



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 Division Manager

DATE: August 31, 2011

SUBJECT: **Plan Case No. 2148-CW-11:** 711 Western Ave. (Mosque annex), supplemental information

The purpose of this memorandum is to provide additional information on this Boneyard Creekway Permit application as requested at the July 21, 2011 Plan Commission meeting. Specifically, the Plan Commission asked City staff to:

- Verify property boundaries in light of testimony provided at the public hearing,
- Verify the minimum parking requirements for the Mosque campus,
- Have the applicant provide a revised site plan, and
- Provide the heights of buildings in the area.

Concerning the site plan, the following revisions were discussed at that Plan Commission meeting.

- If parking is to be provided along Western Ave. it should be shown on the site plan as parallel parking rather than 90 degree parking.
- The site plan should indicate additional parking to be created by expansion/restripping of the existing Mosque parking lot on the west side of Busey Avenue.
- The site plan should show the easement for the multi-use path bordering both portions of the Mosque campus (east and west of Busey Ave.),
- The site plan should indicate the distances between the top of the Boneyard Creek sheet pile and the proposed building to insure enough room for a future multi-use path.
- Including a generalized landscape plan, in conformance with the Boneyard Creekway Commission's recommendations, would be helpful as part of the review.

Additionally, the applicant's architect offered at the July 21 Plan Commission meeting to submit an amended Creekway Permit application form in conformance with discussion at the June 23, 2011 Boneyard Creekway Commission meeting.

Boneyard Creekway Commission meeting

To recap the June 23, 2011 Boneyard Creek Commission meeting, the Boneyard Creek Commissioner, Zoning Administrator, and Assistant City Engineer determined that the proposed project complied with the goals of the 1978 *Boneyard Creek Master Plan* and unanimously approved the following motion:

“Ms. Tyler moved to recommend issuing a Creekway Permit including granting of requested Transfer of Development Rights (TDR) and Zoning Lot provisions, height variance and to refer for Plan Commission review of the front yard setback and encroachment of the parking along Western [Ave.] into the required setback. The following conditions were included: 1) Submittal of a landscape plan providing useable open area along the creek, 2) Required bikeway easement that is coincidental with the maintenance easement of 25 feet, and 3) IDNR [Illinois Department of Natural Resource] permission.”

Based on this recommendation, the Boneyard Creekway Permit is subject to Plan Commission review and approval.

Property Boundaries

Based on public input at the July 21, 2011 Plan Commission meeting, the Commission asked City staff to verify the property boundaries for 711 Western Avenue. The applicants had a property survey prepared by Berns, Clancy & Associates of Urbana, a licensed engineering and surveying firm. A copy of this survey (dated March 8, 2011) has been included in your meeting packet. Berns, Clancy has rechecked and verified their survey in the field. The City surveyor has reviewed this survey in the field and has found nothing that would contradict Berns Clancy’s survey. The property boundaries identified in the survey are correct. Urbana surveying staff are unable to provide the additional surveying services requested by the property owner on the north side of Western Avenue to determine that property’s precise boundaries.

For reference, Berns, Clancy & Associates measured the following distances as part of their field survey of the Mosque property.

Northwest corner of the property to the Western Ave. pavement: 8.3 feet

Northeast corner of the property to the Western Ave. pavement: 7.4 feet

Minimum Parking Requirements

A mosque includes an assembly use without seats or pews in the prayer area. Under the Urbana Zoning Ordinance (Section VIII-5.H.2), public assembly areas with no seats require a minimum of 25% of the capacity in persons. For zoning purposes the prayer area has a capacity of 200 persons, based on an allowance of 10.75 square feet per person in prayer. Therefore, the Urbana Zoning Ordinance requires a minimum of 50 off-street parking spaces for the Mosque.

The multi-purpose room and other areas of the Mosque would not increase the minimum parking requirement. This is because, for the purposes of calculating minimum parking requirements for religious institutions, it is customarily assumed that religious services in the assembly area would rarely be held simultaneously with other events or classes on the same campus. Therefore, the capacity of the main prayer area dictates the maximum number of people expected to use the facility at any one time.

The one exception is that the Mosque property includes two apartment units. Since each apartment has three bedrooms, Table VIII-7 would require a minimum of three parking spaces for these two units. Consequently a minimum of 53 parking spaces are required for the Mosque property on the west side of Busey Street.

