use permit in the MOR district.

Pursuant to Section VII-2 of the Urbana Zoning Ordinance, conditional uses must be authorized by the Zoning Board of Appeals. The applicant proposes to use the western classroom addition as “*Professional Office*”, which is allowed by right in the MOR district. A second principal use in the same property is allowed in the MOR district if that use is permitted by right. The MOR district requires review by the MOR Development Review Board for external building changes. Since the proposed project is a re-use of an existing building with no external site changes, it does not require board review.

The applicant proposes to rent out the banquet facility/event space for several types of events, such as corporate events, musicals, plays, and weddings. Exhibit D contains a brochure provided by the applicant with text and images that speak to the concept of the development. The main sanctuary will be kept as an open space which can be configured for dining, performances, and other events. The floor of the sanctuary will be leveled, and new lighting will be installed. The existing kitchen space, in the basement, will be renovated for use as a certified commercial kitchen, and will be available for caterers at the hosted events. The kitchen may also be available for vendors at Urbana’s Market at the Square. The exterior of the building will be maintained and repaired. The applicants propose to tuck-point the exterior brick surface, replace the roof, and eventually to rebuild the original bell towers.

The western addition to the building will be renovated as modern office space. The addition contains two floors of classrooms and an open gymnasium on the third floor, totaling over 11,000 square feet in area. The office portion of the proposal is not a part of the Conditional Use Permit application.

### **Development Regulations**

The subject property was developed as a church on an urban lot in a downtown setting, prior to adoption of the Zoning Ordinance. As such, it is legally nonconforming for a number of development regulations including height, required yards, Floor Area Ratio (FAR), Open Space Ratio (OSR), and provision of off-street parking. The applicant has proposed no changes to the exterior of the building, with the possible exception of restoring the bell towers which have previously been removed. Since no changes to the building footprint are proposed, the existing Floor Area Ratio (FAR) and Open Space Ratio (OSR) will not be affected.

The proposed change of use will also affect parking demand and the amount of required parking. As a church, the property was required to have one parking space for every five seats in the sanctuary. With just a small on-site parking lot, the church did not meet this requirement, as its establishment predated the Zoning Ordinance. The applicants propose to meet all required parking spaces with off-street parking, mainly through long-term lease of off-site parking. The Urbana Zoning Ordinance Table VIII-7 “Parking Requirements by Use” does not list banquet facility/event space, but contains related use. The closest use is “All Other Food Sales and Service Uses”. This use is the most similar to the proposed banquet facility/event space, and requires one parking space for every 250 feet of floor area. The use of “Office” requires one parking space for every 300 square feet of floor area. The following table shows the required number of parking spaces based on the approximate floor area of the uses:

Use	Approximate Floor Area	Required Parking
Office (1 space per 300 sqft)	11,400 sqft	38
Banquet/Event Space (1 per 250 sqft)	12,500 sqft	50

The final amount of required parking will be determined at the time of building permit application, when the exact floor areas are known. The applicants are pursuing lease agreements to provide all required parking within 600 feet of the property, as required by the Zoning Ordinance. They are in negotiations for parking at Lincoln Square, directly across the street, and with a parking lot owner one block to the north. Additionally, there is an existing parking lot to the west of the building which can be configured to accommodate at least six vehicles. It should be noted that the office will generally be used during work hours and the banquet/event space will mostly be used on nights and weekends. The Zoning Ordinance allows for multiple businesses sharing parking, and grants a 15% reduction in required combined parking. Therefore the total amount of parking required for the property would be 75 spaces.

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

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

*Goal 28: Develop a diversified and broad, stable tax base.*

*Objective 28.1: Encourage an appropriate balance of residential, commercial and industrial growth.*

*Objective 28.6: Increase the allocation of land devoted to tax-generation commercial uses in appropriate locations.*

*Goal 12: Preserve the characteristics that make Urbana unique.*

*Objective 12.1 Identify and protect neighborhoods and areas that contain significant historical and cultural resources.*

*Objective 12.3 Encourage public/private partnerships to preserve and restore historic structures/sites.*

The proposed use would allow for re-use of an under-utilized building and would contribute vibrancy and new foot traffic to Downtown Urbana. The proposed use would bring a non-taxable property back onto the tax rolls and would increase sales tax revenue for Urbana. It would preserve an historic structure that is a unique part of Urbana’s character.

### **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.*

The proposed use will be conducive to the public convenience at this location because it fills a need for event space near Downtown Urbana. It is centrally located and easily accessible to Champaign-Urbana residents by auto, bicycle, walking, and MTD bus. The facility will contribute economic benefits and vibrancy to Downtown Urbana at a location that has recently been underutilized. The site is close to convenient public downtown parking and will have additional private parking available. It is also within walking distance of the Urbana Landmark Hotel, which is convenient for conferences and events drawing out of town visitors. The building is conducive to the proposed use as it has a large assembly space for the proposed banquet/events space and classrooms that can be upgraded to office space.

