



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Rebecca Bird, Planner I

DATE: October 13, 2011

SUBJECT: Plan Case 2157-M-11: A request to rezone 5 parcels from R-2, Single-Family Residential to R-5, Medium High Density Multiple-Family Residential. 1408, 1410, 1412, and 1414 West Eads Street and 1206 North Wright Street, Urbana.

Introduction and Background

The Benoit Group, LLC has submitted a petition on behalf of the Housing Authority of Champaign County (HACC) to rezone five parcels totaling 0.79 acres from R-2, Single-Family Residential to R-5, Medium High Density Multiple-Family Residential in order to allow for the redevelopment of Dunbar Court, a public housing complex located north of Eads Street and east of Wright Street. The subject parcels are 1408, 1410, 1412, and 1414 West Eads Street and 1206 North Wright Street, Urbana (see Exhibit A). Three of the parcels contain single-family houses and two are vacant lots. The parcels addressed as 1410 and 1412 W Eads Street and 1206 N Wright Street are owned by HACC. These three parcels were acquired by HACC as part of a land swap with Champaign Unit 4 School District for the vacated North Wright Street which was being utilized as a parking lot for the Dunbar Court public housing complex. The City of Urbana supported the land swap. Of the remaining two parcels, HACC has 1414 W Eads Street under contract to purchase and is in the process of signing a contract with the owner of 1408 W Eads Street. All of the single-family houses are currently vacant. If the proposed rezoning is approved, HACC intends to combine the five parcels with Dunbar Court public housing complex located just north of the subject properties at 1208 N. Wright Street to allow construction of a new 36-unit mixed income housing complex. A site plan and elevations are included with the application in Exhibit E.

Pursuant to the Urbana Zoning Ordinance, the Plan Commission may either recommend approval or denial of the proposed rezoning request to City Council for final action.

Description of Proposed Project

The Housing Authority of Champaign County (HACC) is proposing to redevelop Dunbar Court, a 60-year old 26-unit public housing complex at 1208 N. Wright Street. The proposed redevelopment would provide 36 rental units consisting of newly constructed energy efficient one- and two-story townhomes

with four one-bedroom units, twelve two-bedroom units, twenty three-bedroom units and a community building. The development would be a mixed income development, providing a mix of both public housing and low income units. In order to accommodate the proposed 36-unit redevelopment, HACC is proposing to combine the five subject lots with the existing Dunbar Court lot. The applicant will be applying for Illinois Housing and Development Authority Low Income Housing Tax Credits to help finance the development. One of the eligibility criteria for this program is that the entire project site conform with local zoning requirements.

It should be noted that although rezoning would be necessary for project funding eligibility, rezoning the property would not dictate a particular development. When considering this application, the Plan Commission should keep in mind the entire range of potential uses and development scenarios under R-5 zoning standards.

Adjacent Land Uses, Zoning, and Comprehensive Plan Designations

Four of the subject properties have frontage on West Eads Street. The fifth parcel has frontage on North Wright Street. All of the subject properties are adjacent to the Dunbar Court site to the north. The Urbana corporate limits run along this section of Wright Street, with the City of Champaign located to the west. The subject properties are all zoned R-2, Single-Family Residential. The area surrounding the subject properties is mainly a single-family residential neighborhood extending from Goodwin Avenue to the east, Bradley Avenue to the north, Beslin and Washington Streets to the south and Fourth Street in Champaign to the west. The neighborhood includes the existing Dunbar Court development to the north, Booker T. Washington Elementary School in the City of Champaign to the west, and Douglass Park further west and north. (See Exhibit A, Location Map.) To the west of the school is a library and community center.

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
Sites	R-2, Single-Family Residential	Single-Family Homes, Vacant	Residential
North	R-5, Medium High Density Multiple-Family Residential	Dunbar Court	Multi-Family Residential
South	R-2, Single-Family Residential	Single-Family Homes, Vacant	Residential
East	R-2, Single-Family Residential	Church	Residential
West	City of Champaign: SF1 Single Family	Booker T Washington Elementary School	City of Champaign: Civic Community Destination

Comprehensive Plan

The 2005 Urbana Comprehensive Plan identifies the future land use for the subject site as well as the surrounding property as “Residential – Urban Pattern”. The Comprehensive Plan defines “Residential – Urban Pattern” as follows:

Residential areas contain primarily single-family residential housing but may also include a variety of compatible land uses such as duplexes, town homes, civic uses, institutional uses, and parks where zoning is appropriate. Residential areas can have different physical patterns of development.

Future Land Use Map #3 includes the following notations for this neighborhood:

King Park Neighborhood Community Development Target Area; Improve existing housing stock and promote new infill development.

Redevelopment as townhomes under R-5 zoning would be consistent with the designation of the site in the Comprehensive Plan, as townhomes are included as a compatible land use in the definition. In addition, the redevelopment of Dunbar Court would improve the existing housing stock in the neighborhood. The following Comprehensive Plan Goals and Objectives also support the rezoning:

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.

Goal 18.0 Promote infill development.

Objectives

- 18.2 Promote rehabilitation and improvement of housing opportunities through the use of Block Grant and redevelopment programs.

Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.

Objectives

- 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

Goal 20.0 Encourage the development of new “planned neighborhoods.”

Objectives

- 20.1 Promote a “traditional neighborhood development” style as an alternative to the conventional suburban development pattern.
- 20.2 Encourage new neighborhoods to include a mix of residential types, with convenient access to schools, parks, shopping, work places, services, and transit.

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.

Objectives

- 39.5 Work to improve public housing in Urbana through cooperative efforts with the Housing Authority of Champaign County.

Goal 40.0 Make affordable housing available for low-income and moderate-income households.

Objectives

- 40.1 Promote strategies identified in the Consolidated Plan to provide additional affordable housing opportunities in Urbana-Champaign.
- 40.5 Ensure the conservation and improvement of Urbana's existing housing stock and to promote neighborhood stabilization.

Consolidated Plan

The following goals and activities in the City of Urbana and Urbana HOME Consortium (Champaign/Urbana/Champaign County) FY 2010-2014 Consolidated Plan support the redevelopment of Dunbar Court. The proposed rezoning is necessary for the redevelopment project.

Executive Summary: Provide Decent Housing by promoting substantial upgrading of the living environment for residents of Urbana and Consortium public housing, particularly family units. (*Redevelopment of Dunbar Court and Joann Dorsey Homes*)

Goal 1: Provide decent affordable housing opportunities for low- and moderate-income households

Activity: Support and provide guidance for for-profit developers building new affordable renter and owner units.

Activity: Support construction of new affordable rental units through LIHTC, in compatible areas.

Goal 2: Address barriers to obtaining affordable housing

Strategy: Address issues faced by certain special populations, such as seniors and individuals in need of supportive service/ substance abuse treatment.