The proposed Mosque annex at 711 Western Ave. would include a dormitory housing 33 residents. Table VIII-7 of the Zoning Ordinance requires a minimum of one parking space for every three residents. The annex would not have employees other than resident hall assistants living in the dorm. (This dormitory would have self serve kitchens rather than a centralized commissary.) Again it is assumed for zoning purposes that prayer services would rarely be held simultaneously with activities in the annex's multipurpose room/gymnasium or classrooms. Consequently a minimum of 11 parking spaces are required for the annex, one of which must be a handicapped space under the Illinois Accessibility Code.

In summary, the Urbana Zoning Ordinance would require a **minimum of 64 parking spaces total for the campus**: 53 for the Mosque and apartments and 11 for the annex. The Zoning Ordinance allows parking to be provided off site but within 600 feet of the property, and in this case some of the parking necessary for the Annex would be provided at the main parking lot across Busey Avenue. In addition, pursuant to the provisions of the Urbana Zoning Ordinance (Section XIII-4.E.5) for properties within the Boneyard Creek District, the two Mosque properties are being considered as a Zoning Lot, for purposes of determining relevant zoning requirements, including parking.

This parking analysis does not take into account any parking leased at other locations. Mosque representatives testified at the July 21, 2011 public hearing that approximately 20 parking spaces are leased from the University of Illinois across Lincoln Avenue.

Revised Site Plan

The applicants had previously provided a revised site plan to the Plan Commission. Adjustments were subsequently made based on City staff review, and a final site plan (dated Aug. 18, 2011) is attached for your review. This final site plan addresses comments made by the Plan Commission as well as those made by City staff.

Area Building Heights

An exhibit is attached illustrating the number of stories of other buildings in the area. Building heights in the area range from one story to three and a half stories, with most in the 2 to 3 story range. There are five other buildings that are of a similar height (three and a half stories) to that proposed within the area shown.

Consideration

Under Section XIII-4.J of the Zoning Ordinance, the Plan Commission shall determine whether the reasons set forth in the application justify the granting of the Creekway permit based upon the criteria specified in Section XIII-4.C of the Zoning Ordinance.

In review of a Creekway permit application, Section XIII-4.C of the Zoning Ordinance provides the following six factors for consideration.

1. Whether the Creekway permit is compatible with the Boneyard Creek Master Plan as it may be amended from time to time in a manner consistent with the Urbana Comprehensive Plan.
2. Whether the location, size, and type of the proposed use is appropriate to the objectives of the Boneyard Creek District.
3. Whether the proposed use is compatible with the character of the area in which it is located.
4. Whether the proposed use would be compatible with the spirit of the underlying zoning district.
5. Whether there are adequate community services to support the proposed use, such as, but not limited to, streets, water, sewer, recreational, and public school facilities.
6. Whether the design of the proposal as to size, height, and open space allows adequate access to light and air and to surrounding streets, parkways, and properties.

The Boneyard Creekway Commission's recommendation is that the application complies with these factors. Subsequent revised plans have better defined compliance with these factors.

Options

The Plan Commission has the following options for this Boneyard Creekway Permit application:

- Approve the application
- Approve the application with conditions
- Deny the application, or
- Defer action on the application based on a determination that the request is beyond those authorized by Section XIII-4, in which case the Plan Commission should send a recommendation to the Urbana City Council.

Staff Recommendation

Without benefit of additional information which could be provided at the public hearing, City Staff recommends that the Plan Commission APPROVE the Creekway Permit as having met the factors of Section XIII-4.C of the Urbana Zoning Ordinance and with the following conditions:

1. Approval of a floodplain permit by the Illinois Department of Natural Resources.
2. Construction in general conformity to the submitted revised site plans.
3. Installation of landscaping and open space along the Creekway, as generally shown on the submitted revised Landscape Plan.
4. Dedication of a multi-purpose pathway easement coincidental to the existing general maintenance easement along the entire length of the Mosque properties, as generally depicted on the site plan.
5. Installation of signs indicating parallel parking along Western Ave. is for Mosque Annex use.

Attached:

Building Height Illustration

Applicant Exhibits:

Revised Site Plan (dated Aug. 18, 2011)