*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 applicant states that the use will not be a detriment to the neighborhood or the public in general. The structure has 22-inch walls, which will serve to dampen any potential noise from events. The applicant is arranging for off-site parking, so vehicles from office workers and event guests will not impact nearby residential neighbors. Events would most often occur during evenings, times at which the nearby Lincoln Square parking lot is sparsely occupied.

*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.*

According to the Zoning Ordinance, the purpose of the MOR district is

*“to encourage a mixture of residential, office and small-scale business land uses that are limited in scale and intensity and designed and constructed to be compatible with existing structures in the district. The district is intended to encourage the adaptive re-use of existing older structures through incentives that will extend the useful life of such structures.”*

The proposed use will allow for the adaptive re-use of the existing historic church building, and therefore meets the intent of the MOR district.

The proposed use is consistent with character of the surrounding neighborhood, which contains other churches and various institutional uses interspersed throughout an urban-style residential neighborhood. The exterior footprint of the building is proposed to stay the same, with the only exterior work being repair of existing brickwork and eventual rebuilding the structure’s original bell towers. The restoration of the bell towers will require review through the MOR Design Review Board process. The property will continue to appear as an historic church in an urban

neighborhood at the fringe of Downtown Urbana. The applicant will provide all required parking, most of which will be off-site, and the local streets should not be impacted by additional on-street parking.

The proposed use will not create any additional nonconformities on the site, as the existing nonconformities for FAR, height, and setback predate Urbana's Zoning Ordinance. The proposed use of banquet/event space should be no more disruptive than the previous church use, which has regularly hosted large gatherings for over a century. The proposed office use is allowed by right in the Mixed Office Residential zoning district.

### **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 applicant proposes a banquet/event space at 202 W. Illinois in the MOR district. The Urbana Zoning Ordinance allows similar uses "*Restaurant*" and "*Lodge or Private Club*" as conditional uses in the MOR Zoning District.
2. The proposed use is to be located in the existing building and with the exception of restoring the bell towers would not make changes to the building's exterior.
3. The proposed use is located in Downtown Urbana, which provides public parking and is easily accessible via bus and bicycle.
4. The proposed use will provide off-site parking to minimize impact on nearby residences.
5. The proposed use will preserve an historic church in a prominent location in Downtown

Urbana.

6. The proposed use preserves the essential character of, the zoning district in which it is located.
7. The proposed use would not create additional nonconformities and would otherwise conform to the applicable regulations and standards of the zoning district in which it is located.
8. The proposed use will not pose a detriment to the zoning district in which it is proposed to be located.

### **Options**

The Zoning Board of Appeals has the following options in Case No. ZBA-2015-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**