Strategy: Support efforts to increase accessible and visitable housing units for persons with disabilities.

Activity: Encourage housing developers to include visitability/accessibility measures in new construction efforts.

Goal 4: Work with Housing Authority of Champaign County (HACC) to improve conditions for residents of public housing.

Strategy: Promote substantial upgrading of the living environment for residents of Urbana public housing, particularly family units.

Strategy: Encourage the Housing Authority of Champaign County to follow a similar process and design as the Burch Village and Lakeside Terrace redevelopment projects for the demolition or redevelopment of any other Public Housing units.

Goal 9: Preserve and support Urbana's neighborhoods as vibrant places to live.

Strategy: Identify and encourage or assist in removal of blighting and deteriorated structures from neighborhoods.

2010 Mayor and City Council Goals

The 2010 Mayor and City Council Goals include a goal to work with the Housing Authority of Champaign County on plans for the redevelopment of Dunbar Court as part of the overall effort to promote and improve affordable housing opportunities in the City:

6. Goal: Quality of Life

G. Strategy: Continue to promote additional affordable housing opportunities

- Work with Housing Authority of Champaign County on redevelopment plans for Dunbar Court.

Discussion

According to the Urbana Zoning Ordinance, the intent of the R-2, Single-Family Residential Zoning District is “to provide areas for single-family detached dwellings at a low density, on lots smaller than the minimum for the R-1 District. The R-2 District is also intended to provide for a limited proportion of two-family dwellings.” The intent of the R-5, Medium High Density Multiple-Family Residential District, on the other hand, is “to provide areas for multiple-family dwellings at densities ranging up to medium high.” Zoning Description Sheets for both the R-2 and the R-5 Zoning Districts are attached in Exhibit D. Although the subject properties are in a mainly single-family residential neighborhood, they are adjacent to the Dunbar Court site, which is zoned R-5. The proposed redevelopment of the Dunbar Court housing complex is consistent with affordable housing goals in both the Comprehensive Plan and the Consolidated Plan. According to the applicant, the combination of the subject lots with the existing Dunbar Court site is necessary to provide sufficient land area for the redevelopment project. In September 2010, the City provided a letter of support to HACC regarding the acquisition of 1410 and 1412 W Eads Street and 1206 N Wright Street to support the redevelopment of the Dunbar Court public housing complex. In addition, the subject lots would need to be rezoned to the proposed R-5 zoning district in order to qualify for the Illinois Housing and Development Authority Low Income Housing Tax Credit Program.

The subject lots are in a location with good access to existing services including transit, Douglass Park, Douglass Branch Library, and are within walking distance to King Elementary School with its new community room. In addition, the subject lots will soon have Big Broadband infrastructure as they are in the first construction phase of the Urbana-Champaign Big Broadband project.

The La Salle Criteria

In the case of *La Salle National Bank v. County of Cook* (the “La Salle” case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. 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 the 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.

The subject parcels, although zoned R-2 Single-Family Residential, are adjacent to the Dunbar Court housing complex site which is zoned R-5 Medium High Density Multiple-Family Residential. The petitioner is proposing to combine the subject sites with the existing Dunbar Court site to create a zoning lot large enough to contain the proposed Dunbar Court redevelopment project consisting of 36 townhome rental units. The proposed zoning district would be consistent with the proposed use. The proposed development would be for one- and two-story attached townhomes, allowed by right in the R-5 zoning district, and compatible with the predominant pattern of smaller single-family detached homes in the area. The Housing Authority of Champaign County is proposing the redevelopment project. Residential construction for public housing developments has moved toward smaller scale buildings and mixed income developments. The development would blend well with the existing development pattern. In addition, because the Dunbar Court housing complex has existed here for sixty years, it is well established in the neighborhood. Consequently, potential land use conflicts between single-family residential and apartments would not be newly introduced as part of this rezoning except to the extent that Dunbar Court would be expanding.

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-2 and the value it would have if it were rezoned to R-5.

Under the current zoning, the proposed redevelopment of Dunbar Court would not be allowed, as a *Multi-family Dwelling* is not an allowed use in R-2 Single-Family. It is assumed that the proposed rezoning would increase the value of the property as the owner is proposing to construct such a development if it is successfully rezoned to R-5 Medium High Density Multiple-Family Residential. In addition, the proposed rezoning would be consistent with the Comprehensive Plan.

In addition, because the Dunbar Court housing complex has existed here for sixty years, it is well established in the neighborhood. Consequently, potential land use conflicts between single-family residential and apartments would not be newly introduced as part of this rezoning.

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. (see No. 4 below)*

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

Questions 3 and 4 apply 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 rezoning of the property should not jeopardize the health, safety, morals or general welfare of the public. Rezoning the subject property will allow for the redevelopment of a public housing complex that provides affordable housing units to the community. Improving existing affordable housing units in Urbana as well as promoting the provision of additional affordable housing units are both goals in the Comprehensive Plan. The proposed redevelopment of Dunbar Court would replace the existing 26 public housing units and provide an additional 10 units for low income tenants. Should the rezoning be denied, there would be no relative gain to the public.

The subject properties are in a location well served by existing public services including transit, Douglass Park, Douglass Branch Library, and are walking distance to King Elementary School with its new community room. In addition, the subject lots will soon have Big Broadband infrastructure as they are in the first construction phase of the Urbana-Champaign Big Broadband project.

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.

The subject properties are well suited for the R-5 Zoning District as they are located adjacent to a parcel zoned R-5. In addition, the R-5 Zoning District is consistent with the Residential – Urban Pattern land use designation for the area in the Comprehensive Plan and would promote affordable housing goals in both the Comprehensive Plan and the Consolidated Plan. The area is well served by utilities and other public services.

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

Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.

Although two of the subject parcels are currently vacant lots and the remaining three parcels contain vacant single-family homes, there is no evidence that the lots have been vacant for any period of time due to the zoning.

Summary of Staff Findings

1. On September 13, 2010, the City of Urbana provided the Housing Authority of Champaign County a letter of support regarding the acquisition of 1410 and 1412 W Eads Street and 1206 N Wright Street to support the redevelopment of the Dunbar Court public housing complex.

