



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: Christopher Marx, Planner I

DATE: June 12, 2015

SUBJECT: ZBA Case 2015-C-05: a request by Ratio Architects, on behalf of Crisis Nursery, for an extension of a conditional use permit to allow a an expansion of its childcare located at 1309 West Hill Street in the R-2, Single-Family Residential Zoning District.

Introduction

This case is a request by Ratio Architects, representing the Crisis Nursery, for an expansion of an existing conditional use permit to operate a daycare center at 1309 West Hill Street. Crisis Nursery is a nonprofit organization that offers childcare and other services for families in need. They are seeking to expand their facility and add more off-street parking. The subject property, located in the R-2, Single-Family Residential district, is allowed to operate a daycare center with a conditional use permit. The nursery must seek a new conditional use permit to allow an expansion of their facility.

Background

Crisis Nursery has operated as a daycare center and service provider at its current one acre site since 2001. It was granted a conditional use permit for a daycare center in case ZBA-99-C-04 under which it still operates. Due to an increase in the size and scope of their programming, the organization is in need of more space at its facility. Rather than relocating, the organization has decided to expand at its current location. Presence-Covenant Medical Center is donating one parcel of land and the expansion would include an addition to the eastern portion of the building totaling 5,300 new square feet of space. The expansion project would also include a new playground, a relocated north-facing entrance, and additional off-street parking.

The proposed changes to the property would include more space for expanded services and an overall less confined facility. The renovation and expansion would include meeting spaces, offices, a new kitchen, sleeping quarters, laundry space, expanded restrooms, age-separated rooms, and special space for mothers' assistance. In total, the original space and new addition would total approximately 10,700 square feet. The capacity for children in care at the facility would increase from 12 to 18 children. The playground, currently on the eastern face of the property, would be removed and replaced with a new

and expanded play area further east. This playground will be screened to allow for privacy and safety of the children.

The off-street parking would be significantly increased under the proposal. Currently, the facility provides 14 designated spaces for staff, volunteers, and parents. The available parking, on the southern end of the property is usually at capacity and causes people to park on the street or undesignated parts of the property. The proposal would expand the number of designated spaces to 50 in the current parking lot. According to Table VIII-7, Parking Requirements by Use of the Zoning Ordinance, a daycare facility must provide 3 spaces for every 2 employees and a drive-in facility for dropping off children. According to the applicant, their staffing and volunteer level during the facility’s peak volume hours is approximately 23 people which would require 36 off-street spaces. The submitted plan preserves the drop-off area on the north side of the building while providing excess parking spaces for visitors in the south. The goal of the plan is to provide a more concentrated parking area closer to the facility, shortening the travel distance for visitors from their cars and bringing them further away from street traffic. The plan also keeps the off-street parking to the south, behind the building, to fit in with the character of the neighborhood.

The subject property is located in the northwest part of the city near the King Park neighborhood. The property is located on the southern edge of a predominantly residential neighborhood with single-family homes to the north and east, a vacant lot and railroad to the south, and storage facility to the west. Most of the residential area surrounding the subject property is zoned R-2, Single Family Residential. The railroad and vacant lot to the south are zoned IN-1, Light Industrial/Office and R-2, Single Family Residential, respectively. The property is on the southern edge of a residential area before it transitions into institutional properties and the University Avenue Corridor. The future land use, as designated in the Comprehensive Plan, is residential for the properties north and east of the subject property. For the areas south and west, they are designated as Institutional.

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

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-2, Single Family Residential	Crisis Nursery – Not-for-Profit Daycare Center	Institutional
North	R-2, Single Family Residential	Single-Family Homes	Residential
South	R-2, Single Family Residential	Vacant Lot	Residential
East	R-2, Single Family Residential	Single-Family Homes	Residential
West	B-3, General Business	Storage Facility	Institutional

Discussion

The applicant desires to expand their daycare facility so they may provide improved services and better accommodate the backlog of families needing assistance. The Crisis Nursery has existed for several

decades as a successful childcare provider to distressed families. It has successfully existed for almost 14 years at its current location at 1309 West Hill Street without disrupting the nature of the residential neighborhood. The applicant's proposed expansion as reflected in the conditional use permit application would accomplish two things. It would expand and improve the organization's operation and it would improve it as a site within the surrounding neighborhood.

Crisis Nursery currently faces a limit to how many children it can accommodate on most days. The organization also seeks to offer expanded services for parental assistance but lacks the space in its building. The proposed plan would eliminate the care backlog and allow for a better sized facility for the organization's needs. While the expansion increases the physical presence of the building, it represents a measured increase in the use of the property.

The proposed expansion improves the organization's site in the surrounding neighborhood because it provides better safety. The addition of more off-street parking on the southern face of the property brings visitors farther from the street and closer to the facility. It also reduces the amount of on-street parking needed because of any shortage of off-street spaces. Parents and children arriving or departing from the facility will be less likely to cross the street and face oncoming traffic. The improved entrance to the north of the building also allows for quicker arrivals and departures for children being dropped off by school busses. Furthermore, the placement of parking behind the facility keeps that block in the neighborhood aesthetically consistent with the surrounding single family homes. The architectural style of the proposed building expansion, as seen in Exhibit E, is consistent its current look.

The proposed expansion would be an improvement for the site both inside and outside the organization. Allowing the expansion of a successful social service while improving its site in the neighborhood is an overall benefit for Urbana.

Development Regulations

The main building of the subject property was developed with a variance granted for the required front yard setback so that it could provide the drop-off area for children as required in the Zoning Ordinance. The rest of the submitted plans are compliant with development regulations relating to required yards, Floor Area Ratio (FAR), Open Space Ratio (OSR), and provisions of off-street parking. No front yard variance would be necessary for the addition.