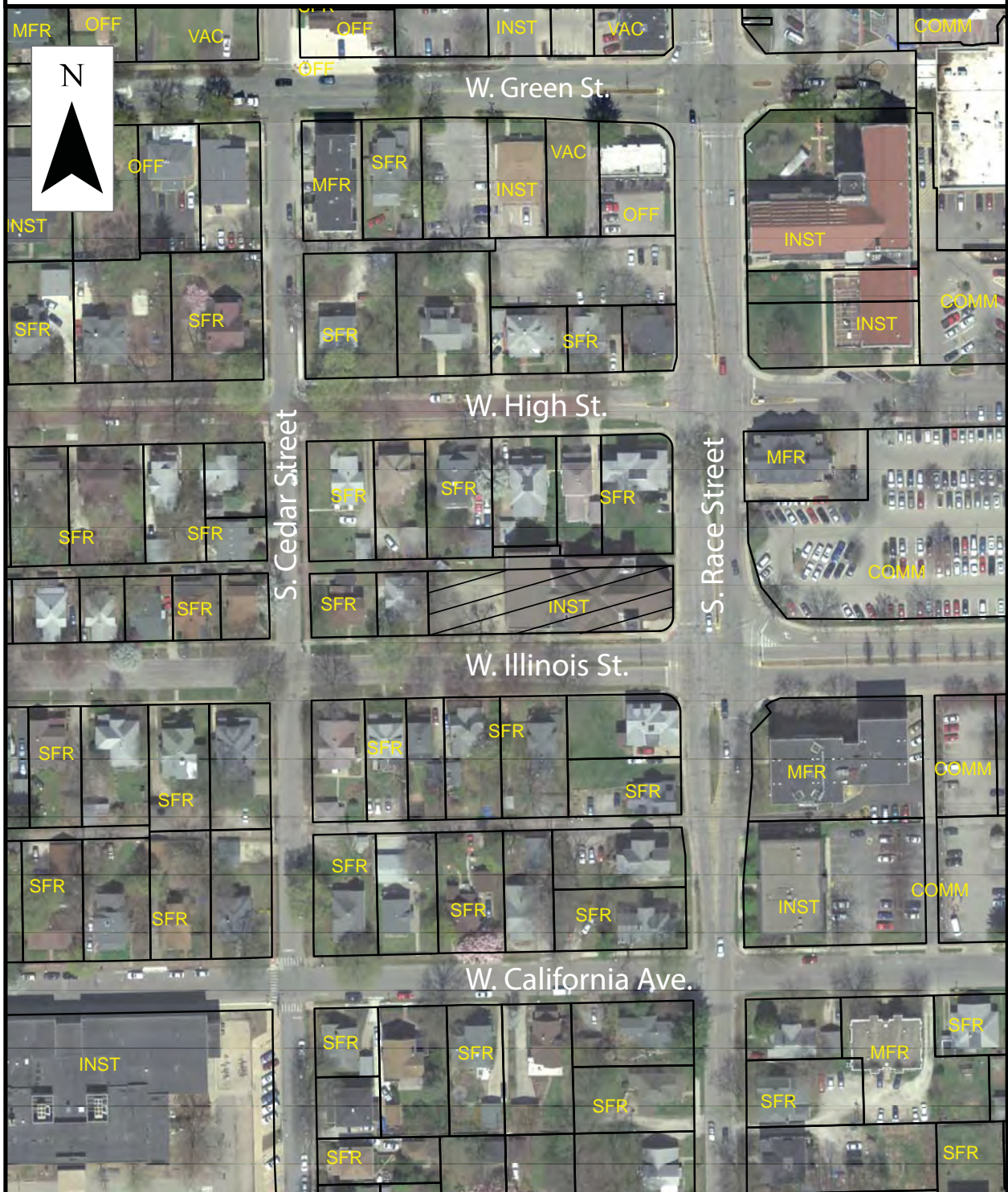
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals **GRANT** the proposed conditional use in case ZBA-2015-C-02 for the reasons articulated above, subject to the following condition:

- (i) The required amount of parking spaces for the subject site shall be determined by the Zoning Administrator and provided at locations subject to review and approval by the Zoning Administrator.

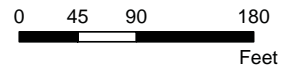
Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: The Abbey and Spireworks Brochure  
Exhibit E: Site Photos  
Exhibit F: Application