2. On September 23, 2011, the City of Urbana received a petition to amend the Urbana Zoning Map for the subject properties from R-2, Single-Family Residential to R-5, Medium High Density Multiple-Family Residential to allow the redevelopment of the Dunbar Court public housing complex.
3. The subject properties are currently designated by the 2005 Urbana Comprehensive Plan as Residential – Urban Pattern.
4. The proposed zoning map amendment to R-5, Medium High Density Multiple-Family Residential would be consistent with the proposed land use and with the existing multiple-family uses and zoning of the Dunbar Court site to the north.
5. The proposed zoning map amendment is consistent with the 2005 Urbana Comprehensive Plan as it would further the City’s goals of improving existing affordable housing units in Urbana as well as promoting the provision of additional affordable housing units.
6. The proposed zoning map amendment appears to generally meet the LaSalle Case criteria as the properties are adjacent to the property in the proposed zoning district, as the proposed rezoning would allow for an improvement of and an increase in the affordable housing stock in Urbana, and as the proposed zoning district is generally consistent with the future land use designation in the Comprehensive Plan.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2157-M-11:

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

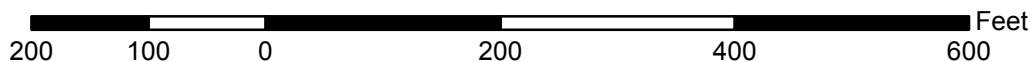
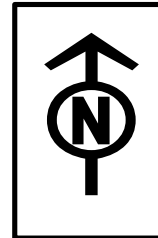
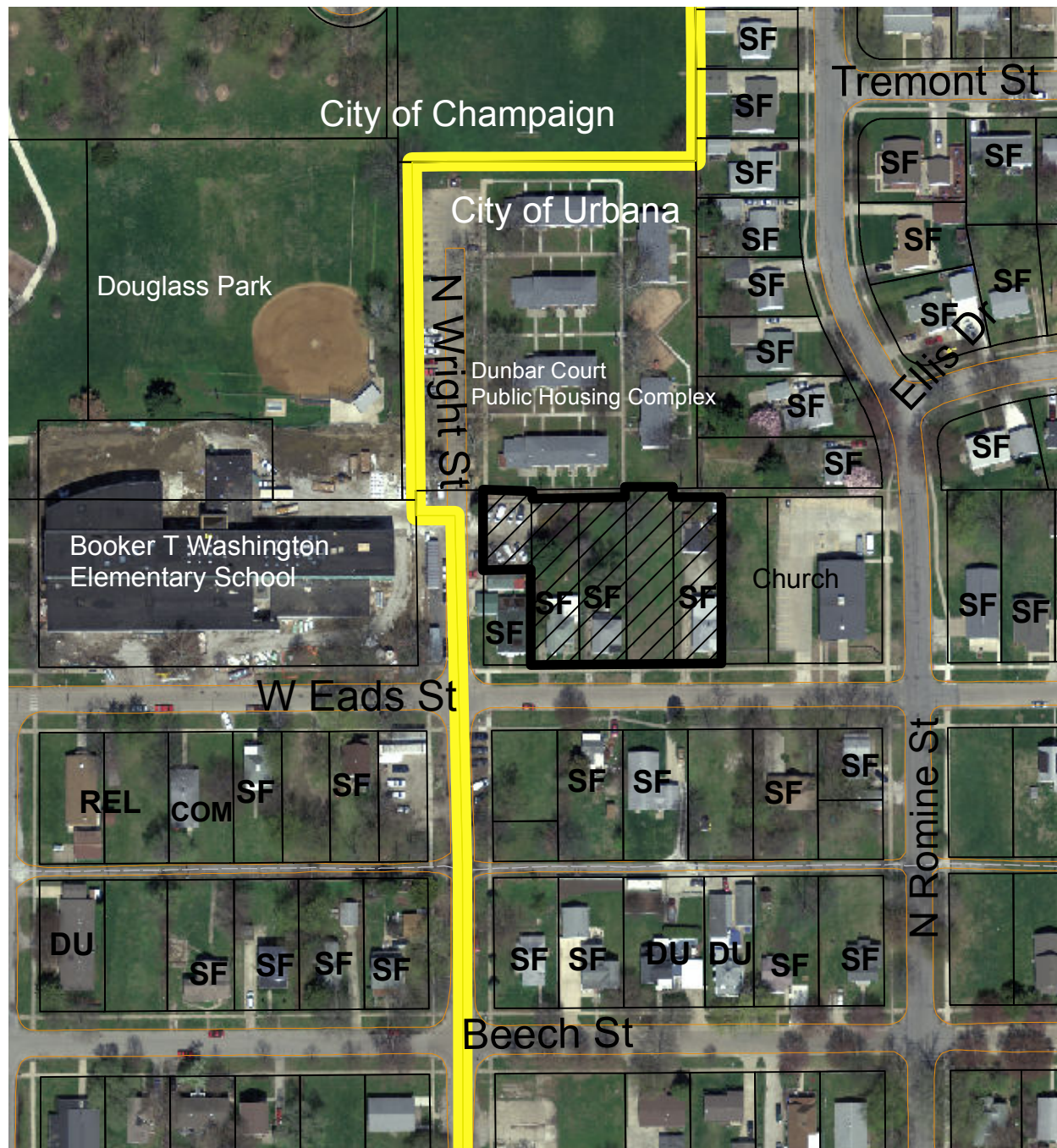
Staff Recommendation

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 the Plan Commission forward Case No. 2157-M-11 to the City Council with a recommendation for **APPROVAL**.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Zoning Description Sheets
Exhibit E: Petition for Zoning Map Amendment

