



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Jeff Engstrom, Planner II

DATE: January 13, 2012

SUBJECT: Plan Case 2166-M-11: A request to rezone 1802 North Lincoln Avenue from IN, Industrial to B-3, General Business.

Introduction and Background

A & R Corporate Park, LLC has submitted a petition to rezone a 0.46-acre parcel located at 1802 North Lincoln Avenue from IN, Industrial Zoning District to B-3, General Business Zoning District in order to allow a charitable organization known as the Hope Center to operate a food pantry at the site. According to Table V-1 of the Urbana Zoning Ordinance, Institutions of an Educational or Charitable Nature are permitted by right in the B-3, General Business District, but are not allowed in the IN, Industrial District. 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 Subject Property

The subject property is 19,760 square feet in area, and contains a building along the north half of the site. The site was recently leased to the Vineyard Church, who are proposing to operate their food pantry and other services as part of an affiliate group known as the Hope Center. The front third of the 8,300 square foot building is proposed to be used for community outreach and counseling. The remainder of the building is proposed to be used as a food pantry. Previously the building was used for storage. According to the application, the new use is a “non-profit charity organization, serving the community poor, passing out food and helping with any other needs in order to restore hope in their lives”. The food pantry portion will be open twice a week.

Adjacent Land Uses, Zoning, and Comprehensive Plan Designations

The subject property fronts on Lincoln Avenue, south of Interstate 74. There is a mixture of zoning and land uses in the surrounding area, including industrial, cemetery, residential, and regional business. Across Lincoln Avenue to the west is a multi-family residential development zoned R-4, Medium Density Multifamily Residential. North of the site is an athletic training facility zoned Industrial. To the

east is A & R Mechanical Contractors, zoned Industrial. South of the subject property is a cemetery zoned County AG-2, Agricultural.

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	IN, Industrial	Food Pantry (proposed)	Community Business
North	IN, Industrial	Athletic Training	Community Business
South	County AG-2, Agricultural	Cemetery	Institutional
East	IN, Industrial	A & R Mechanical Contractors	Regional Business
West	R-4, Medium Density Multi-family Residential	Apartments	Residential

Comprehensive Plan

The 2005 Urbana Comprehensive Plan identifies the future land use for the subject site as “Community Business.” The Comprehensive Plan defines “Community Business” as follows:

Community Business centers are designed to serve the overall community as well as the immediate neighborhood but are less intense than regional commercial centers. Located along principal arterial routes or at major intersections, Community Business centers contain a variety of business and service uses at scales and intensities that make them generally compatible with surrounding neighborhoods. Encourage planned-unit developments to create a variety of uses, and to transition intensities to adjoining neighborhoods. Design facilities to permit pedestrian, bicycle, and transit access as well as automobile traffic.

Rezoning the subject property to B-3 is consistent with the designation of the site in the Comprehensive Plan as B-3 is the most appropriate zoning district for community business.

Discussion

According to the Urbana Zoning Ordinance, the intent of the Industrial Zoning District is “to provide areas for manufacturing and industrial uses, where they will have the necessary services and facilities, and minimize obtrusion on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable effects, are permitted by right; more intensive industrial uses which may have wider-reaching environmental effects are permitted as special uses, which provide the Urbana Plan Commission and City Council the opportunity to review the uses and impose needed conditions. In order to minimize conflict among incompatible uses, most non-industrial uses are not allowed in the IN Industrial District.” The intent of the B-3, General Business District, on the other hand, is “to provide areas for a range of commercial uses wider than that of B-1 Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City”. Zoning Description Sheets for both the IN and B-3 Zoning Districts are attached in Exhibit D.

Since the subject property is located along an arterial street in an area with a mix of uses including multi-family residential, commercial uses may be more appropriate than the more intense industrial uses allowed in the IN, Industrial district. The subject property is located on North Lincoln Avenue, an arterial road with several commercial uses, in close proximity to the Interstate. The only access to the property is directly off of Lincoln Avenue. The subject property contains 15 parking spaces, and the proposed uses will require 14 parking spaces.

The property was the long-time home to the PDQ print shop, which has since consolidated with another printing service at a different location. In 2010 the site was sold to the current owner, and became a FedEx shipping center and storage facility until last fall. After being vacant for a month, the owner was approached by the Vineyard Church to use the site for a food pantry. The church is in the process of modifying the building to allow the food pantry use, but has placed these improvements on hold pending the outcome of the rezoning petition.