Comprehensive Plan Goals & Objectives

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

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

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

Goal 17: Minimize incompatible land uses.

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

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

Objective 39.1: Make social services available to residents in need.

Objective 39.2: Implement strategies to address social issues related to housing, disabilities, poverty, and community development infrastructure.

The proposal would allow for the continued and expanded use of a successful social service for the greater community's distressed families. The organization's proposed expansion would allow them to improve and expand their outreach. The current and future uses are congruent with the stated goals in the comprehensive plan.

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 expansion would be conducive to the public convenience at that location. Crisis Nursery provides an important function in providing emergency childcare for distressed families. An expanded facility would allow the organization to have a greater capacity to respond to the increased demand in childcare. It would also provide them with more space for their programming related to education and parental assistance. The expansion would also increase the traffic safety for the area by providing more off-street parking closer to the building. The services provided by Crisis Nursery are a benefit to many residents in the Champaign-Urbana area. A new conditional use permit for an expanded facility would allow for the continuation and expansion of such services.

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

The proposed 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 application is for a continuation of an existing use with a moderate increase in service volume. In the proposal, the exterior of the building blends with the existing structure so that it aesthetically matches the surrounding neighborhood as much as possible. The new building's design would increase the safety and zoning compliance by providing more parking for automobiles on the premise instead of on the street.

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.*

Crisis Nursery is in current compliance with its operation at the subject property. The expansion plan would preserve the scale and design of the building in relation to the surrounding neighborhood. Since the establishment of the organization, its service to families has become an active part of the surrounding community. The use would also fulfill the subject property's future land use designation in the Comprehensive Plan as an Institutional use.

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 to expand its daycare center at 1309 West Hill Street in the R-2. Single-Family Residential district. The Urbana Zoning Ordinance allows the use of *Day Care Facility (non-home based)* with a conditional use permit in the R-2 district.
2. The applicant currently operates an existing daycare center at the site under a current conditional use permit granted in 1999. They are seeking a continuance in conjunction with the proposed expansion of its facility.
3. The proposed use would add more 5,300 square feet of floor space in the facility and 36 new off-street parking spaces to accommodate growing services.

4. The proposed use is consistent with the existing zoning, future land use designation, and current use of the property.
5. The proposed use preserves the essential character of the zoning district in which it is located.
6. 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.
7. 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-05:

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

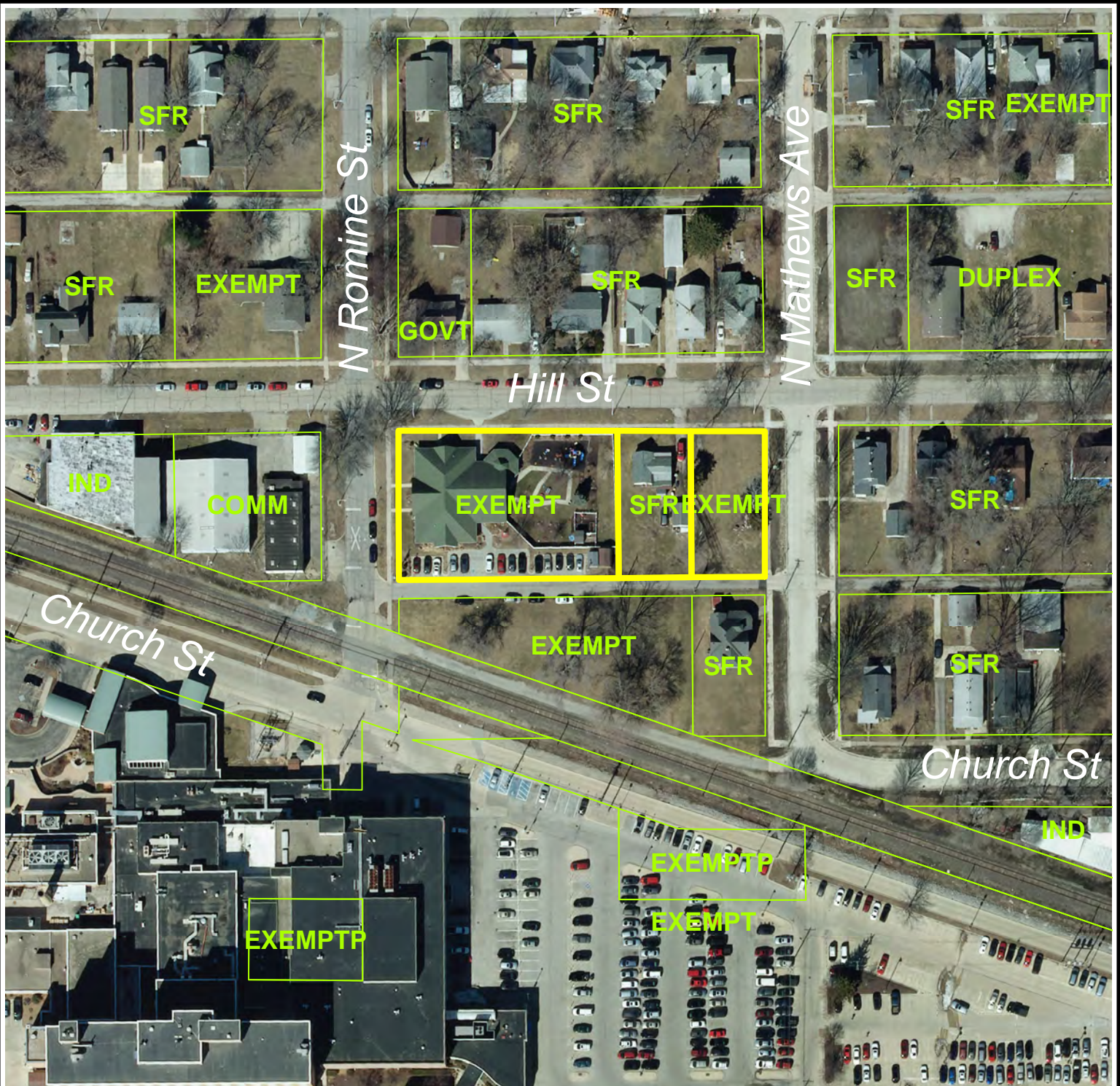
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals **GRANT** the proposed conditional use in ZBA case 2015-C-05 for the reasons articulated above and with the following conditions:

1. The use must conform to all applicable zoning, building, and development codes.
2. The use is generally consistent with the plans submitted in this application.

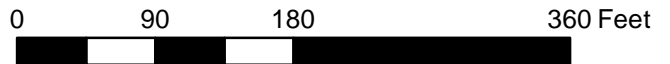
Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Site Photos
Exhibit E: Site Plans and Renderings
Exhibit F: Application

cc: Cliff Carey, Ratio Architects
Crisis Nursery

Exhibit A: Location & Existing Land Use Map

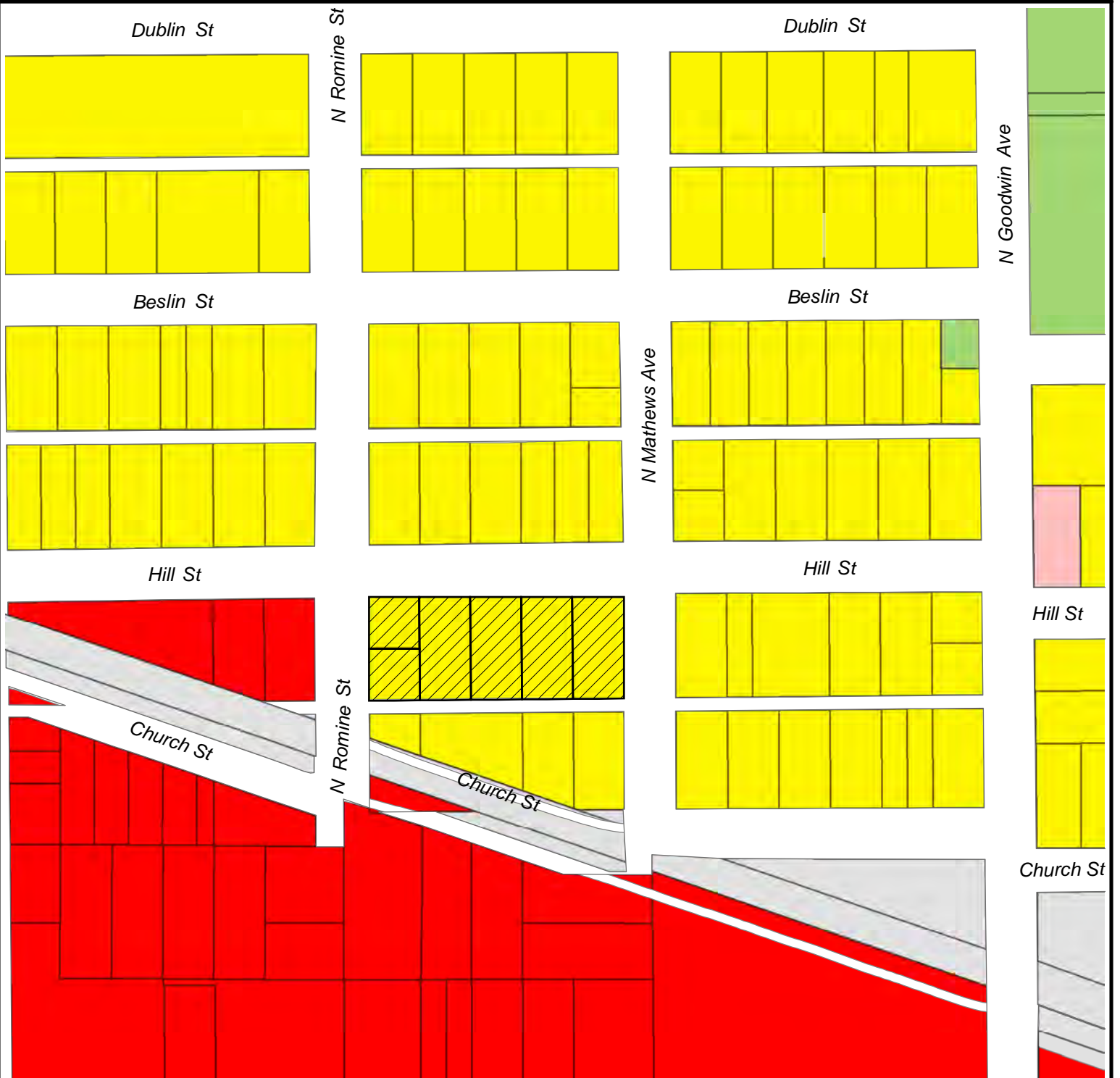


Case: ZBA-2015-C-05
 Subject: Parking Variance
 Location: 1309 West Hill Street
 Petitioners: Cliff Carey, Ratio Architects and Crisis Nursery

