



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

**m e m o r a n d u m**

**TO:** The Urbana Plan Commission

**FROM:** Robert Myers, AICP, Planning Manager

**DATE:** January 12, 2007

**SUBJECT:** Plan Case 1959-M-05: Request by Gregory Place, LLC to rezone properties at 1004, 1006 and 1008 W Nevada Street; 704 and 706 Gregory Place; and 1003, 1005, and 1007 W Oregon Street from the R-5, Medium High Density Multiple-Family Residential Zoning District, to CCD, Campus Commercial Zoning District.

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## **Introduction**

Gregory Place LLC (JSM Development) is requesting a rezoning of eight properties comprising slightly more than one acre on the University of Illinois campus from R-5, Medium High Density Multiple-Family Residential Zoning District, to CCD, Campus Commercial Zoning District. The proposed project is formally known as East Campus Commercial Center, Phase II, but is commonly called Gregory Place, Phase II.

This request accompanies a second application on this agenda for a Special Use Permit (SUP) for the same property and which should be considered concurrently. The project proposed in the SUP application would provide 54,200 sq. ft. of commercial space and 140 apartments in one building. The first floor would be retail, the second floor would be offices, and the third through fifth floors would be apartments. The project, if approved, will be very similar to the first phase of this development constructed on the opposite side of Gregory Street only one story taller. Gregory Place LLC is a private company which will construct and operate this facility on property owned by the University of Illinois.

Pursuant to the Urbana Zoning Ordinance, the Plan Commission must recommend approval or denial of this rezoning application and forward it to City Council for final action.

## Background

In November 2001 the University of Illinois issued a Request for Proposals to develop the property they own on Gregory Place. Coinciding with the University review of development proposals, City staff proposed a text amendment to create a new zoning district called CCD, Campus Commercial District. The new district was intended to allow for the establishment of new commercial and mixed-use developments in this area of campus where many commercial developments have been lost in recent years. The Urbana City Council adopted the new district in 2002. Following City approvals, Gregory Place LLC constructed the first phase of this development on the west side of the 700 block of Gregory Place. The facility is four stories with retail on the first floor and residential on the upper three stories and has been successfully leased.

Should applications for this rezoning and SUP be approved by the City Council, the developer anticipates breaking ground on Gregory Place, Phase II, in February 2007.

In terms of City tax revenues, even though the property will be owned by the University of Illinois, Gregory Place, per Illinois law Phase II will be taxed as any other commercial property because it is greater in area than one acre. Although Gregory Place, Phase I, was smaller than one acre, Gregory Place, LLC and the City of Urbana signed a Development Agreement specifying that the developer would make certain payments in lieu of taxes. Consequently, both phases of the Gregory Place development will generate revenues for the City of Urbana.

### Zoning and Land Use Table

The following is a summary of surrounding zoning and land uses for the subject site:

Direction	Comprehensive Plan	Zoning	Land Uses
Site	“Campus Mixed-Use”	R-5, Multi-Family Residential (Applied to be rezoned to CCD, Campus Commercial Zoning District)	Residential, parking, vacant
North	“Institutional”	R-5, Multi-Family Residential	Residential
East	“Campus Mixed-Use”	R-5, Multi-Family Residential	Residential, Parking
South	“Institutional”	CRE, Conservation, Recreation, Education	Institutional
West	“Campus Mixed-Use”	CCD, Campus Commercial and R7, University Residential	Residential

## Comprehensive Plan Goals, Objectives and Policies

This rezoning has been reviewed under the goals and objectives contained in the 2005 Urbana Comprehensive Plan. Future Land Use Map #8 designates the future land use of both sides of Gregory Place as “Campus Mixed-Use” and is further annotated with “Encourage more East Campus Commercial Center [Gregory Place I] style of development.” The Comprehensive Plan defines Campus Mixed-Use as follows:

“The Campus Mixed-Use classification is intended for limited areas that are close to campus. These areas promote urban-style private development with a mix of uses that commonly include commercial, office and residential. Design Guidelines shall ensure that developments contain a strong urban design that emphasizes a pedestrian scale with buildings close to the street, wide sidewalks, and parking under and behind structures. The design and density of development should capitalize on existing and future transit routes in the area. Large-scale developments containing only single uses are discouraged within this classification.”