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 property is currently zoned Industrial, as are the adjacent properties to the north and east. The properties to the northeast are part of an industrial subdivision anchored by A & R Mechanical Contractors. These properties are all accessed off of Kettering Park Drive and Linview Avenue. The subject property fronts on and is accessed by Lincoln Avenue. Across Lincoln Avenue is a large apartment complex. South of the subject property is a cemetery. Although adjacent properties are not zoned for commercial, the surrounding uses are all compatible with the proposed zoning. Rezoning to B-3 would allow for continued operation of the Hope Center, which is more compatible with the nearby residences than a heavy industrial use.

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 IN and the value it would have if it were rezoned to B-3, General Business.

Of the last three tenants, all could be classified as commercial rather than industrial users. And under the current zoning, the Hope Center would not be allowed, and the property owner would need to find another tenant. Rezoning to B-3 will support the property’s value. In addition, the proposed rezoning would be consistent with the Comprehensive Plan.

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. The proposed rezoning will allow for the continued use of the Hope Center, which is a low-intensity use compared to many potential industrial uses. Should the rezoning be denied, there would be no relative gain to the public.

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 property is well suited for the B-3 Zoning District as it is located along a commercial corridor on North Lincoln Avenue. In addition, the B-3 Zoning District is consistent with the Community Business land use designation for the area in the Comprehensive Plan. The subject property is also located near to an Interstate and on a bus line and so provides convenient access for customers. The area is well served by utilities.

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.

The site is not vacant. It was home to a printing company before being sold to the current owner. Under the current owner, the site had been used as a FedEx/storage facility, and was then vacant for one month before being leased to the Vineyard Church for use as the Hope Center.

Summary of Staff Findings

1. On December 30, 2011, the City of Urbana received a petition to amend the Urbana Zoning Map for the subject property from IN, Industrial to B-3, General Business in order to allow for an institution of educational or charitable nature.
2. The proposed zoning map amendment to B-3, General Business would be consistent with the proposed land use and with the land uses and zoning in the surrounding area.

3. The proposed zoning map amendment from IN to B-3 is consistent with the 2005 Urbana Comprehensive Plan's future land use designation of Community Business.
4. The proposed zoning map amendment generally meets the LaSalle Case criteria.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2166-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. 2166-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
Exhibit F: Neighboring Properties Notification

CC: Nathan Reichard, A & R Corporate Park, LLC
Scott Joellenbeck, Hope Center

EXHIBIT A: Location Map & Existing Land Uses



Plan Case: 2166-M-11
Subject: Rezoning from IN, Industrial to B-3, General Business.
Location: 1802 N. Lincoln Ave
Petitioner: A & R Corporate Park, LLC