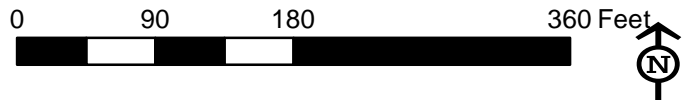


 Subject Property

Exhibit B: Zoning Map

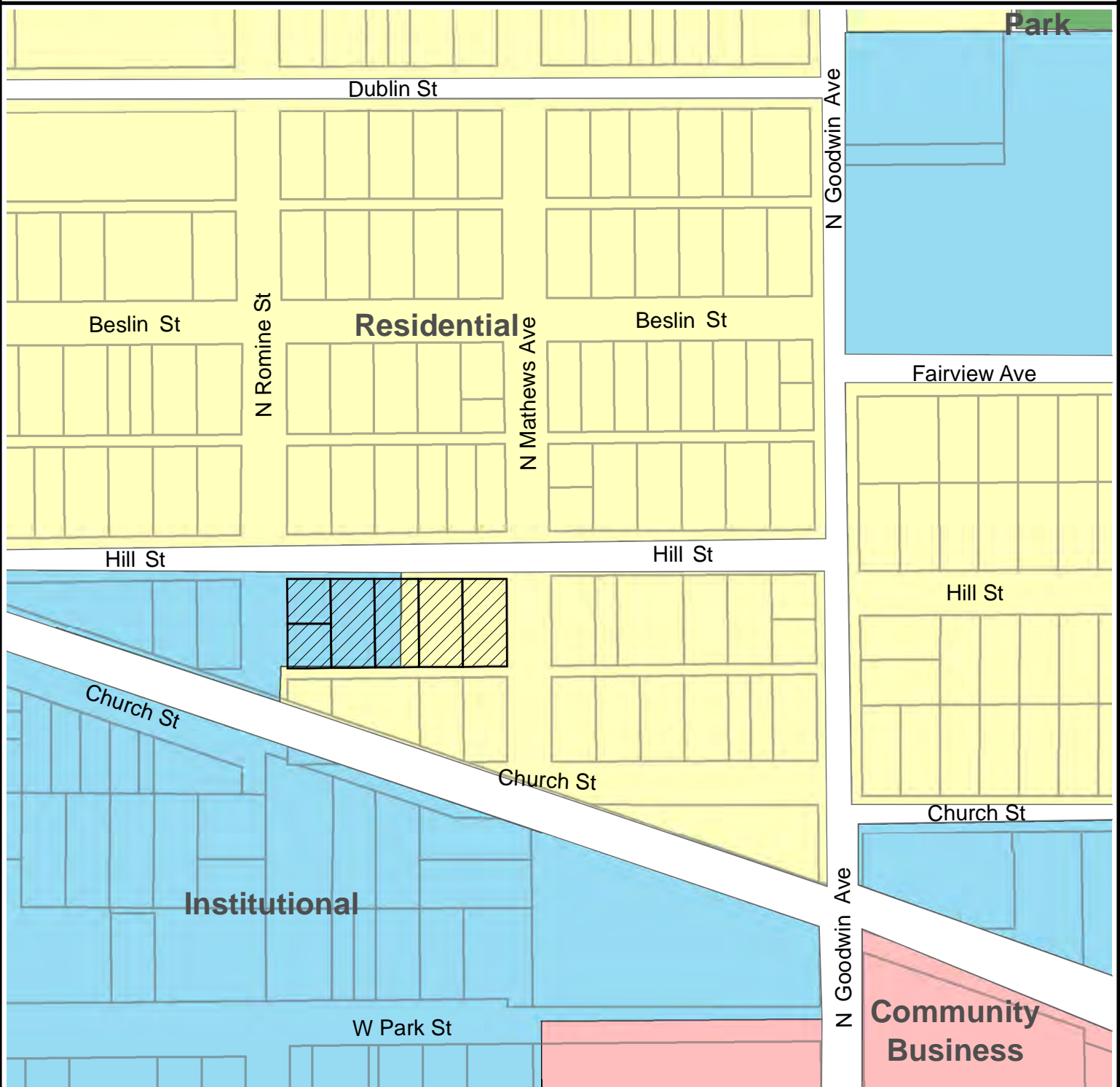


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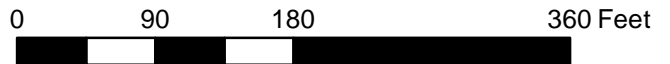


- B1
- CRE
- R2
- Subject Property
- B3
- IN-1

Exhibit C: Future Land Use Map



Case: ZBA-2015-C-05
 Subject: Parking Variance
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- Residential
- Institutional
- Community Business
- Park
- Subject Property