cc: Kyle Harrison and Megan Gillette, HG Dwell, LLC

# Exhibit A: Location and Existing Land-Use Map



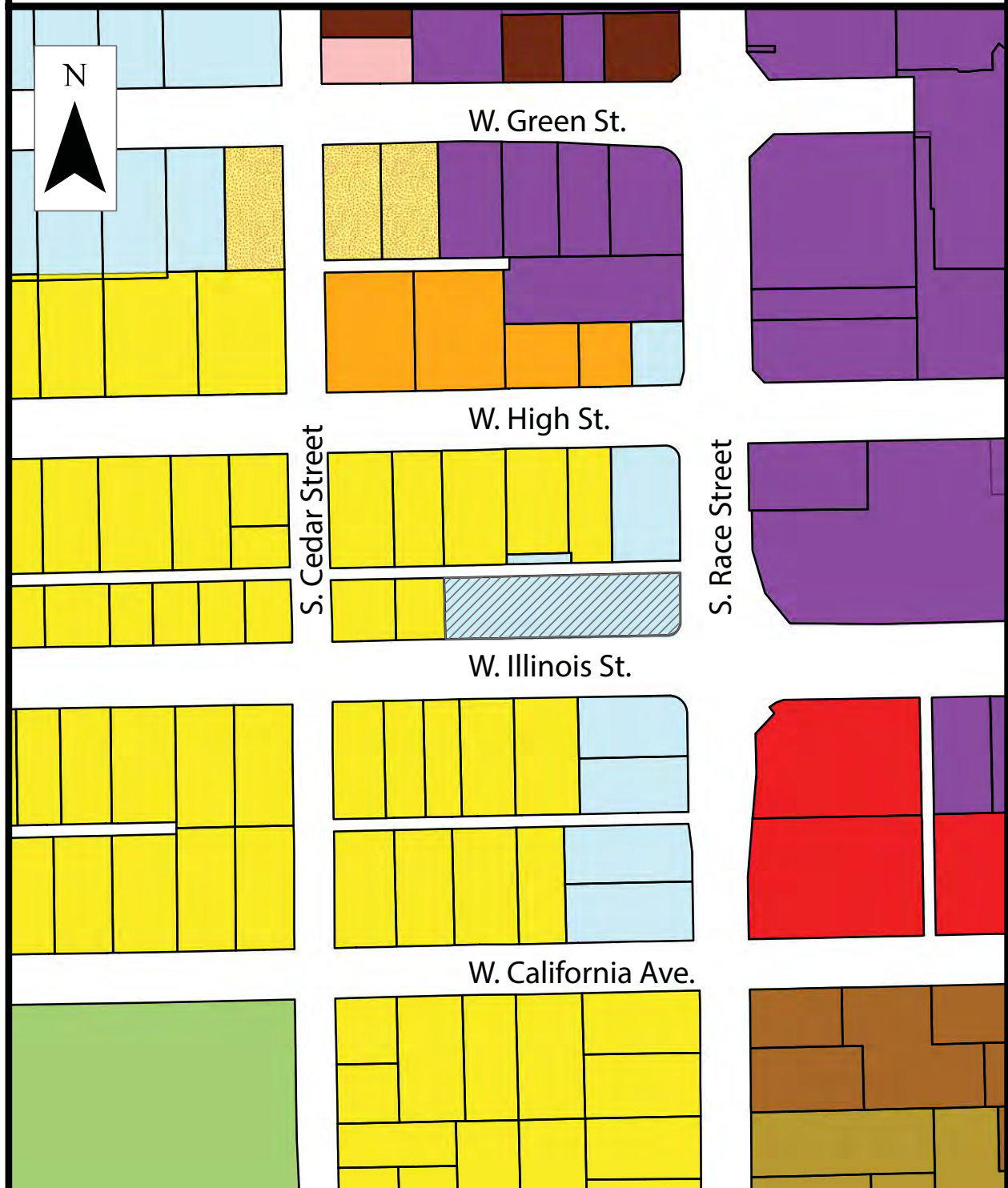
Case: ZBA-2015-C-02  
 Subject: Application for Conditional Use Permit to Allow Banquet/Event Space  
 Location: 202 W. Illinois Street  
 Petitioner: HG Dwell, LLC