CC: Torian Priestly, tpriestly@thebenoitgroup.com
Patty Smith, pattys@hacc.net

Exhibit A: Location & Existing Land Use Map

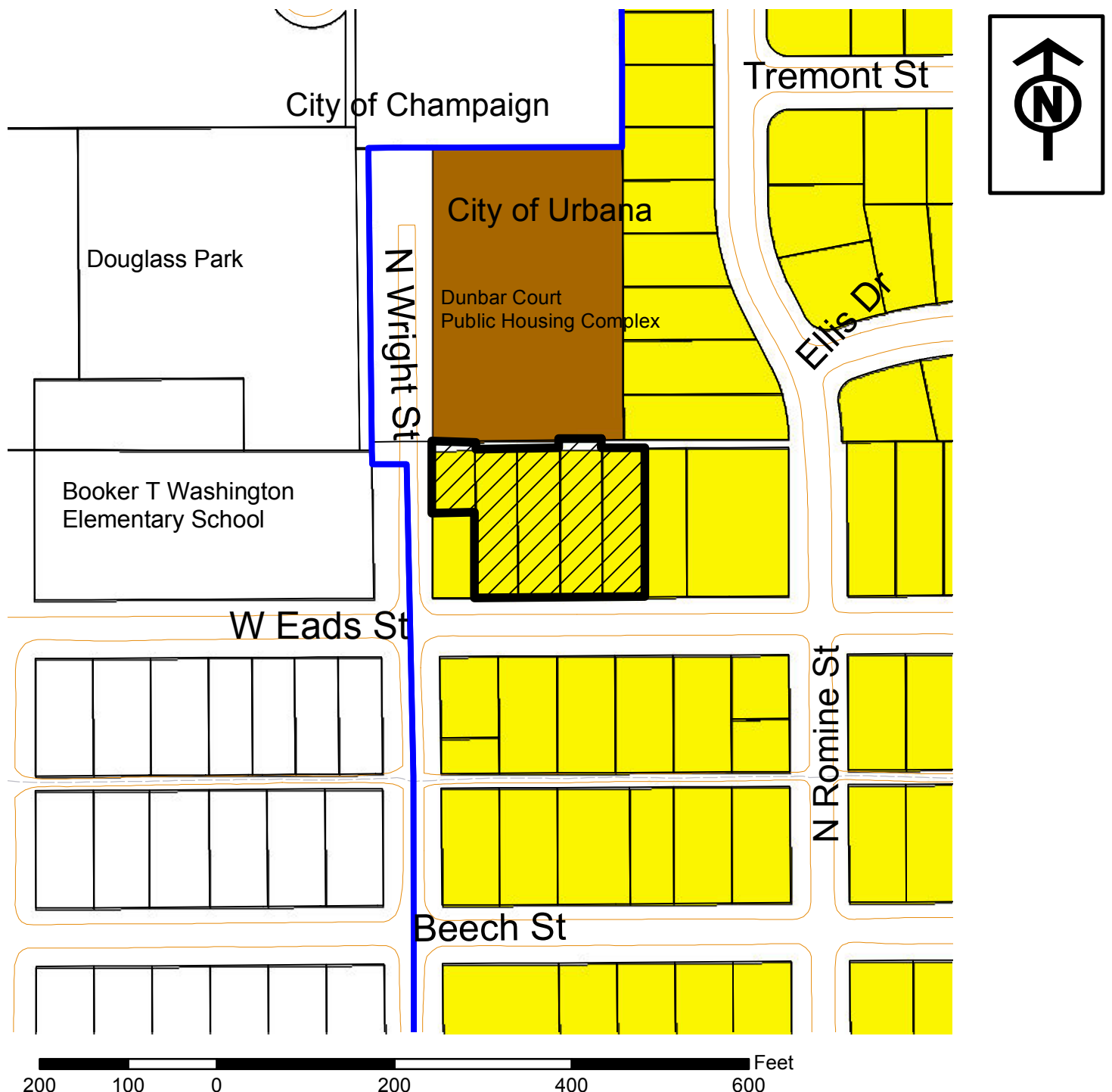


Case: 2157-M-11
 Subject: A request to rezone 5 parcels from R-2 to R-5
 Location: 1408, 1410, 1412, 1414 W Eads St. and 1206 N Wright Street, Urbana
 Petitioner: Housing Authority of Champaign County





Prepared 10/13/2011 by Community Development Services - rlb

- Subject Properties
- Corporate Limits
- SF Single-Family Res.
- DU Duplex
- COM Commercial
- REL Religious

Exhibit B: Existing Zoning Map



Case: 2157-M-11
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 Petitioner: Housing Authority of Champaign County

-  Subject Properties
-  Corporate Limits
-  R5-Med High Density MF Res
-  R2-Single-Family Residential



R-2 – SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-2 Zoning District is as follows:

"The R-2, *Single-Family Residential District* is intended to provide areas for single-family detached dwellings at a low density, on lots smaller than the minimum for the R-1 District. The R-2 District is also intended to provide for a limited proportion of two-family dwellings.

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-2 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Elementary, Junior High School or Senior High School
Park

Residential

Dwelling, Community Living Facility, Category I
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)

SPECIAL USES:

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Institution of an Educational or Charitable Nature
Library, Museum or Gallery

PLANNED UNIT DEVELOPMENT USES:

Residential

Residential Planned Unit Development

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Lodge or Private Club

Public and Quasi-Public

Municipal or Government Building

CONDITIONAL USES continued:**Residential**

Bed and Breakfast, Owner Occupied
 Dwelling, Community Living Facility, Category II
 Dwelling, Duplex
 Dwelling, Duplex (*Extended Occupancy*)
 Dwelling, Two-Unit Common-Lot-Line

DEVELOPMENT REGULATIONS IN THE R-2 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-2	6,000¹³	60¹³	35¹⁷	0.40	0.40	15⁹	5	10

FAR= FLOOR AREA RATIO**OSR= OPEN SPACE RATIO**

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7 and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95) (Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

Footnote¹³ – In the R-2 and R-3 Districts, any lot platted and recorded after December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 9,000 square feet, and have an average width of not less than 80 feet. A lot platted and recorded before December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 6,000 square feet, and have an average width of not less than 60 feet.

For more information on zoning in the City of Urbana call or visit:

City of Urbana
Community Development Services Department
 400 South Vine Street
 Urbana, IL 61801
 (217) 384-2440
 (217) 384-2367 fax
www.city.urbana.il.us



R-5 – MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-5 Zoning District is as follows:

"The R-5, *Medium High Density Multiple-Family Residential District* is intended to provide areas for multiple-family dwellings at densities ranging up to medium high."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-5 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course
Lodge or Private Club

Public and Quasi-Public

Church, Temple or Mosque
Elementary, Junior High School or Senior High School
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Municipal or Government Building
Park

Residential

Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Home for Adjustment
Dwelling, Multifamily
Dwelling, Multiple-Unit Common-Lot-Line
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line
Home for the Aged
Nursing Home

SPECIAL USES:

Public and Quasi-Public

Hospital or Clinic
Methadone Treatment Facility
Police or Fire Station
Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Mixed-Use Planned Unit Development

Residential

Residential PUD

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Professional and Financial Services

Professional and Business Office

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Public and Quasi-Public

Electrical Substation

Business – Personal Services

Mortuary

Residential

Bed and Breakfast, Owner Occupied

DEVELOPMENT REGULATIONS IN THE R-5 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-5	6,000	60	35	0.90	0.30	15⁹	5	5

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7 and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95) (Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

For more information on zoning in the City of Urbana call or visit:

City of Urbana
Community Development Services Department
 400 South Vine Street
 Urbana, IL 61801
 (217) 384-2440
 (217) 384-2367 fax
www.city.urbana.il.us



Application for Zoning Map Amendment

Plan Commission

APPLICATION FEE - \$175.00

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 _____ Plan Case No. _____

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): THE BENNET GROUP, LLC Phone: 404-213-6524
 Address (street/city/state/zip code): 7000 CENTRAL PARKWAY, SUITE 1100
ATLANTA, GA 30328
 Email Address: tpriestly@thebennetgroup.com (TORIAN PRIESTLY)
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): _____

2. OWNER INFORMATION

Name of Owner(s): HOUSING AUTHORITY OF CHAMPAIGN COUNTY Phone: 217-378-7100
 Address (street/city/state/zip code): 205 W. PARK AVENUE, CHAMPAIGN, IL 61820
 Email Address: pattys@hacc.net (PATTY SMITH)
 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: 5 lots north of Eads Street, East of Wright Street
 PIN # of Location: 91-21-07-205-023 & 025 & 026 & 027 & 028
 Lot Size: Total of all Lots: 34,500 SQ. FT. = 0.7908 Acres
 Current Zoning Designation: R1 Single Family
 Proposed Zoning Designation: R5 Multi Family
 Current Land Use (vacant, residence, grocery, factory, etc): Single Family Homes
 Proposed Land Use: to be combined with an existing multi-family tract for a larger, new development