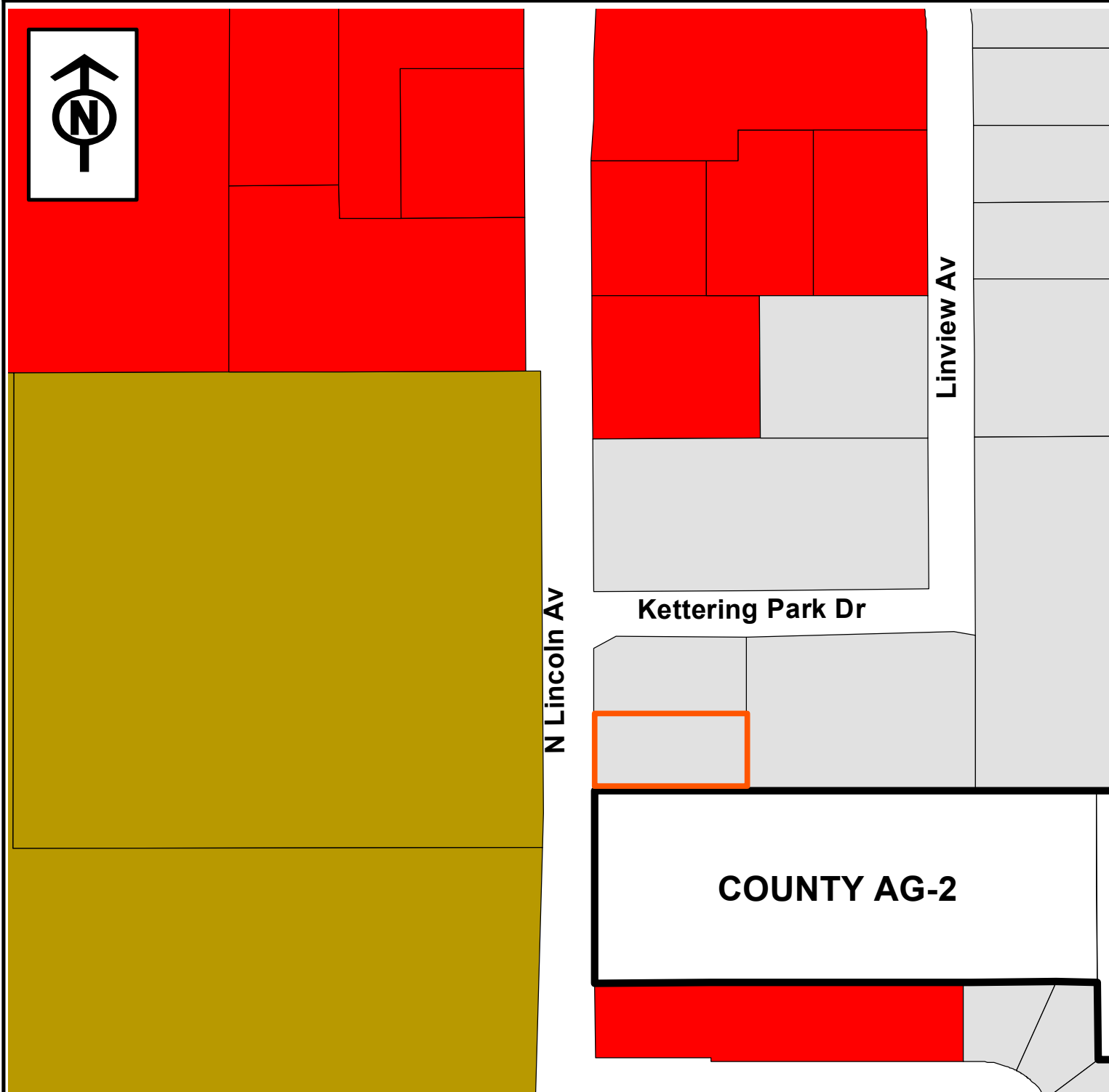
 Subject Property
 Urbana

EXHIBIT B: Zoning Map



Plan Case: 2166-M-11
Subject: Rezoning from IN, Industrial to B-3,
General Business.
Location: 1802 N. Lincoln Ave
Petitioner: A & R Corporate Park, LLC