Additionally, the following goals and objectives relate to this case:

**Goal 18.0 Promote infill development.**

**Goal 25.0 Create additional commercial areas to strengthen the city’s tax base and service base.**

**Goal 28.0 Develop a diversified and broad, stable tax base.**

*Objectives*

- 28.4 Work with the University of Illinois and other institutions to reduce the impact of tax-exempt properties in the community.
- 28.5 Encourage University efforts to promote public-private partnerships that can benefit multiple parties.
- 28.6 Increase the allocation of land devoted to tax-generating commercial uses in appropriate locations.

**Goal 49.0 Avoid development patterns that can potentially create an over-dependency on the automobile.**

*Objectives*

- 49.2 Increase land use densities to promote availability of transit service and walkability.

## Issues and Discussion

Gregory Place II proposes a mixed-use development with its scale, massing and building placement in keeping with urban style development. The development will front on Gregory Place and will have shallow setbacks to create a strong pedestrian feel similar to buildings typically found in downtown areas. Its mix of retail, office, and residential uses are intended to support each other and be serviced by mass transit now readily available for the site. The first-

floor commercial uses are expected to be marketed primarily to pedestrian traffic created from the campus and the immediate neighborhood. The residential units are expected to be marketed to students, faculty, staff and young professionals. Forty-one parking spaces will be provided onsite at ground level, behind and underneath the building. Site plans illustrating the apartment layout and the parking facilities are attached to this memorandum.

The CCD, Campus Commercial District requires only shallow setbacks in order to achieve the goal of promoting urban-style development. The purpose is to have the commercial uses directly on the sidewalk to encourage pedestrian walk-up traffic. The CCD District requires a minimum front yard setback of six feet. In this case, the proposed development would be setback from the Gregory, Oregon, and Nevada Street rights-of-way by seven feet one inch.

Although the project is a private development, the developer will be leasing the property from the University of Illinois. The University has established specific campus design guidelines that will dictate the design of the structure. This design will be for a “university quality” structure built with brick veneer with limestone detailing. Elevation renderings are attached to this memorandum.

It should be noted that this rezoning in and of itself will not dictate the quality of construction, but the building will be complying with the University of Illinois’ design guidelines.

## **Issues and Discussion**

### **Rezoning Criteria**

In evaluating the legal validity of a zoning classification for a particular property, the City of Urbana uses a standard set of factors developed from a 1957 Illinois Supreme Court ruling in the case *La Salle National Bank of Chicago v. County of Cook* (the “La Salle case”). Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the petitioner.

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

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

Gregory Place I on the opposite side of Gregory Street is currently zoned CCD, Campus Commercial District, and the proposed second phase has been anticipated to complete the successful first phase. The property is located on the University of Illinois campus which serves some 40,000 students in a relatively concentrated area. Urban-style development as permitted in CCD zoning districts is well suited for such an area and is supported by well established public services such as the street network, ample adjacent parking, and public transit. Additionally, development allowed under CCD zoning can be expected to be compatible with adjoining institutional, apartment, and parking uses to the north, east and south.

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

This is the difference in the value of the property as R-5 (Medium High Density Multiple Family Residential District) and the value it would have if it were rezoned to CCD (Campus Commercial District).

Presumably rezoning will lead to increased property values for the petitioner's property. Should all necessary approvals be granted, including this rezoning, the petitioner plans to break ground in early 2007 on a second phase of the Gregory Place development. A change in zoning will allow this to occur, and the addition of commercial and residential uses can be expected to greatly enhance the value of this property.

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

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public.*

The general welfare of the public would be enhanced by allowing infill development which will not only serve the University of Illinois campus, but which will reduce the need for development on the fringes of the City, provide for City revenues to make up for past loss of commercial properties to University expansion, and further the goals of the adopted Comprehensive Plan.

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

The question here applies to the current zoning restrictions: Do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?

The property owner will be benefited by new businesses to serve the University campus, additional housing within walking distance, and additional revenues from leases. A negative aspect of this rezoning is that it will allow development placing introducing an additional parking demand in the area. The property owner will offset this need by providing parking on adjacent lots and within 600 feet of the proposed development.

The public would gain by infill development which will not only serve the University of Illinois campus, but which will reduce the need for development on the fringes of the City, provide for City revenues to make up for past loss of commercial properties to University expansion, and further the goals of the adopted Comprehensive Plan.