Present Comprehensive Plan Designation: Low Density Residential
How does this request conform to the Comprehensive Plan? Improves residential housing choice
Legal Description: Lots 3, 4, 5, 6 and a Part of Lot 7 of Paul's Replat of Lots 1, 2, 3, 4, 5 and 6 of Block 3 of Seminary Addition to Urbana, Champaign County

4. CONSULTANT INFORMATION

Name of Architect(s): TYSON AND BILLY ARCHITECTS Phone: 815-229-8222
Address (street/city/state/zip code): 4000 MORSAY DRIVE, ROCKFORD, IL 61107
Email Address: ron@tysonandbilly.com (Ron Billy)

Name of Engineers(s): Berns, Clancy and Associates Phone: 217-384-1144
Address (street/city/state/zip code): 405 E. Main St. Urbana, IL 61802
Email Address: cbilling@bernsclancy.com

Name of Surveyor(s): Berns, Clancy and Associates Phone: 217-384-1144
Address (street/city/state/zip code): 405 E. Main St. Urbana, IL 61802
Email Address: ecclancy@bernsclancy.com

Name of Professional Site Planner(s): _____ Phone: _____
Address (street/city/state/zip code): _____
Email Address: _____

Name of Attorney(s): DLA PIPER, LLP Phone: 312-368-4030
Address (street/city/state/zip code): 203 N. LaSalle St, Suite 1900; Chicago, IL 60601
Email Address: ~~Elizabeth Friedgut~~ elizabeth.friedgut@dlapiper.com (ELIZABETH FRIEDGUT)

5. REASONS FOR MAP AMENDMENT:

What error in the existing Zoning Map would be corrected by the Proposed Amendment?

No error.

What changed or changing conditions warrant the approval of this Map Amendment?

Combining these lots with an adjacent public housing tract will enhance the planned redevelopment of the site to the benefit of the neighborhood

Explain why the subject property is suitable for the proposed zoning.

Properties are adjacent to the larger existing public housing tract

What other circumstances justify the zoning map amendment? Combining these 5 lots with the adjacent public housing tract will allow a redevelopment that increases the amount and quality of low income housing

Time schedule for development (if applicable). PROJECT WILL SUBMIT TAX CREDIT Application to IHDA IN DECEMBER AND UPON AWARD OF TAX CREDITS, WOULD BEGIN CONSTRUCTION AROUND SEPTEMBER 2012

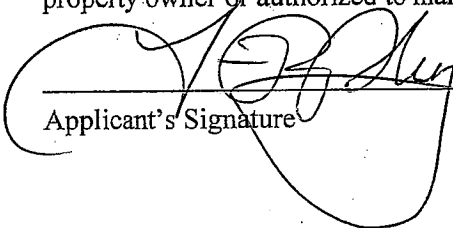
Additional exhibits submitted by the petitioner. SITE PLAN, ELEVATIONS, ZONING MAP, 9 GROUND LEASIS WITH LEGAL DESCRIPTION OF ALL PARCELS

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

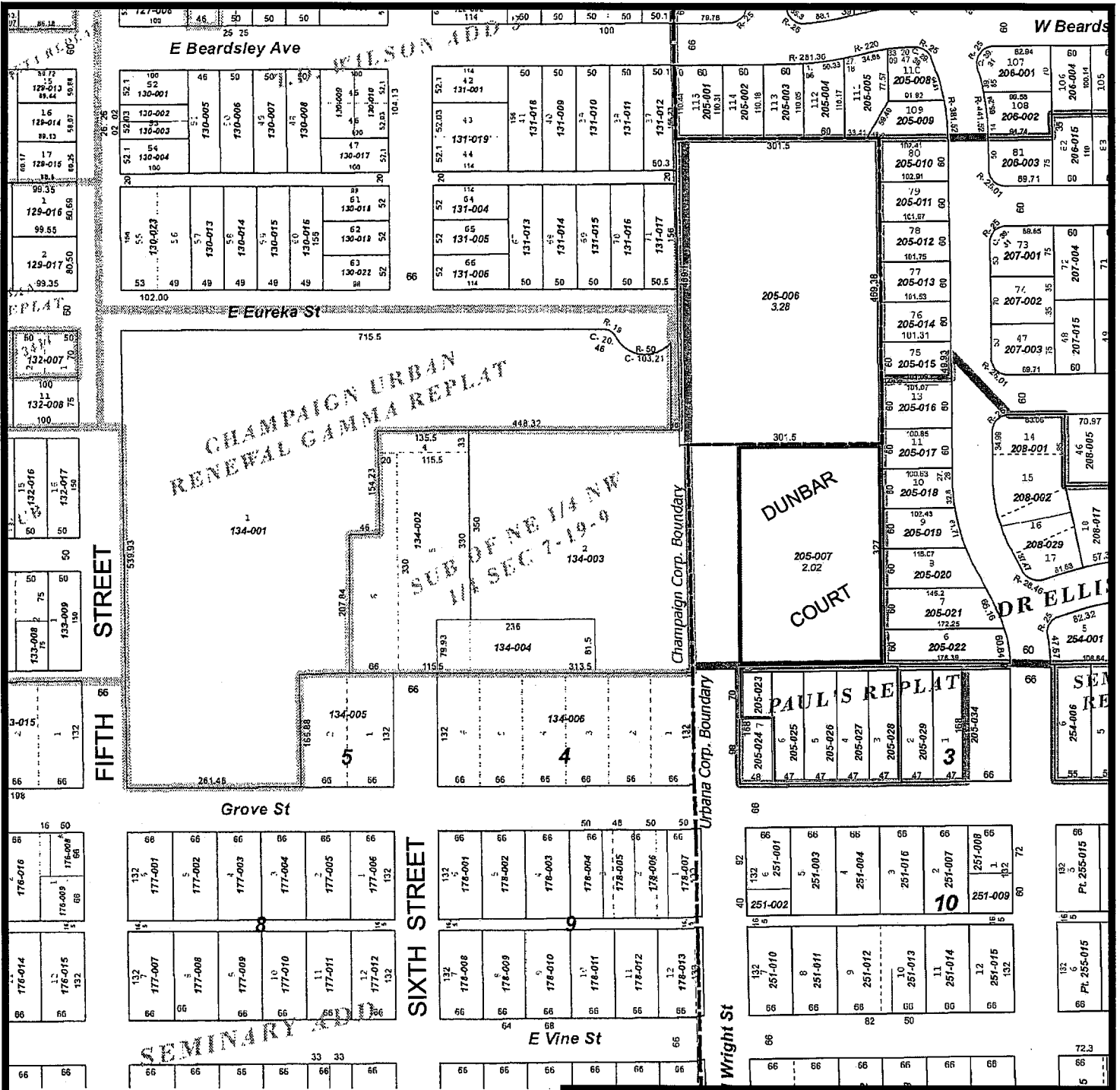
I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.