Prepared 01/2012 by Community Development Services - jme






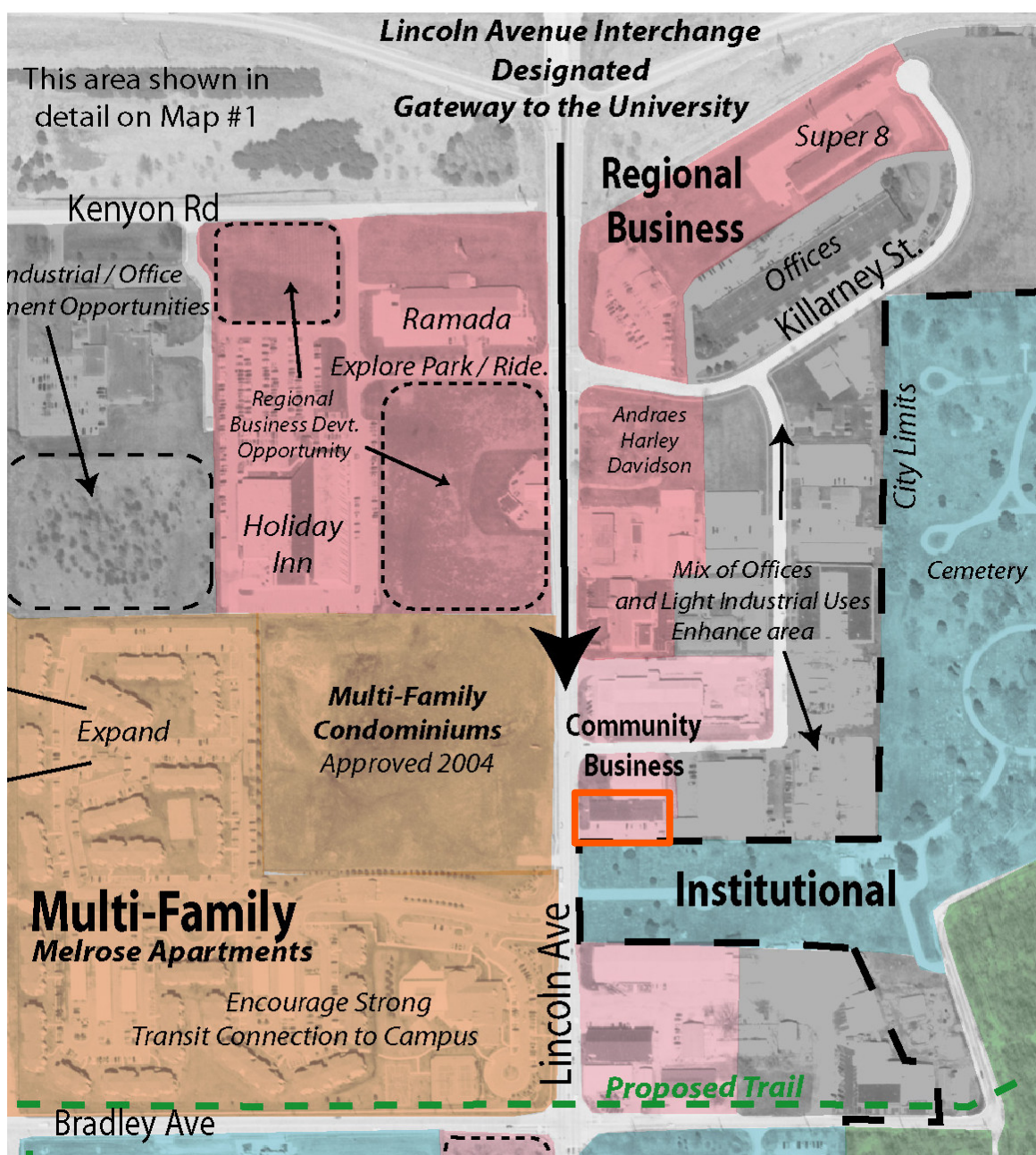
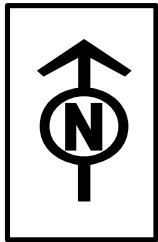
-  Subject Property
-  Urbana
-  B3
-  R4
-  IN

EXHIBIT C: Future Land Use Map



Plan Case: 2166-M-11
Subject: Rezoning from IN, Industrial to B-3, General Business.
Location: 1802 N. Lincoln Ave
Petitioner: A & R Corporate Park, LLC

 Subject Property



IN – INDUSTRIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The *IN, Industrial District* is intended to provide areas for manufacturing and industrial uses, where they will have the necessary services and facilities, and minimize obtrusion on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable effects, are permitted by right; more intensive industrial uses which may have wider-reaching environmental effects are permitted as special uses, which provide the Urbana Plan Commission and City Council the opportunity to review the uses and impose needed conditions. In order to minimize conflict among incompatible uses, most non-industrial uses are not allowed in the IN Industrial District.

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the IN 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
Farm Chemicals and Fertilizer Sales Including
Incidental Storage and Mixing of Blending
Fertilizer

Business - Food Sales and Services

Wholesale Produce Terminal

Business - Miscellaneous

Aviation Sales, Service or Storage
Construction Yard
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Kennel
Lawn Care and Landscaping Service
Mail Order Business (*Less than 10,000 square feet of gross floor area*)
Mail Order Business (*Greater than 10,000 square feet of gross floor area*)
Radio or TV Studio
Self-Storage Facility
Shopping Center – Convenience
Shopping Center - General
Warehouse
Wholesale Business

Business - Personal Services

Ambulance Service
Medical Carrier Service

Residential

Dwelling, Multiple-Unit, Common-Lot-Line

Business - Professional and Financial Services

Bank/ Savings and Loan Association
Check Cashing Service
Express Package Delivery Distribution Center
Professional and Business Office

Business - Retail Trade

Building Materials Sales (*All Indoor Excluding Concrete or Asphalt Mixing*)
Heat, Ventilating, and Air Conditioning Sales and Services
Photographic Studio and Equipment Sales and Service