Overall, there would be a gain to the public without any readily apparent hardship imposed.

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

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

Located within the University of Illinois campus, which serves some 40,000 students, this property is well suited for Campus Commercial District zoning in terms of potential uses. Additionally, the intensity of uses allowed under CCD zoning is very well supported by existing public services, including streets, sanitary and storm sewers, and public transit.

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

The petitioners have made no claims that this property has remained vacant because of the current zoning.

## **Summary of Findings**

1. The proposed rezoning to CCD, Campus Commercial District, will allow new commercial services in the east portion of the University of Illinois campus which has seen a loss of such business and service establishments over the past 20 years.
2. Located within the University of Illinois campus, which serves some 40,000 students, this property is well suited for Campus Commercial District zoning in terms of potential uses. Additionally, the intensity of uses allowed under CCD zoning is very well supported by existing public services, including streets, sanitary and storm sewers, and public transit.
3. The general welfare of the public would additionally be enhanced by promoting infill development which can be expected to reduce the need for development on the City fringes.
4. The proposed rezoning would allow development which will benefit the City of Urbana by providing revenues which can partially offset past losses of commercial properties in the area due to University expansion.
5. The proposed development conforms to and furthers the goals of the *2005 Comprehensive Plan*.

## **Options**

The Plan Commission has the following options for recommendations to the City Council. In Plan Case 1959-M-05, the Plan Commission may:

1. Forward this case to City Council with a recommendation for approval.

2. Forward this case to City Council with a recommendation for denial.

## **Staff Recommendation**

In Plan Case 1959-M-05, 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 Plan Commission recommend **approval** of the proposed rezoning.

Attachments (common exhibit packet with agenda item 1959-SU-05):

- Exhibit "A": Location Map
- Exhibit "B": Zoning Map
- Exhibit "C": Existing Land Use with Aerial Map
- Exhibit "D": Future Land Use Map
- Exhibit "E": CCD, Campus Commercial District Regulations
- Exhibit "F": Special Use Permit Application
- Exhibit "G": Site Plan Maps

- c: Helen Coleman, University of Illinois, 1501 S Oak St., Champaign, IL 61820  
Scott Kunkel, Gregory Place, LLC, 505 S 5<sup>th</sup> St., Champaign, IL 61820



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

**m e m o r a n d u m**

**TO:** The Urbana Plan Commission

**FROM:** Robert Myers, AICP, Planning Manager

**DATE:** January 12, 2007

**SUBJECT:** Plan Case 1959-SU-05: Request by Gregory Place, LLC for a Special Use Permit to allow a mixed use development known as the East Campus Commercial Center Phase II located at 1004, 1006 and 1008 W Nevada Street; 704 and 706 Gregory Place; and 1003, 1005, and 1007 W Oregon Street in the City's CCD, Campus Commercial Zoning District.

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## **Introduction**

Gregory Place LLC (JSM Development) is requesting a Special Use Permit to establish an urban-style, mixed use building in the 700 block of Gregory Place on the University of Illinois campus. The project will provide 136,000 sq. ft. of space on five floors. The first floor will be retail, the second floor will have offices, and the third through fifth floors will be apartments. The project will be very similar to the first phase of this development constructed on the opposite side of Gregory Street but one story taller. Gregory Place II Gregory Place LLC is a private company which will construct and operate this facility on property owned by the University of Illinois.

The project is formally known as East Campus Commercial Center, Phase II, but is commonly called Gregory Place, Phase II.

The property is currently zoned R-5, Medium High Density Multiple Family Residential District, but the petitioners are concurrently applying to rezone the property to CCD, Campus Commercial District. Urbana Zoning Ordinance Table of Uses V-1, permits retail, offices, and apartments in the CCD zoning district subject to Special Use Permit procedures. Pursuant to the Urbana Zoning Ordinance, the Plan Commission must recommend approval or denial of the Special Use Permit and forward it to City Council for action.



## Background

In November 2001 the University of Illinois issued a Request for Proposals to develop the property they own on Gregory Place. Coinciding with the University review of development proposals, City staff proposed a text amendment to create a new zoning district called the CCD, Campus Commercial District. The new district was intended to allow for the establishment of new commercial and mixed-use developments in this area of campus where many commercial developments have been lost in recent years. The Urbana City Council adopted the new district in 2002. Following City approvals, Gregory Place LLC constructed the first phase of this development on the west side of the 700 block of Gregory Place. The facility is four stories with retail on the first floor and residential on the upper three stories and has been successfully leased.