 Applicant's Signature

9.22.2011
 Date

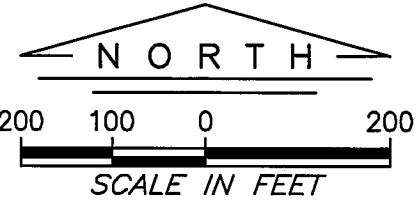
PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
 Community Development Department Services
 Planning Division
 400 South Vine Street, Urbana, IL 61801
 Phone: (217) 384-2440
 Fax: (217) 384-2367



CHAMPAIGN URBAN
RENEWAL GAMMA REPLAT

PUB OF REC 114 NW
1/4 SEC 7-19-0

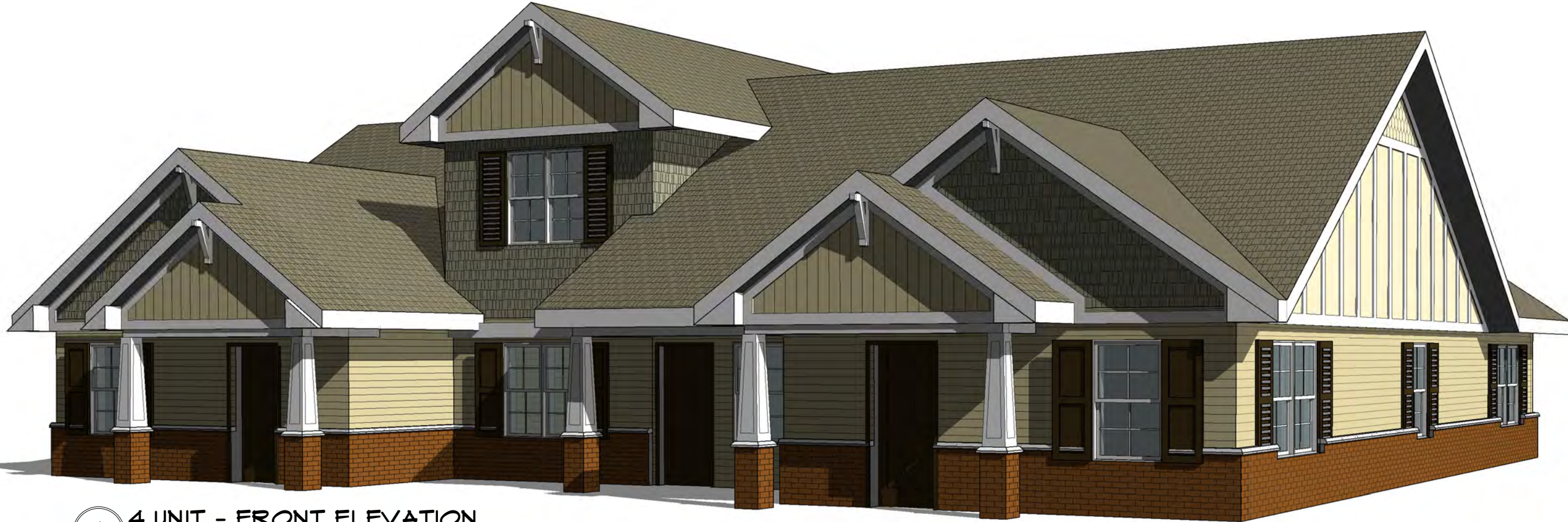


- LOTS TO BE REZONED R-5
- DUNBAR COURT SITE, HACC

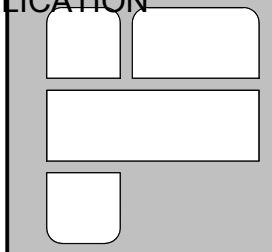
BASE DATA TAKEN FROM CHAMPAIGN COUNTY GIS CONSORTIUM ATLAS SHEETS 21-7B AND 21-7C, BOTH REVISED 2006

APPLICATION FOR ZONING MAP AMENDMENT FOR LOT 3, LOT 4, LOT 5, LOT 6, AND A PART OF LOT 7 OF PAUL'S REPLAT OF LOTS 2, 3, 4, 5 AND 6 OF BLOCK 3 OF SEMINARY ADDITION TO URBANA CHAMPAIGN COUNTY, ILLINOIS

BCA
 BERNs, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355



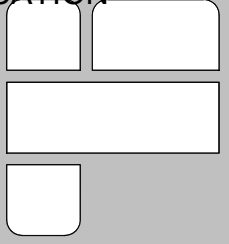
1 4 UNIT - FRONT ELEVATION



HACC - DUNBAR COURT
 36 TOWNHOUSE APARTMENTS
 URBANA, ILLINOIS

Tyson and Billy Architects, P.C.
 4000 Morsay Drive, Rockford, IL 61107 ph (815)229-8222
 Fax (815)229-8218 www.tysonandbilly.com

Proj. No. P11-2940	Owner	Architect	Contractor	Bonding Co
Sheet No: 4-1	Drawn By TCM	Checked By RGB	Date 09/15/11	

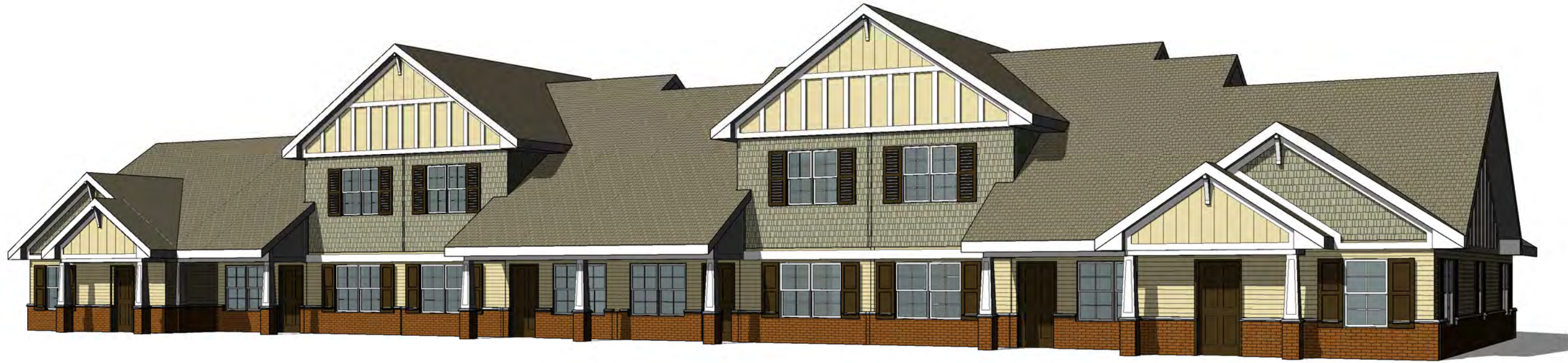
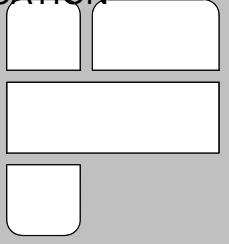