Business - Transportation

Motor Bus Station
Railroad Yards and Freight Terminal
Truck Terminal/ Truck Wash

Business - Vehicular Sales and Services

Automobile, Truck, Trailer or Boat Sales
Automobile/ Truck Repair
Gasoline Station
Towing Service
Truck Stop

Public and Quasi-Public

Electrical Substation
Municipal or Government Building
Non-Profit or Governmental, Educational and Research Agencies
Park
Police or Fire Station
Principle Use Parking Garage or Lot
Public Maintenance and Storage Garage
Utility Provider

PERMITTED USES CONTINUED:**Industrial**

Bookbinding
 Building Paper, Paper Containers and Similar Products Manufacturing
 Confectionery Products Manufacturing and Packaging
 Electrical and Electronic Machinery, Equipment and Supplies Manufacturing
 Electronics and Related Accessories-Applied Research and Limited Manufacturing
 Engineering, Laboratory, Scientific and Research Instruments Manufacturing
 Grain Mill Products Manufacturing and Packaging
 Household and Office Furniture Manufacturing
 Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing
 Light Assembly Manufacturing (*50,000 gross square feet or less*)
 Light Assembly and Manufacturing (*Greater than 50,000 gross square feet*)
 Manufacturing and Processing of Apparel and Related Finished Products Manufacturing
 Manufacturing and Processing of Athletic Equipment and Related Products
 Mechanical Measuring and Controlling Instruments Manufacturing
 Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas and Similar Products

Motion Picture Production Studio
 Musical Instruments and Allied Products Manufacturing
 Office and Artists Materials Manufacturing (*Except Paints, Inks, Dyes and Similar Products*)
 Optical Instruments and Lenses Manufacturing
 Photographic Equipment and Supplies Manufacturing
 Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing
 Signs and Advertising Display Manufacturing
 Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing
 Theoretical and Applied Research, Development and Prototype Light Manufacturing of the following: Drugs, Chemicals, Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products
 Watches, Clocks and Clockwork Operated Devices Manufacturing
 Wool, Cotton, Silk and Man-Made Fiber Manufacturing

SPECIAL USES:**Business - Transportation**

Heliport

Business – Vehicular Sales and Service

Automobile Salvage Yard (*Junkyard*)

Industrial

All Other Industrial Uses
 Recycling Center

Public and Quasi-Public

Correctional Institution or Facility

PLANNED UNIT DEVELOPMENT USES:**Business - Miscellaneous**

Commercial Planned Unit Development

Industrial

Industrial Planned Unit Development

CONDITIONAL USES:**Business - Personal Services**

Dry Cleaning or Laundry Establishment

Business - Professional and Financial Services

Vocational, Trade or Business School

CONDITIONAL USES CONTINUED:**Agriculture**

Artificial Lake of one (1) or more acres
 Commercial Breeding Facility
 Farm Equipment Sales and Service
 Grain Storage Elevator and Bins
 Livestock Sales Facility and Stockyards
 Mineral Extraction, Quarrying, Topsoil Removal
 and Allied Activities

Business - Miscellaneous

Day Care Facility (*Non-Home Based*)
 Veterinary Hospital - Large and Small Animal

Business - Transportation

Air Freight Terminal

Business - Vehicular Sales and Services

Car Wash

Public and Quasi-Public

Public or Commercial Sanitary Landfill
 Radio or Television Tower and Station
 Sewage Treatment Plant or Lagoon
 Water Treatment Plant

DEVELOPMENT REGULATIONS IN THE IN 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)
IN	10,000	90	None	1.00	None	25	None	None

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

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



B-3 – GENERAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-3 Zoning District is as follows:

"The B-3, *General Business District* is intended to provide areas for a range of commercial uses wider than that of B-1 Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-3 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

Farm Equipment Sales and Service
Feed and Grain (*Sales Only*)
Garden Shop
Plant Nursery or Greenhouse
Roadside Produce Sales Stand

Business - Adult Entertainment

Adult Entertainment Uses

Business - Food Sales and Services

Bakery (*less than 2,500 square feet*)
Café or Deli
Confectionery Store
Convenience Store
Fast-Food Restaurant
Meat and Fish Market
Restaurant
Liquor Store
Supermarket or Grocery Store
Tavern or Night Club

Business - Miscellaneous

Auction Sales (*Non-Animal*)
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Lawn Care and Landscaping Service
Mail Order Business
Radio or TV Studio
Shopping Center – Convenience
Shopping Center – General
Wholesale Business