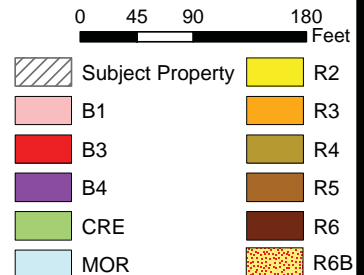
 Subject Property



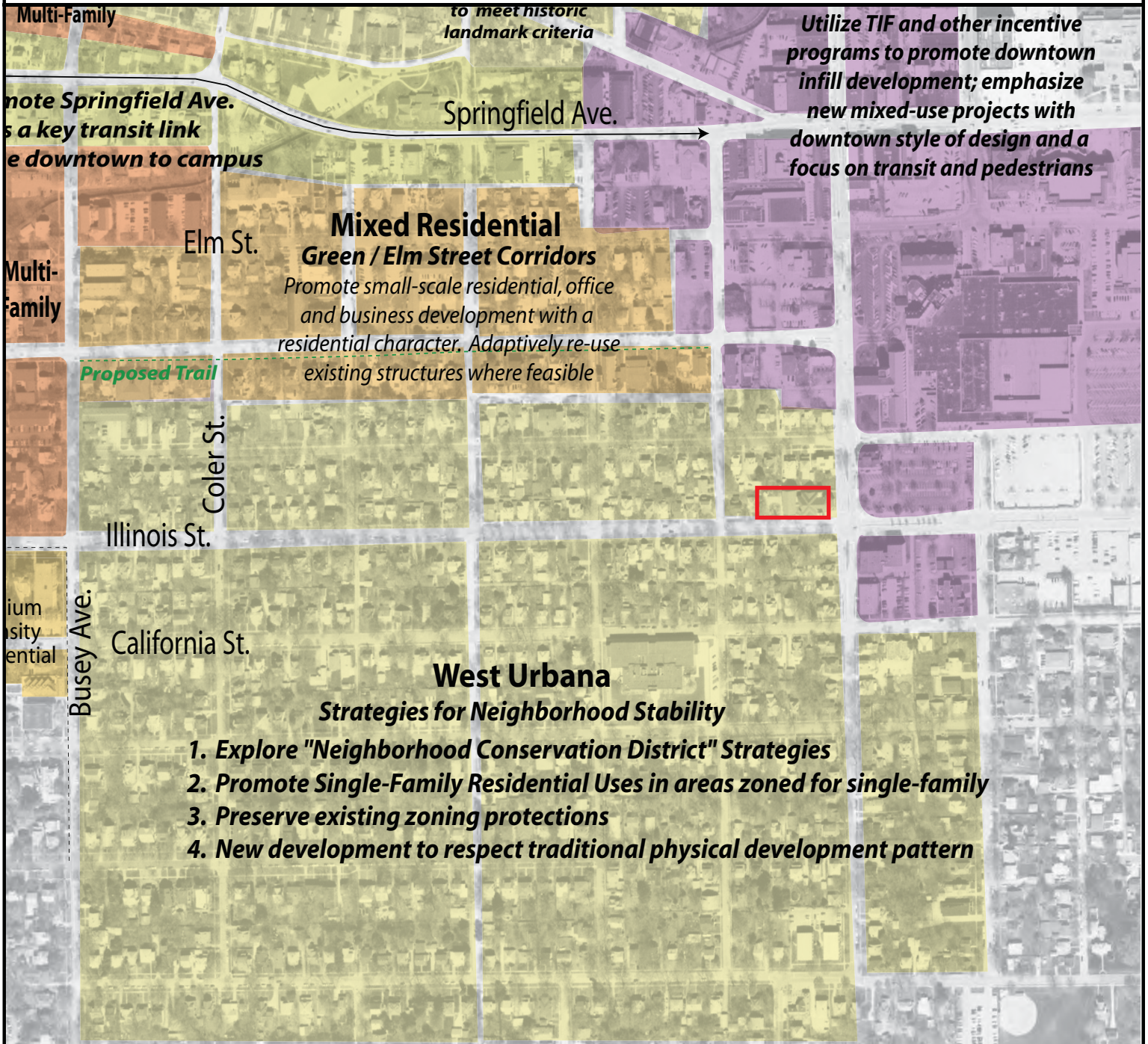
# Exhibit B: Zoning Map



Case: ZBA-2015-C-02  
 Subject: Application for Conditional Use Permit to  
 Allow Banquet/Event Space  
 Location: 202 W. Illinois Street  
 Petitioner: HG Dwell, LLC



# Exhibit C: Future Land Use Map



Case: ZBA-2015-C-02  
 Subject: Application for Conditional Use Permit to Allow Banquet/Event Space  
 Location: 202 W. Illinois Street  
 Petitioner: HG Dwell, LLC

 Subject Property

Attachment D

THE  
**Abbey**  
premier event venue

**SPIRE \ WORKS**  
urban-chic office space



***It is never easy to disassociate a religious building from its original use.***

*Removing it from its symbolic meaning is somewhat unnatural and leaves behind a mere shell. Changes in society over the past few decades, however, have led to clearing out these buildings as well as giving impetus to the understanding that they should remain intact even for their historic legacy and/or architectural value. **The restructuring of these buildings is therefore as inevitable as it is desirable.** It is important to recall that the town is and always has been a result of an accumulation of [...layers, which piled] on top of each other over time, have shaped and adapted themselves to the new demands of each one of its historical monuments. Consequently, the transformation of its buildings should not be seen in a negative light, but rather as **intrinsic to the growth and evolution of every town.***



# Saving The Sanctuary: Proposed Redevelopment of 202 W Illinois St.

The proposal for this project is to re-purpose a historic, Downtown Urbana building as an event, as well as industrial-chic office space. This historic building is the oldest church standing in town, located at 202 W. Illinois Street in Urbana, Illinois. It was built as the First Baptist Church in 1896, by Urbana native, architect Emery Stanford Hall.

The development firm, HG Dwell LLC., plans to renovate the inside of the building, while maintaining and restoring the original architectural elements that have been lost over time, such as the two historical bell towers, as budget permits. This building has over 18,000 square feet of space, and room for an estimated 500+ visitors for events and 100+ office tenants.

## The plans for renovation and restoration include:

- renovating the kitchen for use as a certified commercial kitchen for Farmer's Market vendors and caterers in need
- removal of internal, post-original construction
- tuck-pointing and structural repair of masonry, re-roofing of entire structure and rebuilding of bell towers, as budget permits
- leveling the floor with new hardwood, portable cocktail bars, architectural and theatrical lighting,
- a bourbon tasting room in one of the two bell towers
- renovated office space with modern amenities.