1 5 UNIT - FRONT ELEVATION

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Sheet No:	Proj. No.
5-1	11-2940
Drawn By	Owner
TCM	
Checked By	Architect
RGB	
Date	Contractor
09/15/11	Bonding Co



1 6 UNIT - FRONT ELEVATION

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36 TOWNHOUSE APARTMENTS
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Sheet No:	Proj. No:
6-1	P11-2940
Drawn By:	Owner:
TCM	
Checked By:	Architect:
RGB	
Date:	Contractor:
09/15/11	Bonding Co:

EXHIBIT A

LEGAL DESCRIPTION OF DEVELOPMENT SITE

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 16.5 FEET WEST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHAMPAIGN COUNTY, ILLINOIS, THENCE NORTH 327 FEET, THENCE EAST 301.5 FEET, THENCE SOUTH 327 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE WEST 301.5 FEET TO THE PLACE OF BEGINNING, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

A PORTION OF THE WRIGHT STREET RIGHT OF WAY IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE WRIGHT STREET RIGHT OF WAY, LYING NORTHERLY OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON A PLAT OF SURVEY PREPARED BY M. H. KINCH, ILLINOIS REGISTERED LAND SURVEYOR NUMBER 358, AND RECORDED IN PLAT BOOK "J" AT PAGE 98 IN THE OFFICE OF THE RECORDER OF DEEDS, CHAMPAIGN COUNTY, ILLINOIS.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE FOLLOWING DESCRIBED PARCEL THAT LIES WEST OF THE WEST RIGHT-OF-WAY LINE OF NORTH WRIGHT STREET, EXTENDED:

BEGINNING AT A POINT 16.5 FEET WEST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, 6030-15

TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, THENCE NORTH 327 FEET; THENCE EAST 301.5 FEET, THENCE SOUTH 327 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE WEST 301.5 FEET TO THE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS.

AND ALSO:

THE NORTH HALF OF THE VACATED ALLEY LYING DIRECTLY SOUTH OF AND ADJACENT TO THE ABOVE DESCRIBED TRACT, SAID VACATED ALLEY HAVING BEEN VACATED BY ORDINANCE NO. 9788-3, RECORDED AUGUST 22, 1997 AS DOCUMENT NO. 97R 20363.

AND ALSO:

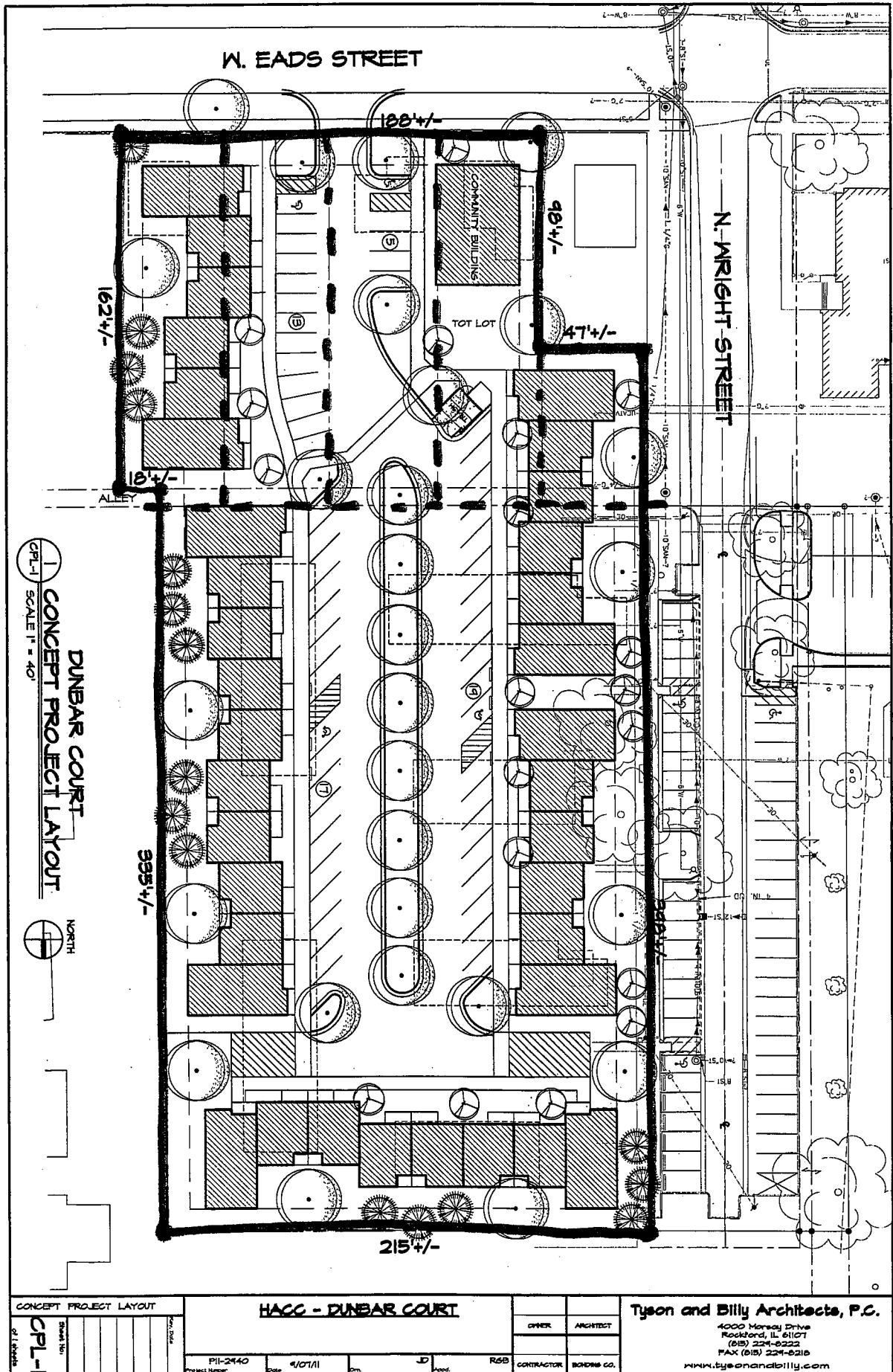
LOTS 3, 4, 5 AND 6 IN PAUL'S REPLAT OF LOTS 2, 3, 4, 5 AND 6 IN BLOCK 3 OF SEMINARY ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "B" AT PAGE 273, IN CHAMPAIGN COUNTY, ILLINOIS; AND

THE SOUTH HALF OF THE VACATED ALLEY LYING DIRECTLY NORTH OF AND ADJACENT TO LOT 3, 4, 5 AND 6, SAID VACATED ALLEY HAVING BEEN VACATED BY ORDINANCE NO. 9788-3, RECORDED AUGUST 22, 1997 AS DOCUMENT NO. 97R 20363.