Business - Personal Services

Ambulance Service
Barber/ Beauty Shop
Dry Cleaning or Laundry Establishment
Health Club/ Fitness
Laundry and/or Dry Cleaning Pick-up
Massage Therapist
Medical Carrier Service
Mortuary
Pet Care/ Grooming
Self-Service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

Business - Professional and Financial Services

Bank/ Savings and Loan Association
Check Cashing Service
Copy and Printing Service
Packaging/ Mailing Service
Professional and Business Office
Vocational, Trade or Business School

Business - Transportation

Motor Bus Station

Business - Vehicular Sales and Service

Automobile Accessories (*New*)
Automobile, Truck, Trailer or Boat Sales
Automobile/ Truck Repair
Car Wash
Gasoline Station
Mobile Home Sales

PERMITTED USES CONTINUED:

Business - Recreation

Athletic Training Facility
 Bait Sales
 Bowling Alley
 Dancing School
 Driving Range
 Lodge or Private Club
 Miniature Golf Course
 Outdoor Commercial Recreation Enterprise
(Except Amusement Park)
 Pool Hall
 Private Indoor Recreational Development
 Theater, Indoor

Public and Quasi-Public

Electrical Substation
 Hospital or Clinic
 Institution of an Educational or Charitable
 Nature
 Library, Museum or Gallery
 Methadone Treatment Facility
 Municipal or Government Building
 Park
 Police or Fire Station
 Principle Use Parking Garage or Lot
 Public Maintenance and Storage Garage
 University/ College
 Utility Provider

Residential

Bed and Breakfast Inn
 Bed and Breakfast Inn, Owner Occupied
 Dwelling, Community Living Facility, Category
 II or Category III
 Dwelling, Home for Adjustment
 Dwelling, Loft
 Hotel or Motel

Business - Retail Trade

Antique or Used Furniture Sales and Service
 Appliance Sales and Service
 Art and Craft Store and/or Studio
 Bicycle Sales and Service
 Bookstore
 Building Material Sales *(All Indoors Excluding
 Concrete or Asphalt Mixing)*
 Clothing Store
 Department Store
 Drugstore
 Electronic Sales and Services
 Florist
 Hardware Store
 Heating, Ventilating, Air Conditioning Sales and
 Service
 Jewelry Store
 Monument Sales *(Excluding Stone Cutting)*
 Music Store
 Office Supplies/ Equipment Sales and Service
 Pet Store
 Photographic Studio and Equipment Sales and
 Service
 Shoe Store
 Sporting Goods
 Stationery, Gifts, or Art Supplies
 Tobacconist
 Variety Store
 Video Store

SPECIAL USES:

Business – Vehicular Sales and Service

Towing Service
 Truck Stop

Public and Quasi-Public

Church, Temple or Mosque
 Correctional Institution or Facility

Residential

Dwelling, Multifamily

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Commercial Planned Unit Development
Mixed-Use Planned Unit Development

CONDITIONAL USES:

Business - Miscellaneous

Crematorium
Day Care Facility (*Non-Home Based*)
Veterinary Hospital (*Small Animal*)

Public and Quasi-Public

Nonprofit or Governmental, Educational and
Research Agencies
Radio or Television Tower and Station

Residential

Home for the Aged
Nursing Home

Industrial

Bookbinding
Confectionery Products Manufacturing and
Packaging
Electronics and Related Accessories - Applied
Research and Limited Manufacturing
Engineering, Laboratory, Scientific and
Research Instruments Manufacturing
Motion Picture Production Studio
Printing and Publishing Plants for Newspapers,
Periodicals, Books, Stationery, and
Commercial Printing
Surgical, Medical, Dental and Mortuary
Instruments and Supplies Manufacturing

DEVELOPMENT REGULATIONS IN THE B-3 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)
B-3	6,000	60	None	4.00	None	15	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

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

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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 12/30/2011 Plan Case No. 2166-M-11
Fee Paid - Check No. 48196 Amount \$175.00 Date 12/30/2011

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **A&R CORPORATE PARK LLC** Phone: **217-840-8890**
Address (street/city/state/zip code): **107 MEADOW DR. URBANA, IL 61801**
Email Address: **NATHAN.REICHARD@GMAIL.COM**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER**