Site Plan – Dorm Parking, City Recommended

Revised Schematic Landscape Plan

Revised Schematic Landscape Perspective

Parking Sign



S. LINCOLN AVE.

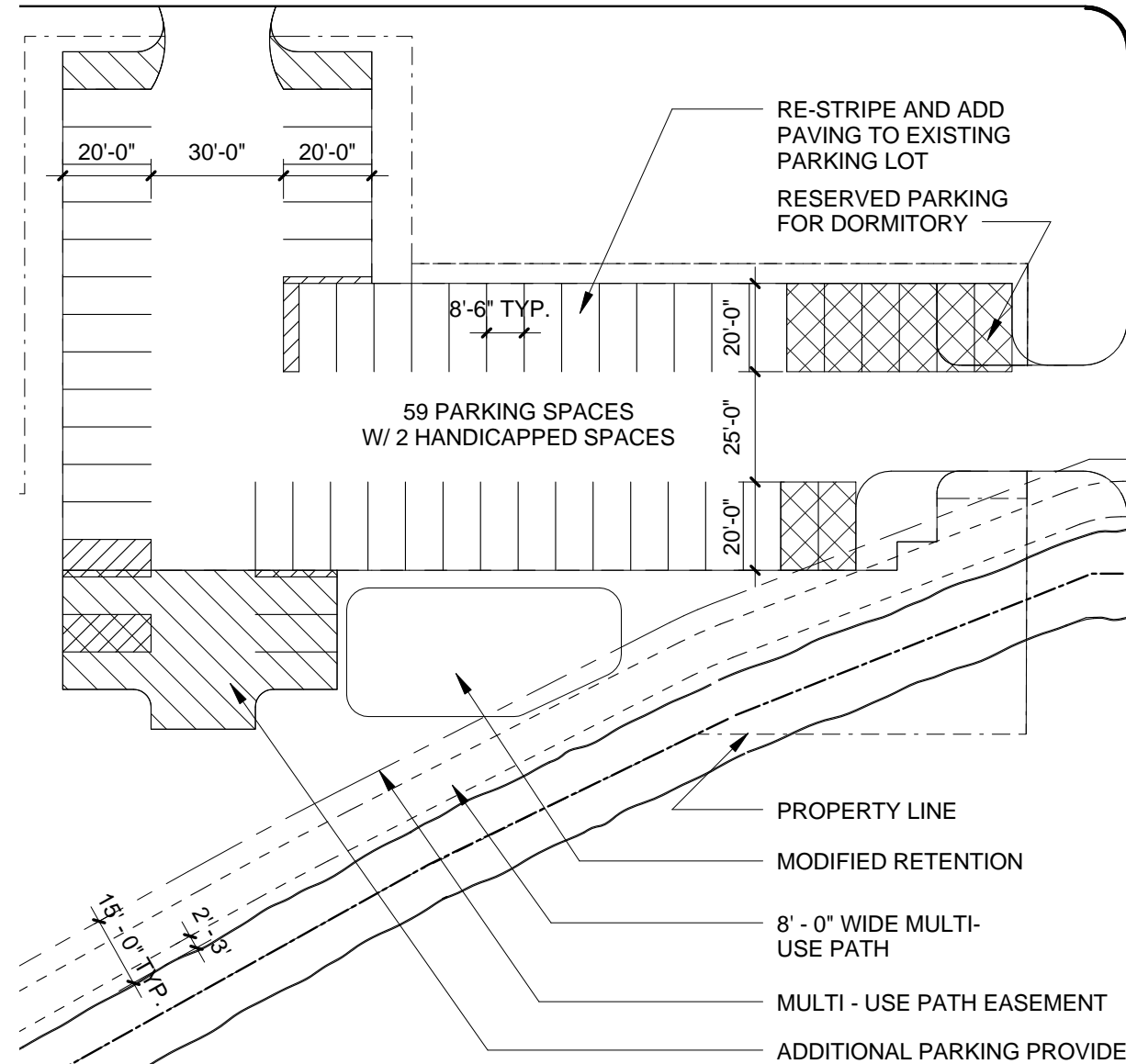
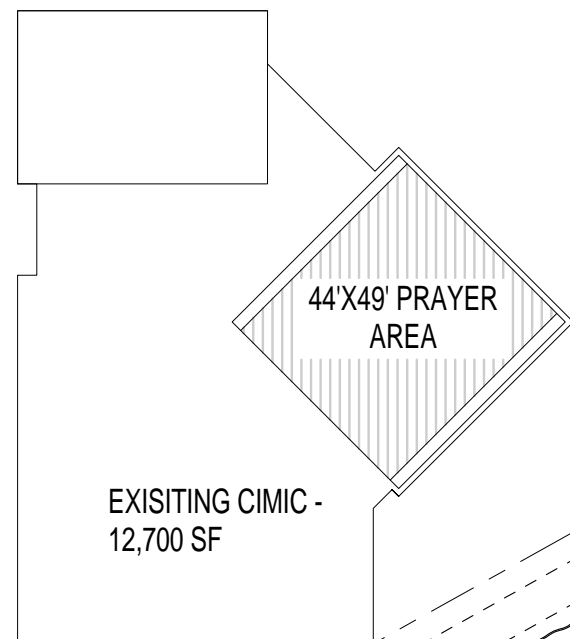
TOTAL MOSQUE PARKING REQUIRED
- 50 PARKING SPACES REQUIRED FOR ASSEMBLY
INCLUDING 2 HANDICAPPED SPACES