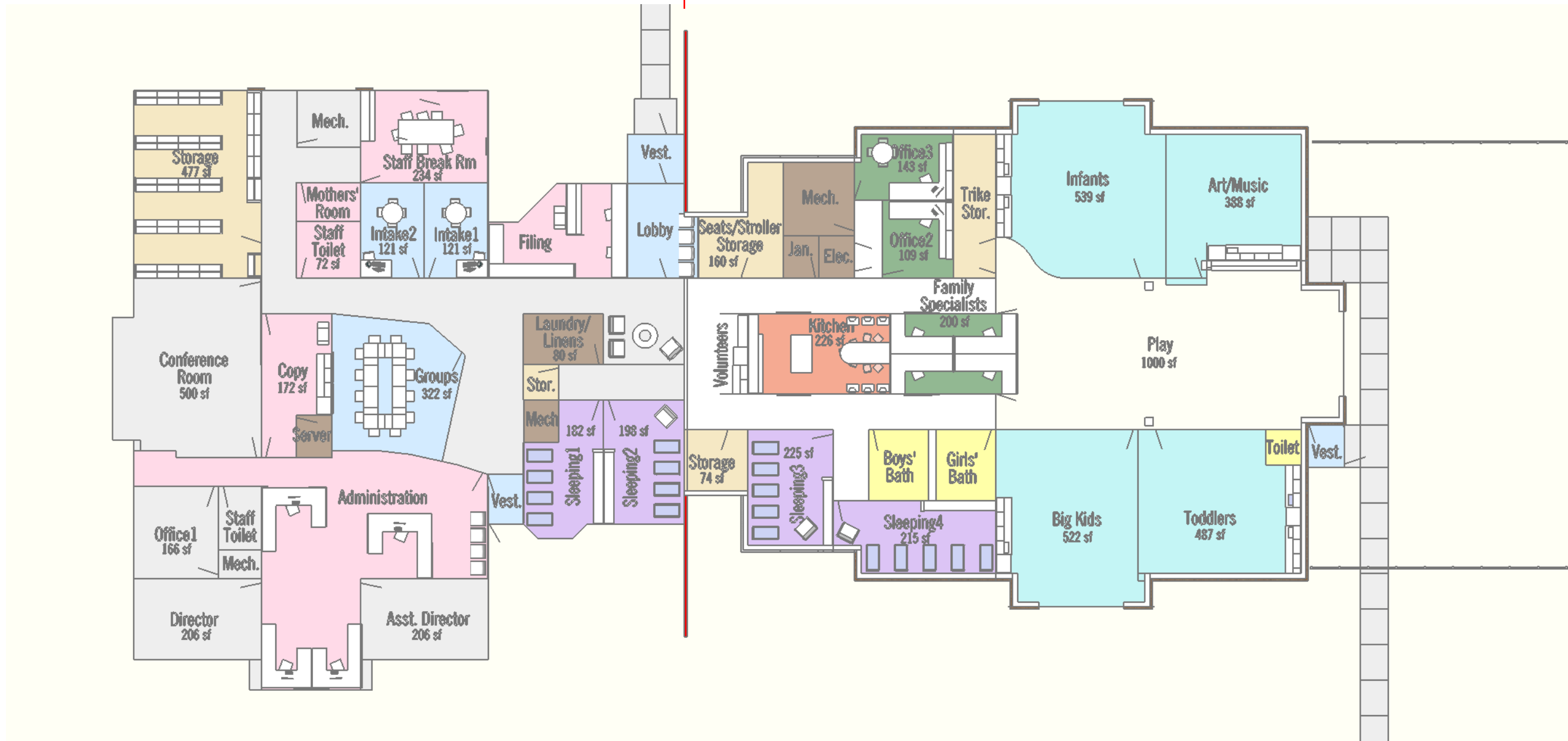
Exhibit D: Site Photos







← EXISTING BUILDING (RENOVATED) | NEW ADDITION (5,300 SF) →



SCALE: 1/16" = 1'-0"
11X17

PROPOSED PLAN
CRISIS NURSERY
21 APRIL 2015

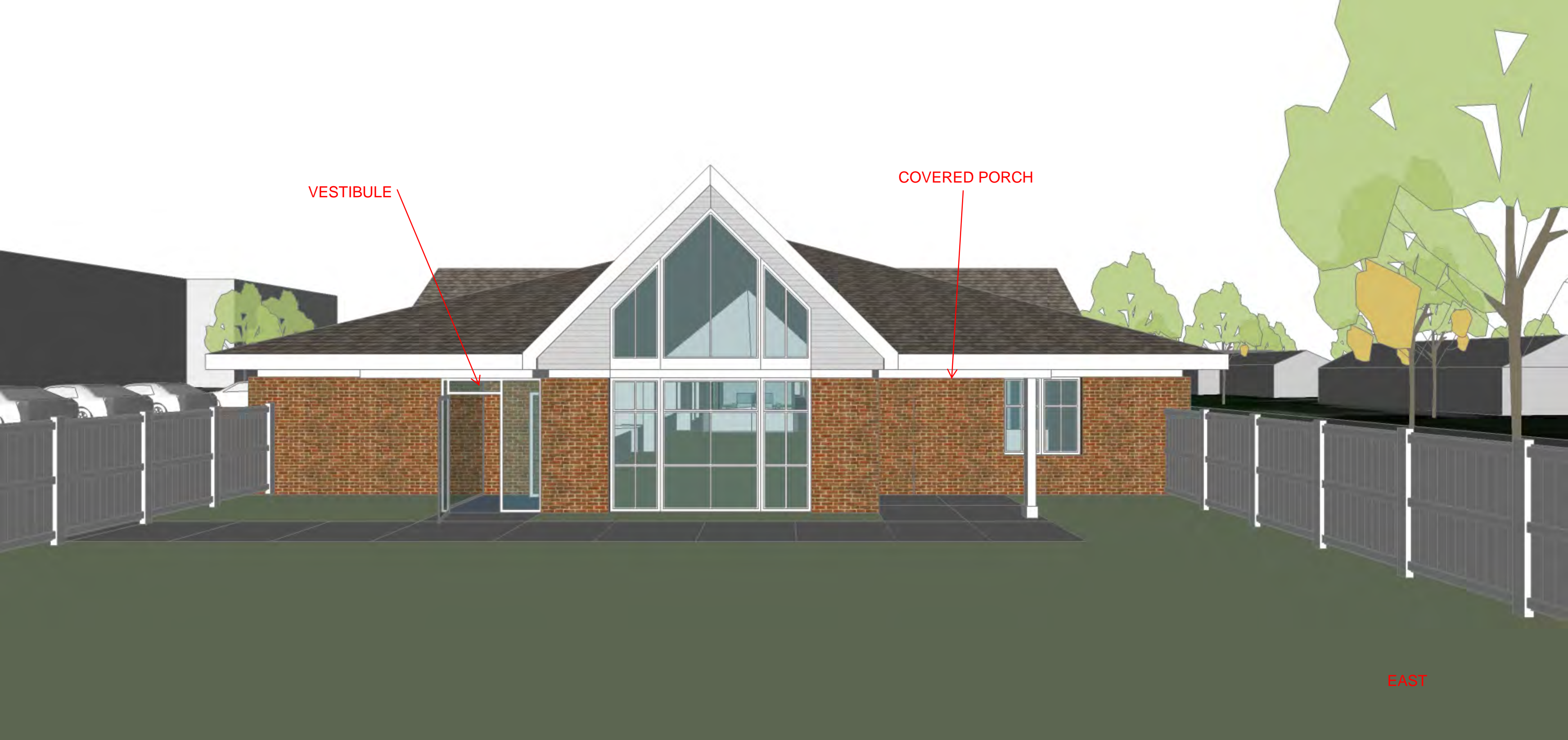


ADDITION

NEW ENTRY

EXISTING BLDG

NORTH



VESTIBULE

COVERED PORCH

EAST

CEMENTIOUS OR VINYL SIDING

BRICK - UP TO 8' AFF

IF BUDGET ALLOWS, WE'D PREFER A BRICK LEDGE OF 2 BRICK COURSES BELOW FINISHED FLOOR

BOTTOM OF SILLS AT 2'-8" TYPICAL

SOUTH





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 05-22-2015 ZBA Case No. ZBA-2015-C-08
Fee Paid - Check No. 7021 Amount \$150.00 Date 05-22-2015

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)* THE EXTENSION OF THE CONDITIONAL USE PERMIT CURRENTLY HELD FOR THE CRISIS NURSERY FACILITY LOCATED AT 1309 WEST HILL STREET, ALLOWING AN EXPANSION OF THAT FACILITY. on the

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

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **RATIO ARCHITECTS** Phone: **217-352-7696**
Address (street/city/state/zip code): **301 N. NEIL STREET/CHAMPAIGN/IL/61820**
Email Address: **CCAREY@RATIODESIGN.COM**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **ARCHITECT**

2. OWNER INFORMATION

Name of Owner(s): **CRISIS NURSERY** Phone: **217-337-2731**
Address (street/city/state/zip code): **1309 WEST HILL STREET/URBANA/IL/61801**
Email Address: **SRECORD@CRISISNURSERY.NET**

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

Pin 912167407001

Location of Subject Site: **THE CRISIS NURSERY PROPERTY ON THE BLOCK BOUNDED BY HILL STREET, ROMINE STREET, MATTHEWS AVENUE, AND THE NORFOLK SOUTHERN RAILWAY, COMMON ADDRESS 1309 WEST HILL STREET, URBANA**