2. OWNER INFORMATION

Name of Owner(s): **NATHAN REICHARD, JON REICHARD, SCOTT REICHARD** Phone: **217-840-8890**
Address (street/city/state/zip code): **107 MEADOW DR., URBANA, IL 61801**
Email Address: **NATHAN.REICHARD@GMAIL.COM**
Is this property owned by a Land Trust? ☐ Yes ☒ No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Location of Subject Site: **1802 N. LINCOLN AVE., URBANA, IL 61801**
PIN # of Location: **91-21-05-353-020**
Lot Size: .46 Acres
Current Zoning Designation: **INDUSTRIAL**
Proposed Zoning Designation: **B-3 (BUSINESS)**
Current Land Use (vacant, residence, grocery, factory, etc.): **STORAGE**

Proposed Land Use: **NON-PROFIT CHARITY ORGANIZATION, SERVING THE COMMUNITY POOR PASSING OUT FOOD AND HELPING WITH ANY OTHER NEEDS IN ORDER TO RESTORE HOPE IN THEIR LIVES**

Present Comprehensive Plan Designation:

How does this request conform to the Comprehensive Plan?

Legal Description: LOT 1, ALOE HOLDINGS, SUB

99.90 X 199.79 X 99.85 X 199.67

4. CONSULTANT INFORMATION

Name of Architect(s): N/A

Phone:

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

Email Address:

Name of Engineers(s): N/A

Phone:

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

Email Address:

Name of Surveyor(s): N/A

Phone:

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

Email Address:

Name of Professional Site Planner(s): N/A

Phone:

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

Email Address:

Name of Attorney(s): N/A

Phone:

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

Email Address:

5. REASONS FOR MAP AMENDMENT:

What error in the existing Zoning Map would be corrected by the Proposed Amendment? The Use is currently zoned Industrial and would need to be rezoning to business use or B-3

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

A NEW TENANT WARRANTED A CHANGE, AS THE OWNER VACATED AND THE VINEYARD CHURCH (THE NEW TENANT) OPERATES THE CHARITABLE COMMUNITY ORGANIZATION KNOWN AS "THE HOPE CENTER"

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

THE PROPERTY VIRTUALLY WILL GO UNCHANGED, THE BACK TWO-THIRDS OF THE BUILDING WILL FUNCTION AS FOOD STORAGE AND FRONT THIRD AS MEETING ROOMS TALKING AND PRAYING WITH THE PEOPLE SUPPLYING THEM HOPE TO GET BACK ONTO THEIR FEET

What other circumstances justify the zoning map amendment? THE BUILDING WILL VIRTUALLY GO UNCHANGED AS IT IS ALREADY SUITABLE TO THEIR NEEDS

Time schedule for development(if applicable). N/A

Additional exhibits submitted by the petitioner. N/A

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.

D. N. [Signature]
Applicant's Signature

12/30/11
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

**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

Planning Division
400 South Vine Street
Urbana, Illinois 61801
(217) 384-2440

January 5, 2012

NOTICE OF PUBLIC HEARING REGARDING A PROPOSED REZONING

Dear Property Owner:

This letter is being sent to inform you that the Urbana Plan Commission will hold a public hearing on the following application:

Plan Case 2166-M-11: A request by A&R Corporate Park LLC to rezone a 0.46 acre parcel located at 1802 N Lincoln Ave. from IN-Industrial to B-3, General Business Zoning District. (See location map on reverse.)

The public hearing will be held on **Thursday, January 19, 2012 at 7:30 P.M.** in the Urbana City Council Chambers, 400 South Vine Street, Urbana, Illinois. Pursuant to the Urbana Zoning Ordinance, the Plan Commission may either recommend approval or denial of the proposed rezoning to City Council for final action. The Urbana City Council is anticipated to grant final approval or denial of the rezoning request at their regular meeting on **Monday, February 6, 2012 at 7:00 P.M.** in the Urbana City Council Chambers.

The Urbana Zoning Ordinance (Section XI-11) provides for protest procedures against a proposed rezoning, which if valid, would require a favorable vote of two-thirds of the members of City Council to approve the proposed request. A protest must be filed with the City Clerk prior to the beginning of the City Council meeting at which a vote on the proposed request is taken.