Our conversation with the Champaign County Visitors Center tell us that there is high demand for interesting, unique, beautiful event space for the conventions they market to. Our sales projections are very good:

## New Tax Revenue

Food: \$15,120 /year x 5 yrs = \$75,600  
Alcohol: \$22,680/year x 5 yrs = \$113,400  
Property Taxes: \$23,000/year 5 yrs = \$115,000  
(on the new assessment of ~\$652,000)

5 year total estimated \$304,000 New Tax Revenue

## Project Cost Breakdown

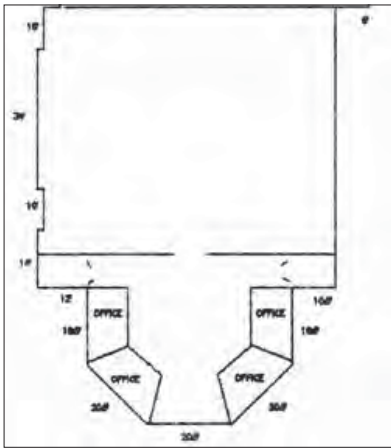
Purchase Price	\$620,000
Construction: Office Space	\$380,000
Construction: Event Space	\$420,415
Construction: Exterior	\$251,973
<u>Contingency Funds</u>	<u>\$200,000</u>
<b>TOTAL PROJECT COST</b>	<b>\$1,872,388</b>

This is not to mention the outside tourism dollars this will bring to the community. We also anticipate that this venue will be a catalyst to the New Urbanism movement of Downtown Urbana.

In addition, we would hope the City of Urbana would collaborate with us on:

- improving street-scaping in the intersection of Race and Illinois as well as increased visibility of the crosswalk.
- Access to larger-scale parking, or a contractually set up shuttle or valet parking.
- A zoning variance to include restaurant status for flexibility
- A banquet liquor license.

Without our acquisition and restoration of this Urban Landmark, it will deteriorate further to the point of it not being financially feasible to repair and turn into a safety concern. We look forward to working with the city to preserve this impressive example of historic downtown architecture. This creative reuse will restore it as a gathering place in the heart of the community.



THE **Abbey**







THE  
**Abbey**

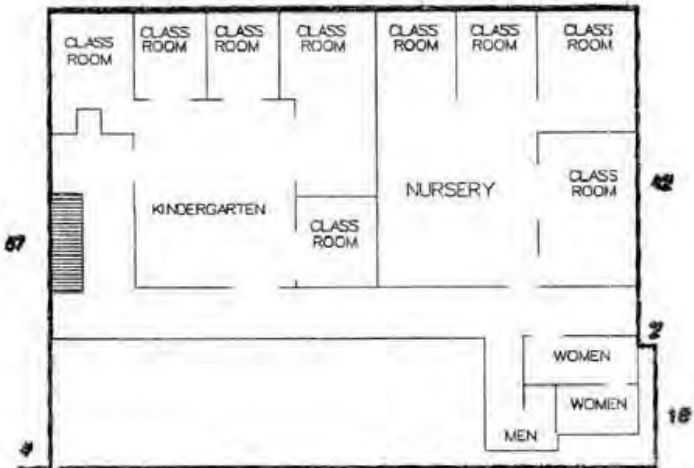




**SPIRE ^ WORKS**



T28

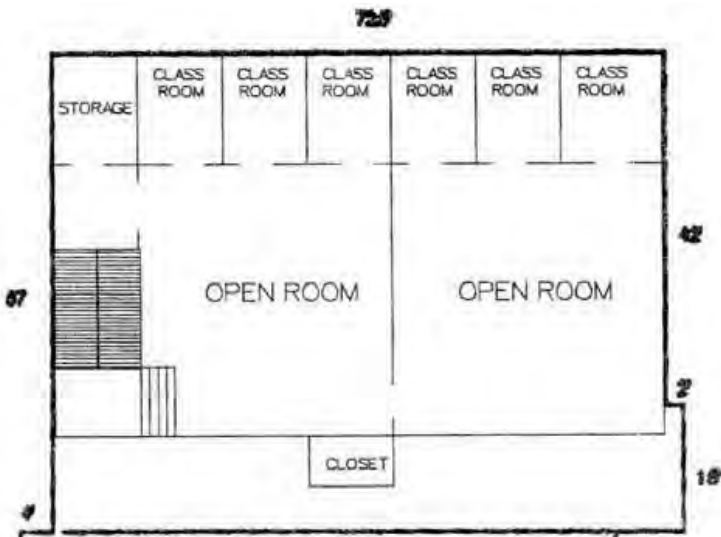


First Floor Plan: approx. 4035sqft.



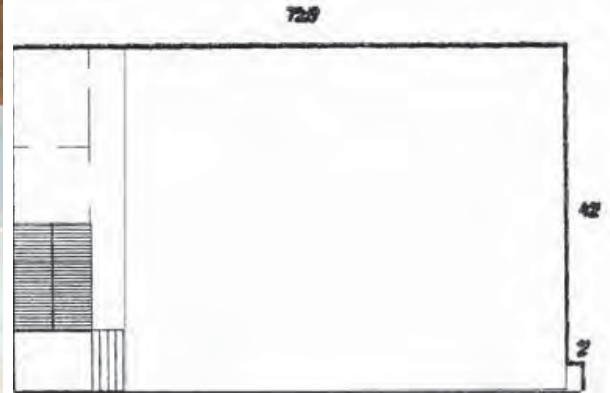


**SPIRE ^ WORKS**



Second Floor Plan: approx. 4035sqft





Third Floor Plan: approx. 3400sqft.