AND ALSO:

LOT 7, EXCEPT THE SOUTH 98 FEET THEREOF, IN PAUL'S REPLAT OF LOTS 2, 3, 4, 5 AND 6 IN BLOCK 3 OF SEMINARY ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "B" AT PAGE 273, IN CHAMPAIGN COUNTY, ILLINOIS; AND

THE SOUTH HALF OF THE VACATED ALLEY LYING DIRECTLY NORTH OF AND ADJACENT TO LOT 7, SAID VACATED ALLEY HAVING BEEN VACATED BY ORDINANCE NO. 9788-3, RECORDED AUGUST 22, 1997 AS DOCUMENT NO. 97R 20363.



DUNBAR COURT
CONCEPT PROJECT LAYOUT
 SCALE 1" = 40'

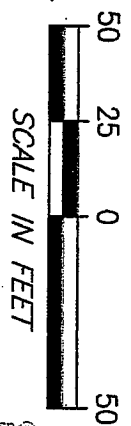
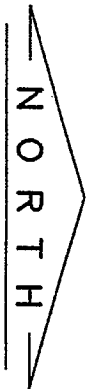


CONCEPT PROJECT LAYOUT	
CPL-1	Sheet No.
2 of 2 sheets	

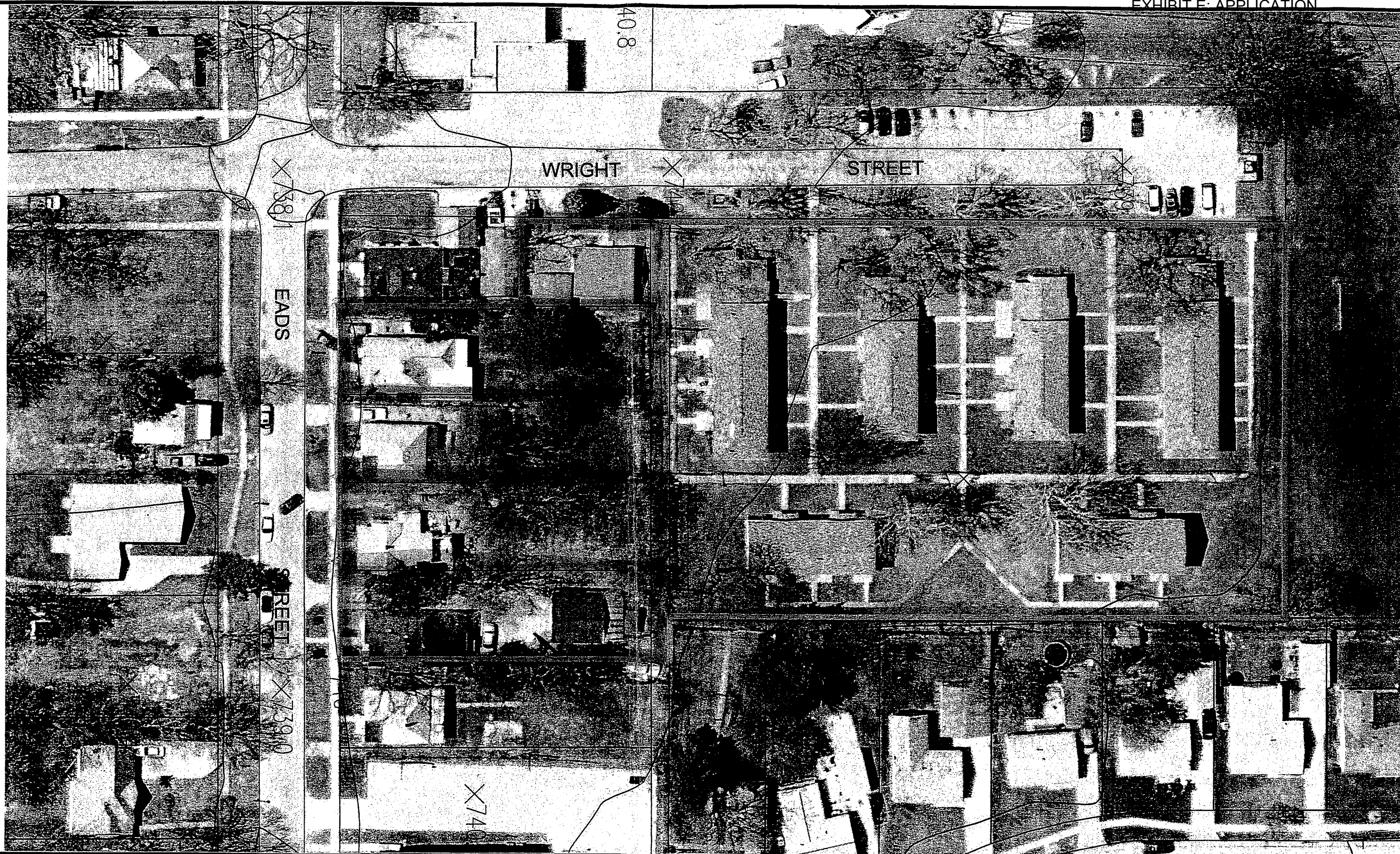
HACC - DUNBAR COURT			
PII-2440	4/07/11	J	RSB
Project Number	Date	Drawn	Revised
			CONTRACTOR
			BONDING CO.

Tyson and Billy Architects, P.C.
 4000 Marsay Drive
 Rockford, IL 61107
 (815) 224-8222
 FAX (815) 224-8218
 WWW.tysonandbilly.com

CHAMPAIGN COUNTY ORTHOPHOTOGRAPHY
DATED APRIL 2008 AND
LIDAR CONTOUR DATA DATED 2005



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FILE:	6487AP2.DWG



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 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355



Housing Authority of Champaign County
 205 W. Park Avenue - Champaign, IL 61820
 Phone: (217) 378-7100 Fax: (217) 363-2348
 "Champaign County Believes in Quality Public Housing"

DUNBAR COURT
HOUSING AUTHORITY SITE
 CITY OF URBANA,
 CHAMPAIGN COUNTY, ILLINOIS

DATE: 092011
 SHEET:
 1 OF 1
 JOB: 6487