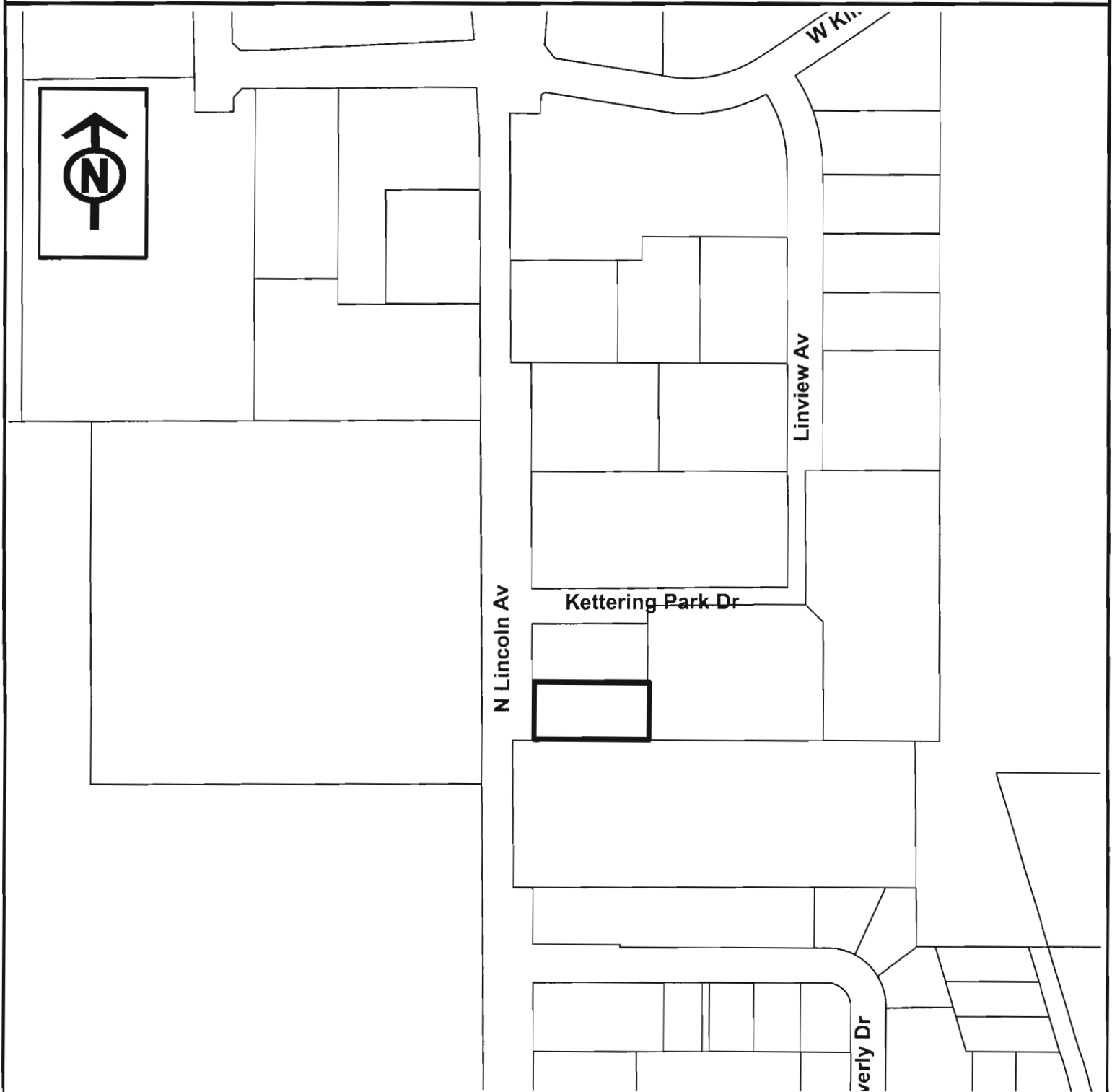
You may submit comments to the Urbana Plan Commission either in person at the public hearing or in writing if prior to or at the hearing. Persons with disabilities needing services or accommodations for the public hearing should contact the Community Development Services Department at (217) 384-2444, or the City of Urbana's Americans with Disabilities Act Coordinator at (217) 384-2466, or TTY (217) 384-2360.

If you have questions, please contact me at (217) 384-2440 or ramyers@urbanailinois.us.

Sincerely,

Robert Myers, AICP, Planning Division Manager

Location Map



Plan Case: 2166-M-11

Subject: Rezoning from IN, Industrial to B-3, General Business and Required Parking Variance.

Location: 1802 N. Lincoln Ave

Petitioner: A & R Corporate Park, LLC



Subject Property