PIN # of Location: **PRESCENCE IS THE CURRENT PROPERTY OWNER AND HAS RECENTLY COMMITTED TO GIFTING THE PROPERTY TO CRISIS NURSERY. THAT CONVEYANCE IS IN PROCESS**

Lot Size: ~1.42Acres

Current Zoning Designation: **R-2**

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

Proposed Land Use: **CRISIS NURSERY**

Legal Description: LOTS 1, 2, 3, 4, 5 AND PART OF LOTS 6, 7, 8, AND 9 IN BLOCK 34 OF SEMINARY ADDITION TO THE CITY OF URBANA

4. CONSULTANT INFORMATION

Name of Architect(s): RATIO ARCHITECTS Phone: 217-356-7696

Address (*street/city/state/zip code*): 301 N. NEIL STREET/CHAMPAIGN/IL/61820

Email Address: CCAREY@RATIODESIGN.COM

Name of Engineers(s): ECS Phone: 217-355-9064

Address (*street/city/state/zip code*): 2919 CROSSING COURT/SUITE 11/CHAMPAIGN/IL/61822

Email Address: WROBINSON@ECANDS.COM

Name of Surveyor(s): BCA Phone: 217-384-1144

Address (*street/city/state/zip code*): 405 E MAIN/URBANA/IL/61801

Email Address: CBILLINGS@BERNSCLANCY.COM

Name of Professional Site Planner(s): Phone:

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

Email Address:

Name of Attorney(s): MARC MILLER Phone: 217-352-2171

Address (*street/city/state/zip code*): 30 E. MAIN STREET, CHAMPAIGN, IL/ 61820

Email Address: Mrm@mhlawoffice.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 EXISTING CRISIS NURSERY FACILITY WAS OPENED IN 2001 AND HAS PROVIDED EMERGENCY CHILD CARE TO OVER 8,000 CHILDREN IN THAT TIME. ORIGINALLY DESIGNED TO DOUBLE IN SIZE, THE EXISTING 5,300 SQUARE FOOT BUILDING PROVIDED THE ONLY EMERGENCY-BASED CHILD CARE FACILITY OPEN 24/7/355 FOR THE ENTIRE COMMUNITY TO ACCESS WITH NO FEES OR INCOME ELIGIBILITY.