# SPIRE ^ WORKS





Subject Property viewed from southeast:



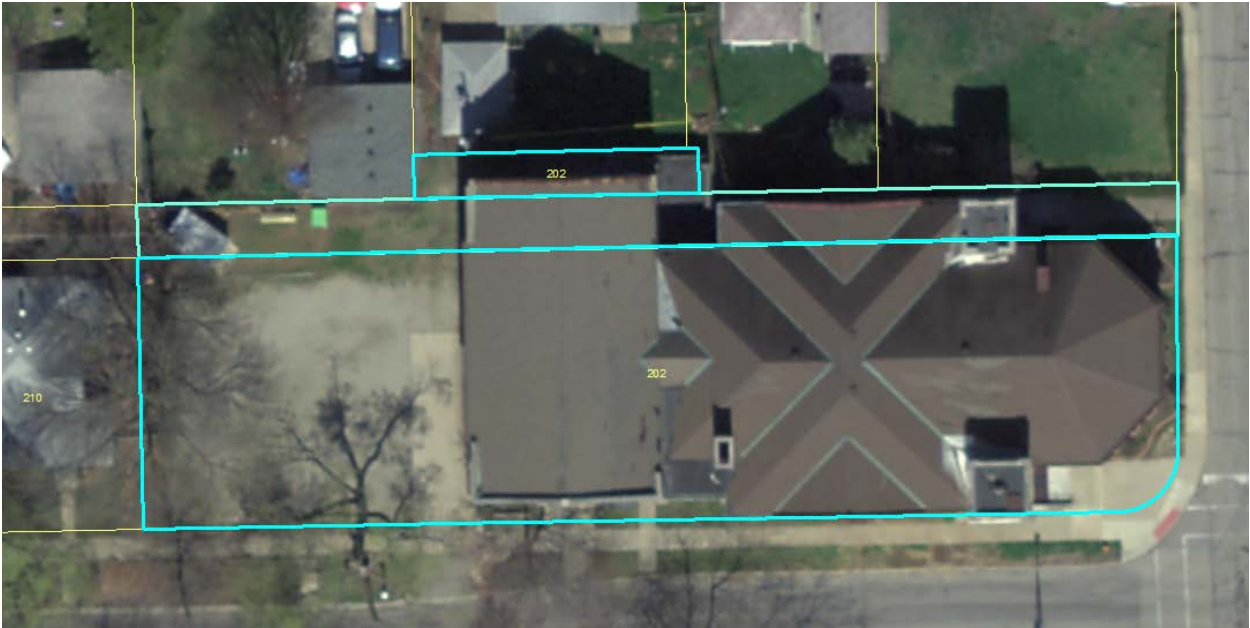
Subject Property viewed from the northeast:



Classroom Addition on west side:



Aerial Photo:





# 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 \_\_\_\_\_ ZBA Case No. \_\_\_\_\_

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)* CONDITIONAL USE -RESTAURANT/PRIVATE LODGE/CLUB

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

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **HG Dwell, LLC** Phone: **(217) 714-8016**  
Address (street/city/state/zip code): **2441 VILLAGE GREEN PL., CHAMPAIGN, IL 61822**  
Email Address: **MEGAN@KYLEHARRISON GROUP.COM**  
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **BUYER**

#### 2. OWNER INFORMATION

Name of Owner(s): **MEGAN GILLETTE & KYLE HARRISON** Phone:  
Address (street/city/state/zip code): **2441 VILLAGE GREEN PL., CHAMPAIGN, IL 61822**  
Email Address: **MEGAN@KYLEHARRISON GROUP.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: **202 WEST ILLINOIS STREET**  
PIN # of Location: **PIN: 92-21-17-213-005**  
Lot Size: \_\_\_\_\_

Current Zoning Designation: **MOR**

Current Land Use (*vacant, residence, grocery, factory, etc*): **CHURCH**

Proposed Land Use: **COMMERCIAL**

Legal Description: Tract 1:

Lot 22 of James T. Roe's Third Addition, as per plat recorded in Deed Record "D" at Page 281, in Champaign County, Illinois, EXCEPT the East 11.5 feet thereof, AND EXCEPT the following described tract:

Commencing at a point on the South line of said Lot 22, 20.5 feet West of the East line of said Lot, thence Northeasterly to a point 11.5 feet West of the East line of said Lot, and 15 feet North of the South line of said Lot, thence South to a point on the South line of said Lot, 11.5 West of the East line of said Lot, thence West to the point of beginning, in Champaign County, Illinois.