These previous approvals have laid the groundwork for the present Special Use Permit and rezoning applications for Gregory Place, Phase II. Should these applications be approved by the Plan Commission and City Council, the developer anticipates breaking ground on this project in February 2007.

In terms of City tax revenues, even though the property will be owned by the University of Illinois, Gregory Place, Phase II will be taxed as any other commercial property per Illinois law because it is larger than one acre in area. Although Gregory Place, Phase I, was smaller than one acre in area, Gregory Place, LLC and the City of Urbana signed a Development Agreement specifying that the developer would make certain payments in lieu of taxes. Consequently, both phases of the Gregory Place development will generate revenues for the City of Urbana.

### Zoning and Land Use Table

The following is a summary of surrounding zoning and land uses for the subject site:

Direction	Comprehensive Plan	Zoning	Land Uses
Site	"Campus Mixed-Use"	R-5, Multi-Family Residential (Applied to be rezoned to CCD, Campus Commercial Zoning District)	Residential, parking, vacant
North	"Institutional"	R-5, Multi-Family Residential	Residential
East	"Campus Mixed-Use"	R-5, Multi-Family Residential	Residential, Parking
South	"Institutional"	CRE, Conservation, Recreation, Education	Institutional
West	"Campus Mixed-Use"	CCD, Campus Commercial and R7, University Residential	Residential

## Comprehensive Plan Goals, Objectives and Policies

The proposed Special Use Permit has been reviewed under the goals and objectives contained in the 2005 Urbana Comprehensive Plan. Future Land Use Map #8 designates the future land use of both sides of this block of Gregory Street as “Campus Mixed-Use” and is further annotated with “Encourage more East Campus Commercial Center [Gregory Place I] style of development.” The Comprehensive Plan defines Campus Mixed-Use as follows:

“The Campus Mixed-Use classification is intended for limited areas that are close to campus. These areas promote urban-style private development with a mix of uses that commonly include commercial, office and residential. Design Guidelines shall ensure that developments contain a strong urban design that emphasizes a pedestrian scale with buildings close to the street, wide sidewalks, and parking under and behind structures. The design and density of development should capitalize on existing and future transit routes in the area. Large-scale developments containing only single uses are discouraged within this classification.”

Additionally, the following goals and objectives relate to this case:

**Goal 18.0 Promote infill development.**

**Goal 25.0 Create additional commercial areas to strengthen the city’s tax base and service base.**

**Goal 28.0 Develop a diversified and broad, stable tax base.**

*Objectives*

- 28.4 Work with the University of Illinois and other institutions to reduce the impact of tax-exempt properties in the community.
- 28.5 Encourage University efforts to promote public-private partnerships that can benefit multiple parties.
- 28.6 Increase the allocation of land devoted to tax-generating commercial uses in appropriate locations.

**Goal 49.0 Avoid development patterns that can potentially create an over-dependency on the automobile.**

*Objectives*

- 49.2 Increase land use densities to promote availability of transit service and walkability.

## Discussion

### Proposed Gregory Place, Phase II

The East Campus Commercial Center proposes a mixed-use development that will feature an urban style of architecture, massing and scale. The development will front on Gregory Place and will have shallow setbacks to create a strong pedestrian feel similar to buildings typically found in downtown areas. The development proposes approximately 17,600 square feet of commercial space on the first floor. The first-floor commercial uses are expected to be marketed primarily to pedestrian traffic created from the campus and the immediate neighborhood. The second floor will have approximately 36,600 sq. ft. of office space. The project will also 140 apartments on the third through fifth floors. The residential units are expected to be marketed to students, faculty, staff and young professionals.

Forty-one parking spaces will be provided onsite at ground level, behind and underneath the building. Site plans illustrating the apartment layout and the parking facilities are attached to this memorandum.

### **Structure and Design**

Although the project is a private development, the developer will be leasing the property from the University of Illinois. The University has established specific campus design guidelines that will dictate the design of the structure. This design will be for a “university quality” structure built with brick veneer with limestone detailing. Elevation renderings are attached to this memorandum.