SINCE OPENING ITS FACILITY ON HILL STREET, THE CRISIS NURSERY HAS EXPANDED ITS STRONG FAMILIES PROGRAM, EXPANDED ITS PARENT-CHILD PROGRAM, ADDED A BEYOND BLUE PROGRAM TO ADDRESS POST-PARTUM DEPRESSION, ADDED DARKNESS TO LIGHT TRAINING (PENN STATE \$ TO EDUCATE ABOUT SEX-ABUSE, HOW TO RECOGNIZE IT AND WHAT TO DO), AND INCREASED THE AGE OF CHILDREN THEY WILL SERVE FROM 5 TO 6 YEARS OF AGE. THE RESULT OF ALL OF THE ABOVE IS FOR THE NURSERY TO BE OPERATING AT BEYOND MAXIMUM CAPACITY.

THE EXPANSION WILL ALLOW THE NURSERY TO BETTER ACCOMMODATE THE GROWTH IN PROGRAMS THEY HAD AND HAVE ADDED, AS WELL AS REDUCE THE NUMBER OF CHILDREN TURNED AWAY DUE TO LACK OF CAPACITY (LAST YEAR CHILDREN WERE TURNED AWAY NEARLY 600 TIMES DUE TO LACK OF CAPACITY), THE EXPANSION WILL INCREASE ITS CAPACITY FROM 12 TO 18 CHILDREN.

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 EXISTING FACILITY WAS DESIGNED TO BLEND INTO THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD AND THE EXPANSION WILL CONTINUE THAT THEME - PLEASE REFER TO SUPPORTING DOCUMENTATION.

SINCE 2001, THE NURSERY HAS BEEN IN CONTINUOUS OPERATION AT THIS LOCATION, PROVIDING THE ONLY EMERGENCY-BASED CHILD CARE FACILITY OPEN 24 HOURS, 365 DAYS A YEAR FOR THE ENTIRE COMMUNITY TO ACCESS WITH NO FEES OR INCOME ELIGIBILITY. THE EXPANSION WILL INCLUDE AN INCREASE ON-SITE PARKING FROM 15 SPACES TO 50, WHICH SHOULD HELP TO REDUCE PARKING AND TRAFFIC ALONG HILL STREET.

THE PLANNED EXPANSION IS SUPPORTED, IN PART, THROUGH THE AWARD OF A 2014 STATE OF ILLINOIS DCEO GRANT, ARRANGED WITH THE HELP OF FORMER REP. JAKOBSSON AND FORMER SEN. FRERICHS.

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 NURSERY HAS BEEN IN CONTINUOUS OPERATION AT THIS LOCATION SINCE 2001, PROVIDING EMERGENCY CHILD CARE AND RESIDENTIAL SERVICES TO COMMUNITY CHILDREN IN NEED. THE BUILDING IS OF A SCALE CONSISTENT WITH OTHER RESIDENCES IN THE IMMEDIATE NEIGHBORHOOD, AND THE ADDITION HAD BEEN DESIGNED TO MAINTAIN THAT CHARACTER. THE EXPANSION WILL ALLOW THE NURSERY TO EXPAND AND CONTINUE ITS OPERATION.

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.