TOTAL DORM PARKING REQUIRED
- 13 PARKING SPACES REQUIRED,
INCLUDING 1 HANDICAPPED SPACE

TOTAL CAMPUS PARKING REQUIRED
- 63 PARKING SPACES REQUIRED,
INCLUDING 3 HANDICAPPED SPACES

CIMIC CAMPUS PARKING PROVIDED
- 64 TOTAL SPACES
- 61 STANDARD SPACES
- 3 HANDICAP ACCESSIBLE SPACES

- 59 SPACES PROVIDED AT MOSQUE SITE
- 5 SPACES PROVIDED AT DORM SITE

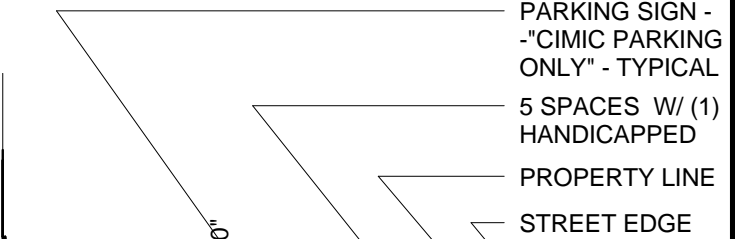


BUSEY AVE.

BUSEY AVE.

WESTERN AVE.

WESTERN AVE.

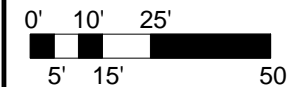
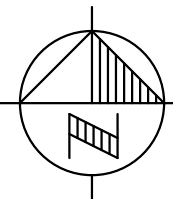


PROPOSED CIMIC ANNEX
- 22,970 SF -

MULTI-USE PATH EASEMENT
PROPERTY LINE
CREEK CENTERLINE
SHEET PILE EDGE
8' WIDE MULTI-USE PATH, +/- 5' - 6' FROM BUILDING EDGE

SITE PLAN

SCALE: 1" = 40' - 0"