### **Site Design**

The CCD, Campus Commercial District requires minimal setbacks in order to achieve the goal of an urban style of development. The CCD District requires a front yard of six feet. In this case, the development is setback from the Gregory, Oregon, and Nevada Street rights-of-way by seven feet one inch. The purpose of this shallow setback is to have the commercial uses directly on the sidewalk to encourage pedestrian walk-up traffic.

In terms of open space, the development proposes that required open space be met at grade level in open patio areas along Gregory Place, and by an open atrium extending up through all floor of the building and through the roofline.

### **Parking**

Under Table VIII-7 and Section VIII-5.K of the Zoning Ordinance approximately 190 parking spaces are required. For the apartments, 128 parking spaces are necessary, for the offices 61 parking spaces are needed, and at least 35 spaces are needed for the retail portion, depending on the type of retail. Forty-one parking spaces will be provided onsite. The remainder of required parking will be provided provided offsite but within 600 feet as allowed per the Zoning Ordinance.

An agreement has been reached between the petitioner and University to reserve these required spaces in the existing surface parking lot on the east side of Gregory Place. The agreement also

specifies that additional spaces could be reserved as demand warrants. It is anticipated that the majority of the underground spaces will be used for residential tenant parking. Additionally, Gregory Place II will be diagonal to the Krannert Center which provides ample underground parking which are used primarily for evening performances.

### **Requirements for a Special Use Permit**

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following factors. Please refer to the attached Petition for a Special Use Permit for the petitioner's specific response.

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

The development is located in an area that has been transitioning to institutional uses for several years. The proposed East Campus Commercial Center will be conducive to the public convenience at this location because it will offer convenient residential opportunities in close proximity to the University of Illinois. The development will also offer commercial and retail services in the East Campus area which will be convenient for students, faculty, staff and the immediate neighborhood. The establishment of new commercial businesses will help replace some of the many businesses that have been lost in recent years due to University expansion. Additionally, according to the petitioner, the addition of offices to Gregory Place, Phase II will provide an additional customer base for retailers and add vitality to the area throughout the workday.

*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 East Campus Commercial Center will be designed with a mixed-use, urban-style layout with shallow setbacks. The concept is to construct a development that is of a pedestrian scale and encourages walk-up access. Nevertheless, the development will contain both on-site and off-site parking to serve residents and customers with cars. Further, the building will contain a strong architectural appeal not typically found in new private development. This is due to the Developer's requirement to adhere to the University of Illinois design standards. It is the opinion of staff that the development will not be injurious to the public welfare or the district in general.

*3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

The development is proposed to be constructed fully within the requirements of the Urbana Zoning Ordinance and the CCD, Campus Commercial District regulations. There are no variances or waivers requested along with the Special Use Permit.

## **Consideration**

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

In addition, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting;
8. Any other conditions deemed necessary to affect the purposes of this Ordinance.

## **Summary of Findings**

1. The proposed East Campus Commercial Center, Phase II development will consist of a mixed-use commercial center on the University of Illinois campus. The development will consist of approximately 54,200 square feet of commercial and office space and 140 apartments.
2. The proposed development will foster new retail development in the east campus area which has seen a loss of such business and service establishments over the past 20 years. New retail development will be a benefit to the east campus area and the immediately surrounding neighborhood.
3. The proposed mixed-use development will be generally compatible with surrounding land uses, including commercial, apartments, and institutional uses. The proposed East Campus Commercial Center, Phase II is designed to offer services and residential opportunities primarily to users of the university but also to the surrounding neighborhoods.

4. The proposed use would be conducive to the public convenience at this location by offering commercial and residential opportunities in close proximity to the campus and surrounding neighborhoods.
5. The proposed development will not pose a detriment to the district in which it is proposed to be located. The traffic generated is expected to be largely pedestrian although parking is to be provided both on-site and off-site.
6. The proposed development meets all applicable standards and regulations of the district in which it is located.
7. The proposed development conforms to the *2005 Comprehensive Plan*.
8. The proposed development will benefit the City of Urbana by offering private, taxable development that will contribute to City revenues.

## Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 1859-SU-05:

1. Forward the case to City Council with a recommendation for approval of the Special Use Permit request as presented on the attached application without any additional conditions;
2. Forward the case to City Council with a recommendation for approval of the Special Use Permit request, as presented on the attached application, with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Forward the case to City Council with a recommendation for denial of the request for a Special Use Permit.

## Staff Recommendation

In Plan Case 1859-SU-05, 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 Plan Commission recommend **approval** of the proposed special use with the following **conditions**:

1. The Developer shall consult with City staff indicating the exact commercial uses that will be located within the commercial space. City staff shall confirm that the uses are

permitted in the CCD district and that adequate parking is accommodated to satisfy the development regulations.

2. That the development on the property be in substantial conformance with the attached Site Plan.

Attachments (common exhibit packet with agenda item 1959-M-05):

- Exhibit "A": Location Map
- Exhibit "B": Zoning Map
- Exhibit "C": Existing Land Use with Aerial Map
- Exhibit "D": Future Land Use Map
- Exhibit "E": CCD, Campus Commercial District Regulations
- Exhibit "F": Special Use Permit Application
- Exhibit "G": Site Plan Maps


- c: Helen Coleman, University of Illinois, 1501 S Oak St., Champaign, IL 61820  
Scott Kunkel, Gregory Place, LLC, 505 S 5<sup>th</sup> St., Champaign, IL 61820

# Location Map

# EXHIBIT "A"



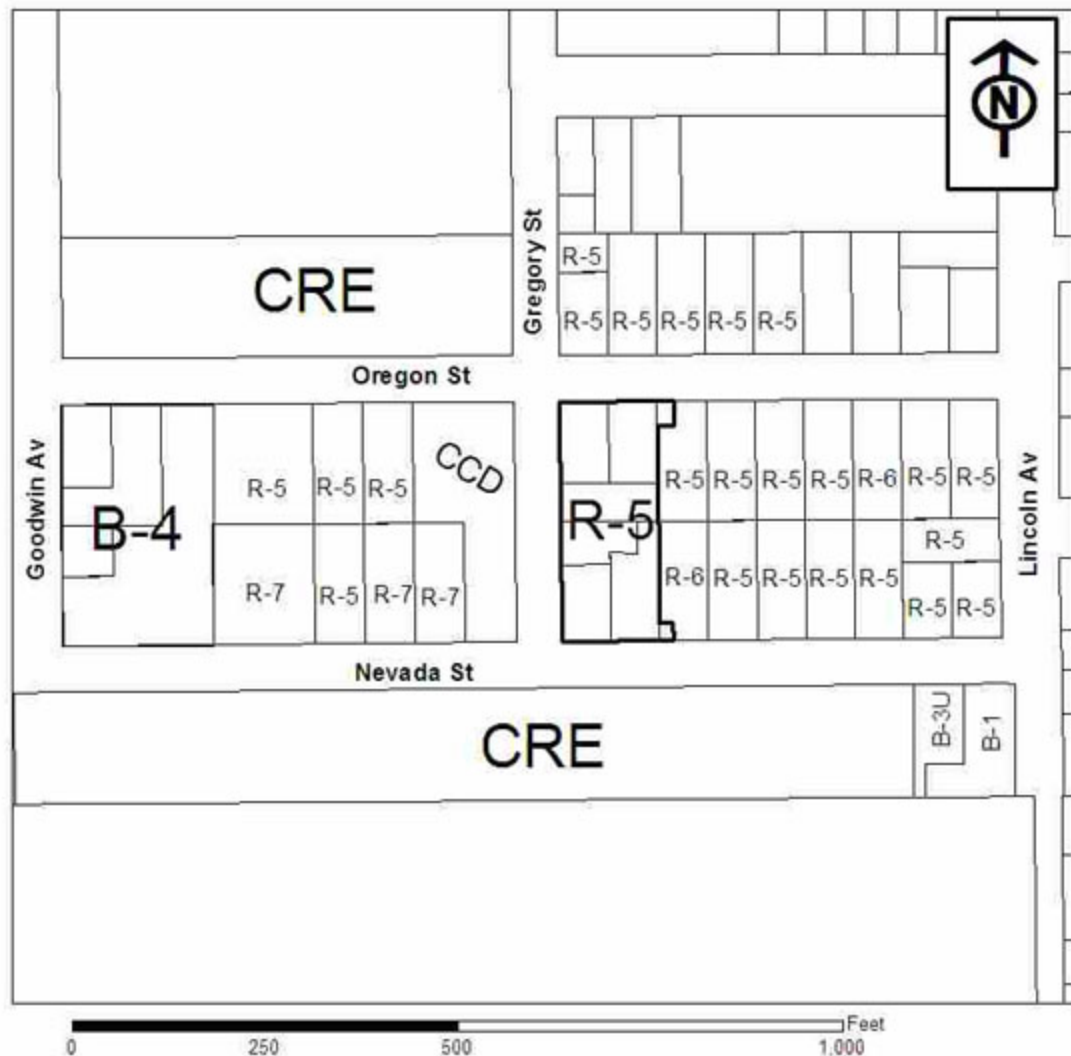
**Plan Cases:**  
1959-M-05, Gregory Place II - East Campus Commercial Center: Rezone part of a lot from R-5 (Medium High Density Multiple-Family Residential District) to CCD (Campus Commercial District)  
1959-SU-05, Gregory Place II - East Campus Commercial Center: Special Use Permit a mixed use development in the CCD zoning district  
**Petitioner:** Gregory Place, LLC  
**Location:** Gregory Place between Oregon and Nevada Streets  
**Zoning:** R-5, Medium High Density Multiple-Family and CCD