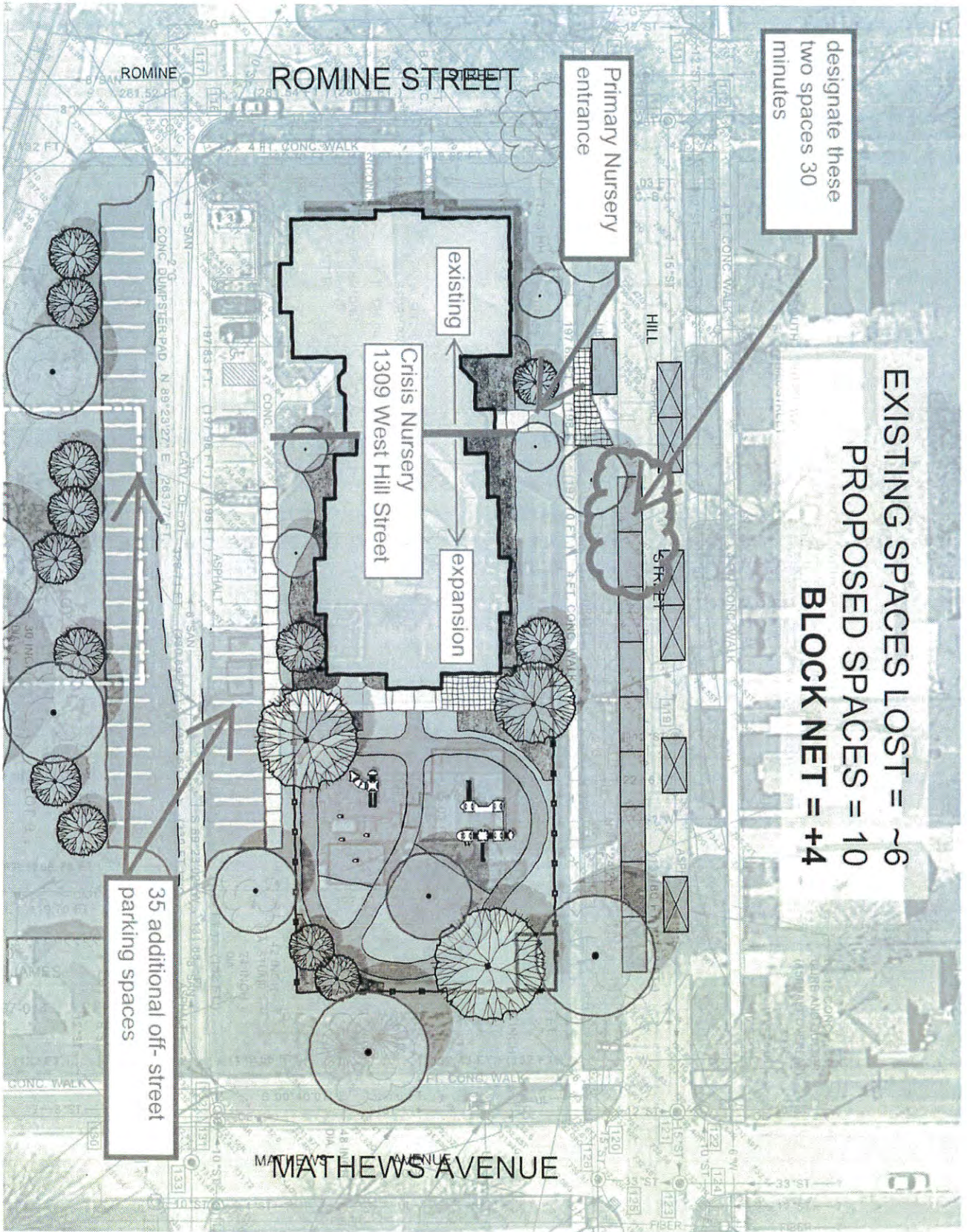

Applicant's Signature


RATIO ARCHITECTS


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



designate these two spaces 30 minutes

EXISTING SPACES LOST = ~6
PROPOSED SPACES = 10
BLOCK NET = +4

35 additional off-street parking spaces

existing

Crisis Nursery
1309 West Hill Street

expansion

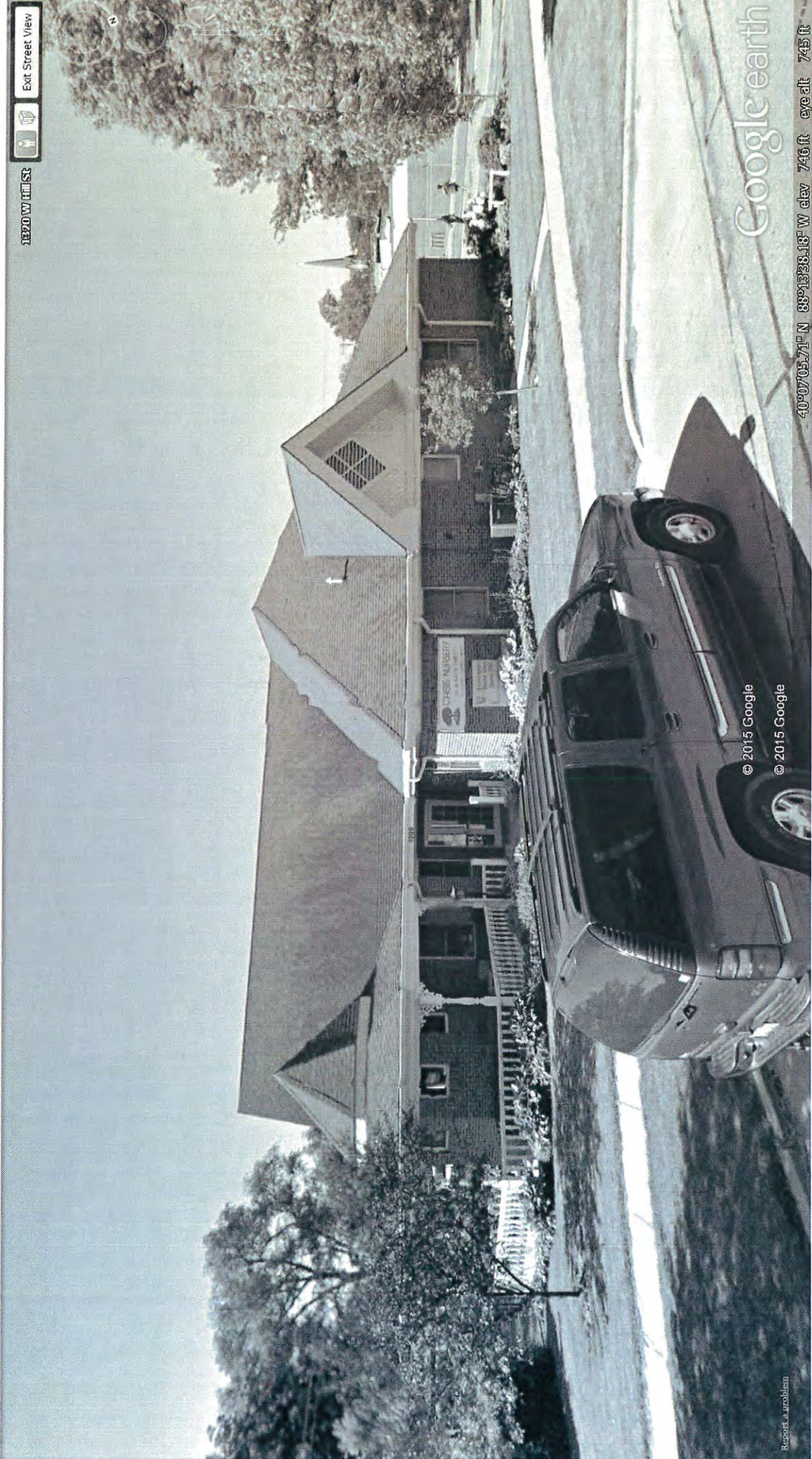
Primary Nursery entrance

ROMINE

ROMINE STREET

HILL

MATHEWS AVENUE



1320 W 111 ST



Exit Street View

© 2015 Google

© 2015 Google

Google earth

40°07'05.71" N 88°13'38.18" W elev 746 ft eye alt 745 ft

Report a problem