Tract 2:

The East One-third of Lot 21 of James T. Roe's Third Addition, as per plat recorded in Deed Record "D" at Page 281, in Champaign County, Illinois.

Tract 3:

All that portion of the vacated alley lying between Lots 21 and 22 of James T. Roe's Third Addition, as per plat recorded in Deed Record "D" at Page 281, in Champaign County, Illinois.

Tract 4:

Commencing at the Northeast Corner of Lot 22 of James T. Roe's Third Addition to Urbana, Illinois; thence North along the West right-of-way line of Race Street 12 feet to the Southeast Corner of Lot 7 of said Addition; thence Westerly along the South lines of Lots 7, 8, 9 and 10 of said Addition to the Southwest Corner of said Lot 10; thence South to the Northwest Corner of the East One-third of Lot 21, thence Easterly along the North line of said Lots 21 and 22 to the Northeast Corner of said Lot 22, the point of beginning, EXCEPT the East 11.5 feet of the tract, in Champaign County, Illinois.

Tract 5:

Lot 9, except the North 105 feet thereof, of James T. Roe's Third Addition, as per plat recorded in Deed Record "D" at Page 218, in Champaign County, Illinois; and

The East Half of the vacated alley lying West of and adjacent to Lot 9, except the North 105 feet of said alley, in Champaign County, Illinois.

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**4. CONSULTANT INFORMATION**

**Name of Architect(s): SMITH & BURGETT** 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): JASON BARICKMAN** Phone: **217-352-1800**

Address (*street/city/state/zip code*): **306 W Church St, Champaign, IL 61820**

Email Address: **JBARICKMAN@MEYERCAPEL.COM**

**5. REASONS FOR CONDITIONAL USE PERMIT**

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

THE DEVELOPER FEELS THAT THIS IS A GOOD EVENT AND COMMUNITY SPACE FOR SEVERAL REASONS. FIRST, IT'S CENTRALLY LOCATED AND WOULD BE A GOOD ADDITION TO THE GROWTH OF DOWNTOWN URBANA. IT WILL BRING PEOPLE TO THE AREA AND CREATE A DESTINATION FOR PEOPLE. SECONDLY, THE BUILDING ITSELF IS PERFECT FOR THE USE. OFFICE SPACE FOR SMALL TO MEDIUM BUSINESS' AND THE SANTUARY PORTION IS BUILT FOR EVENTS. THE STRUCTUR HAS 22" EXTERIOR WALLS AND AN OPENNESS THAT IS PERFECT FOR WHAT THE DEVELOPER WANTS TO ACCOMPLISH

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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 space will be used for several types of events, more importantly as a community space. The space will host corporate events, musicals, plays, and weddings. It will be open to the community to host private events. The developer intentions is to revitalize this building, keep it as original as possible and provide a great space for classical events. We see that events will take place in evenings and on weekends. Our intentions are to make this space part of the community that the Urbana residence will be proud to have in their area.

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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).

THE SUBJECT PROPERTY IS CURRENTLY ZONED MOR MIXED OFFICE RESIDENTIAL, WHICH PERMITS BY-RIGHT PROFESSIONAL OFFICE, INDOOR THEATER AND PRIVATE INDOOR RECREATIONAL DEVELOPMENT, BUT REQUIRES A CONDITIONAL USE PERMIT FOR A RESTAURANT, OR LODGE/PRIVATE CLUB. SUBSEQUENTLY, THE DEVELOPER INTENDS TO PURSUE A CONDITIONAL USE PERMIT TO ENSURE FLEXIBILITY OF USE THAT IS FULLY COMPATIBILITY WITH THE CITY'S ZONING. IN REFERENCE TO PARKING, THE DEVELOPER WILL HAVE AN AGREEMENT WITH LINCOLN SQUARE MALL TO PROVIDE ALL PARKING NEED FOR THE SPACE. IN ADDITION, THE DEVELOPER HAS SPOKEN TO PARKING AT THE CITY OF URBANA ABOUT PROVIDING PERMITS FOR STREET PARKING DURING BUSINESS HOURS. LASTLY, WE HAVE AN AGREEMENT WITH A PARKING LOT OWNER TWO BLOCKS AWAY AND HAVE ACCESS TO THERE AS WELL. OUR INTENTIONS AND MOST OF THE PARKING USED WOULD BE AFTER 5PM IN WHICH PARKING IS FREE TO USE AT LINCOLN SQUARE.

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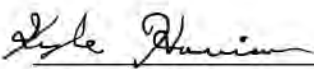
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**NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.**

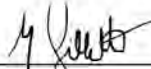
**By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.**

**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



03 / 25 / 2015

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