 **Subject Property**



# Zoning Map

# EXHIBIT "B"



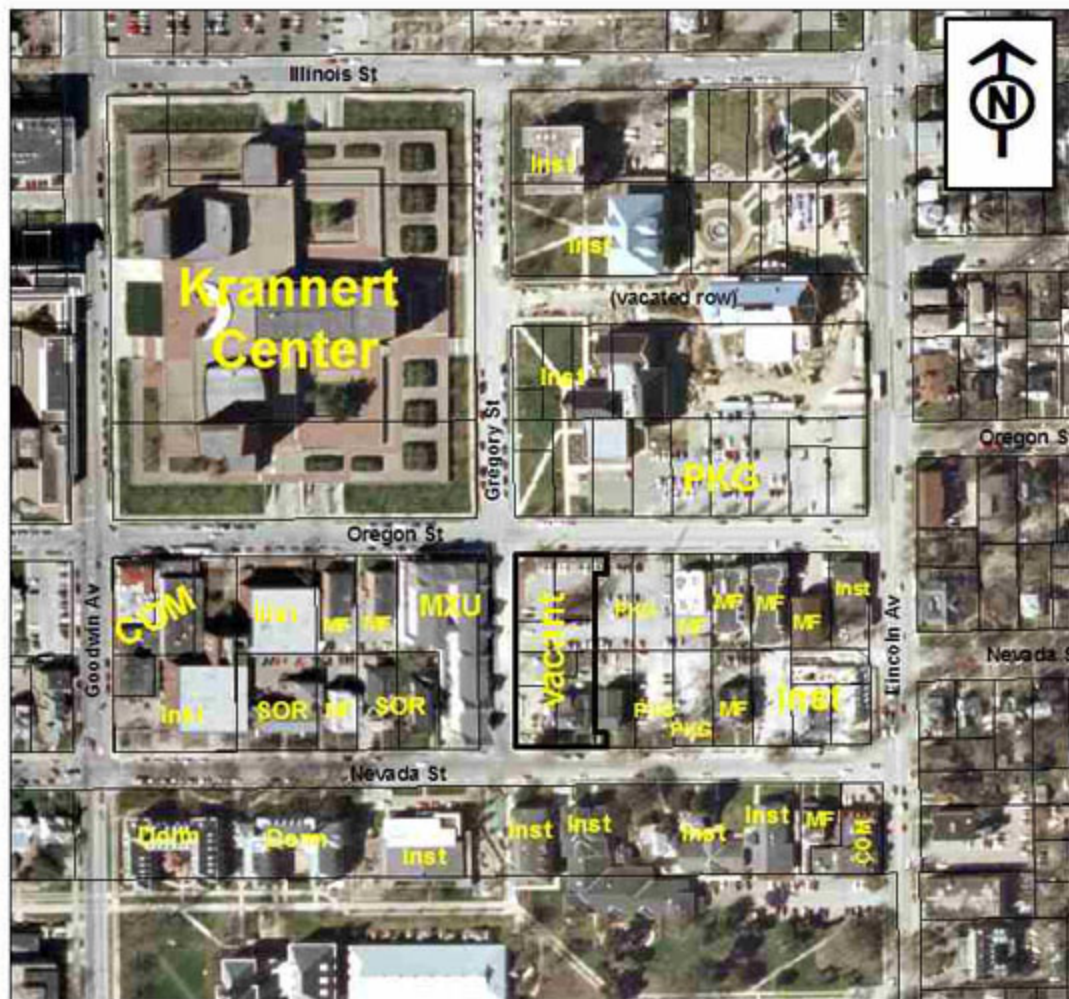
**Plan Cases:**  
 1959-M-05, Gregory Place II - East Campus Commercial Center:  
 Rezone part of a lot from R-5 (Medium High Density Multiple-Family Residential District) to CCD (Campus Commercial District)  
 1959-SU-05, Gregory Place II - East Campus Commercial Center:  
 Special Use Permit a mixed use development in the CCD zoning district  
**Petitioner:** Gregory Place, LLC  
**Location:** Gregory Place between Oregon and Nevada Streets  
**Zoning:** R-5, Medium High Density Multiple-Family and CCD