date
08/18/2011
revised

drawn by
MAS
checked by
TDC

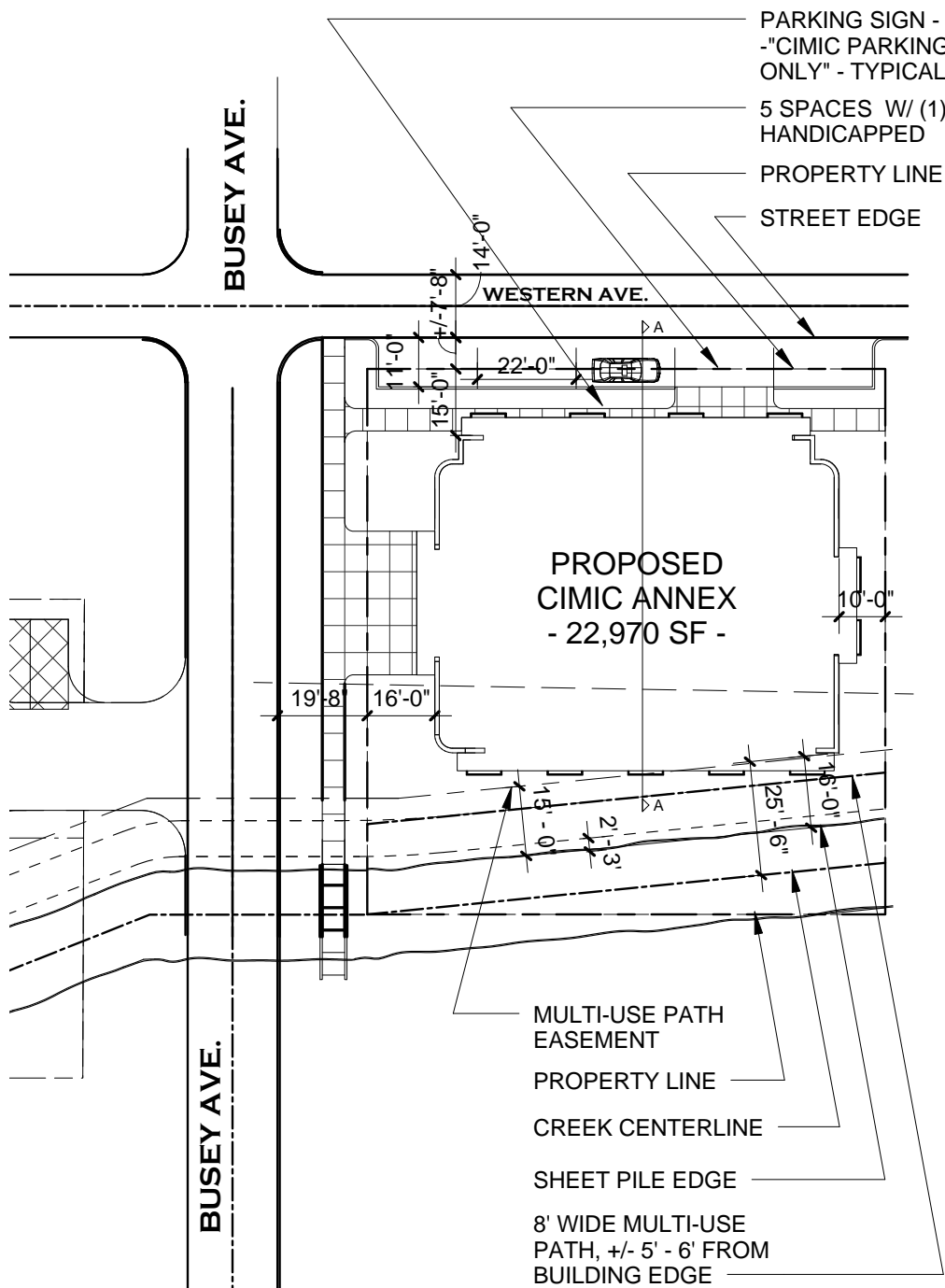


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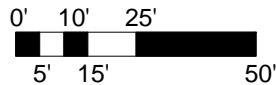
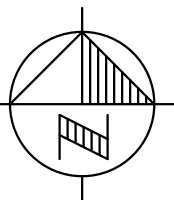
SITE PLAN
CIMIC EXPANSION PROJECT (PHASE III)
CENTRAL ILLINOIS MOSQUE
711 W. Western Ave. Urbana, Illinois

sheet
C101
project
093RX00.800



SITE PLAN

SCALE: 1" = 40' - 0"



date
08/18/11
revised

drawn by
MAS
checked by
TDC

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ARCHITECTS

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DORM PARKING - CITY RECOMMENDED
CIMIC EXPANSION PROJECT (PHASE III)
CENTRAL ILLINOIS MOSQUE
711 W. Western Ave. Urbana, Illinois

sheet
C102

project
093RX00.800



date

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PARKING SIGN

CIMIC EXPANSION PROJECT (PHASE III)

CENTRAL ILLINOIS MOSQUE

711 W. Western Ave. Urbana, Illinois

sheet

C103

project

093RX00.800

1 TYPICAL DORMATORY PARKING SIGN
6" = 1'-0"



DECORATIVE PLANTS & SHRUBS W/ ROCK BASE

ILLINOIS NATIVE DECIDUOUS TREES (TYPICAL AT FRONT OF BUILDING)

(2) ADDITIONAL ILLINOIS NATIVE DECIDUOUS TREES ON MOSQUE SITE

BIKE RACK FOR RESIDENTS

PROPOSED MULTI-PURPOSE PATH

BUSEY AVE.

WESTERN AVE.

PROPOSED CIMIC ANNEX

BUSEY AVE.

HANDICAPPED PARKING SPOT W/ CURB CUT

NATIVE CONIFEROUS TREES FOR EAST SIDE COVER (TYPICAL)

DECORATIVE PLANTS & SHRUBS W/ ROCK BASE ADJACENT TO BIKE PATH

EROSION CONTROL STRATEGIES & PLANTS UNDER BUILDING

LANDSCAPE PLAN

NOT TO SCALE

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SCHMATIC LANDSCAPE PLAN
CIMIC EXPANSION PROJECT (PHASE III)
CENTRAL ILLINOIS MOSQUE
711 W. Western Ave. Urbana, Illinois

sheet
L101
project
093RX00.800



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE

NOTE: TRUE GRADE NOT SHOWN FOR CLARITY OF LANDSCAPE SCHEMATIC

date

08/18/2011

revised

drawn by

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SCHEMATIC LANDSCAPE PERSPECTIVE

CIMIC EXPANSION PROJECT (PHASE III)

CENTRAL ILLINOIS MOSQUE

711 W. Western Ave. Urbana, Illinois

sheet

L102

project

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