 **Subject Property**

B-1, Neighborhood Business  
 B-4, Central Business  
 CCD, Campus Commercial District  
 CRE, Conservation - Recreation - Education  
 R-5, Medium High Density Multiple Family Residential  
 R-6, High Density Multiple Family Residential  
 R-7, University Residential

# Existing Land Use w Aerial Photo

# EXHIBIT "C"



**Plan Cases:**

1959-M-05, Gregory Place II - East Campus Commercial Center:  
 Rezone part of a lot from R-5 (Medium High Density Multiple-Family Residential District) to CCD (Campus Commercial District)  
 1959-SU-05, Gregory Place II - East Campus Commercial Center:  
 Special Use Permit a mixed use development in the CCD zoning district  
 Petitioner: Gregory Place, LLC  
 Location: Gregory Place between Oregon and Nevada Streets  
 Zoning: R-5, Medium High Density Multiple-Family and CCD

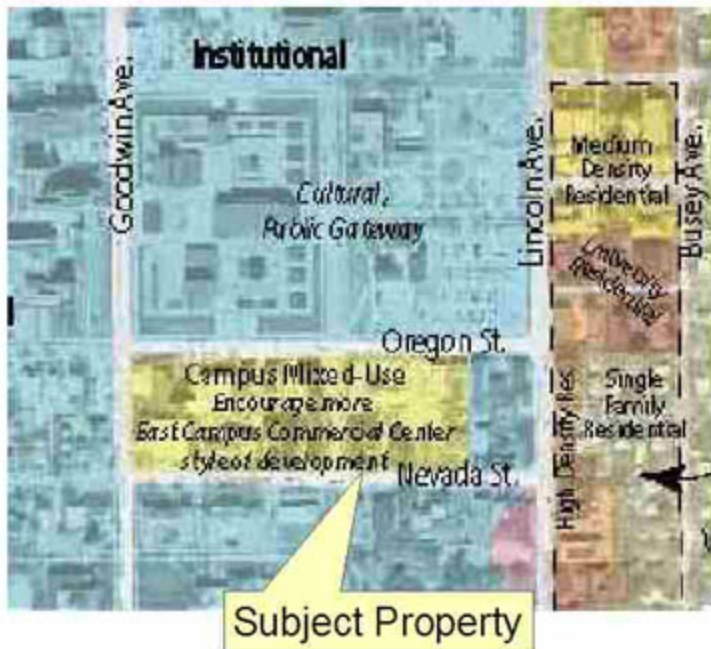
 **Subject Property**

- COM - Commercial
- Dorm - Dormitory
- Inst - Institutional
- MF - Multi Family
- MXU - Mixed Use
- PKG - Parking
- SOR - Sorority

# Future Land Use Map

# EXHIBIT "D"

Source: Comprehensive Plan Future Land Use  
Map # 8, p. 79 - Detailed Section



**Plan Cases:**

1959-M-05, Gregory Place II - East Campus Commercial Center:  
Rezone part of a lot from R-5 (Medium High Density Multiple-Family Residential District) to CCD (Campus Commercial District)  
1959-SU-05, Gregory Place II - East Campus Commercial Center:  
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