



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Christopher Marx, Planner I

DATE: June 12, 2015

SUBJECT: Plan Case 2259-M-15: A request to rezone the property at 703 N. Matthews Avenue, totaling 0.187 acres, from the R-2, Single-Family Residential district to the R-4, Medium Density Multiple-Family Residential district.

Plan Case 2260-SU-15: A request by C-U at Home for a Special Use Permit to allow a “Home for Adjustment – Women’s Shelter/Transitional Housing for Women” at 703 N. Matthews Avenue in the Medium Density Multiple-Family Residential zoning district.

Introduction and Background

The petitioner, C-U at Home, has submitted two requests concerning the subject property at 703 N. Matthews Avenue. The first request is to rezone the property from its current R-2, Single-Family Residential zoning district designation to an R-4, Medium Density Multiple-Family Residential district. The second request is for a special use permit, on the newly rezoned property, to allow a transitional housing facility. The facility would provide temporary housing for women in the Champaign-Urbana area.

C-U at Home is an organization that serves the area’s homeless population with access to care and social services. As part of their operation, in cooperation with Provena Covenant, they are seeking a site to operate a facility that helps women transition out of homelessness. They have settled on the subject property as their desired site and have prepared to acquire it along with filing the appropriate applications. Under the property’s current zoning designation, R-2, Single-Family Residential, the petitioner is not allowed to operate a facility classified as *Dwelling, Home for Adjustment* as found in Table V-1, Table of Uses in the Zoning Ordinance. The most feasible route for the petitioner to operate such a facility would be to request a rezoning of the property to R-4, Medium Density Multiple Family Residential, in which the proposed use is allowed with a special use permit. The petitioner has filed a rezoning request for consideration concurrently with its application of a special use permit to operate a home for adjustment.

The proposed facility would house eight residents in the existing home. The home would be renovated for upkeep and maintenance. The structure or outside appearance of the building would not be altered. The renovations would involve the installation of two bedrooms in the upper level that could

accommodate three and four beds, respectively. The first floor would feature several common spaces, a kitchen, and one bedroom that could possibly accommodate a hospital bed. The living spaces as proposed are compliant with the building code requirement of 40 square feet per bed, after a minimum of 70 square feet, for rooming houses in the Urbana Municipal Code section. The facility would also include the addition of three off-street parking as required for a home for adjustment by the Zoning Ordinance

The Plan Commission may either recommend approval or denial of both the proposed rezoning request and special use permit to the City Council for final action. The petitioner’s request for a rezoning must be approved before its special use permit application may be considered. If the petitioner’s request for a rezoning is denied, its special use permit application may not be approved since a *Dwelling, Home for Adjustment* is not allowed in the R-2 district.

Adjacent Land Uses, Zoning, and Comprehensive Plan Designations

The subject property is located in the northwest part of the city near the King Park neighborhood. The property is located on the southern edge of a predominantly residential neighborhood with single-family homes to the east, Crisis Nursery to the north and west, and a railroad and hospital to the south. Most of the residential area surrounding the subject property is zoned R-2, Single Family Residential. The Crisis Nursery is recently received a conditional use permit for an expansion of its facilities towards the east. The railroad and hospital to the south are zoned IN-1, Light Industrial/Office and B-3, General Business, respectively. The property is on the southern edge of a residential area before it transitions into institutional properties and the University Avenue Corridor. The future land use, as designated in the Comprehensive Plan, is residential for the entire area north of the railroad. The area located south of the railroad, currently occupied by the hospital, is designated as institutional. There is an horizontally dividing alley between the subject property and the Crisis Nursery properties to the north which has been vacated by the City.

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

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-2, Single Family Residential	Vacant, Isolated Single Family Residential	Residential
North	R-2, Single Family Residential	Vacant lot	Residential
South	IN-1, Light Industrial/Office, B-3, General Business	Railroad, Provence-Covenant Medical Center	Institutional
East	R-2, Single Family Residential	Single-Family Home	Residential
West	R-2, Single Family Residential	Crisis Nursery – Not-for-profit Daycare Center	Residential

Zoning Districts

The subject property is currently zoned R-2 Single Family Residential and is proposed to be rezoned to R-4, Medium Density Multiple-Family Residential.

According to Section IV-2 of the Urbana Zoning Ordinance, the purpose and intent of the R-2, Single-Family Residential 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.”

In comparison, the purpose and intent of the R-4, Medium Density Multiple-Family Residential District is as follows:

“The R-4, Medium Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at low and medium densities.”

Comprehensive Plan Goals, Objectives and Policies

In considering the proposed rezoning and special use permit applications of the subject property, the Plan Commission should consider effects upon the public health, safety, comfort, morals and general welfare of the community. The City’s Comprehensive Plan and zoning law decisions in the Illinois courts provide the framework for this consideration.

The following Comprehensive Plan Goals and Objectives pertain to the rezoning and special use permit:

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

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

Goal 17.0 Minimize incompatible land uses.

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

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

39.1 Make social services available to residents in need.

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

39.3 Implement strategies to address chronic homelessness and to provide permanent shelter.

Discussion

The R-2, Single Family Residential district is designed to preserve the City’s neighborhoods with predominantly single family homes. The description of R-2 in the Zoning Ordinance, also indicates that a limited proportion to two-family dwellings is appropriate for the district. A home for transition, classified as *Dwelling, Home for Adjustment* in the Zoning Ordinance’s Table of Uses, is permitted by right in the districts R-5 and R-6. The R-4, Medium High Density Multiple- Family Residential district allows the use with a special use permit since it features the least intensive aspects of a different zone. If

an R-2 property were to be rezoned to accommodate a transitional home, the R-4 district would be the most appropriate designation. The R-4 district states the least intensive district for a transitional home to exist and would be the most compatible with the surrounding R-2 properties. Even with the greater tolerance for density and multi-family units, the R-4 district requires a special use permit to provide for careful consideration for nearby properties.

C-U at Home is proposing a rezoning and special use permit at the subject property because of its convenience in location and acquisition. Its location next to the Presence-Covenant Medical Center and relative proximity to Carle Foundation Hospital is helpful for any potential medical care related to the house's residents. It is in close proximity to C-U at Home's other facilities in eastern Champaign and some of the churches with whom they cooperate for services. The site also provides good proximity to the area's public transit. C-U at Home has arranged for acquisition and donated services for renovation of the property. Their ability to take ownership of the site would be as quick as possibly facilitated after the appropriate permits are received. The Crisis Nursery would exist on the block with an expanded service facility as well.

For a rezoning and special use permit to be granted, the compatibility of the property with the surrounding neighborhood must be considered. While the rezoning proposal would increase the allowable density on the site, the special use permit application explicitly states a limited capacity of eight residents. The improvements to the existing house would be mostly internal improvement purposes and its size and square footage would not be increased. The maintenance of the house size and volume would be consistent with the limited allowance of two-family unit homes in the current R-2 district. The facility would also have minimal effects on traffic in the neighborhood. The site will provide three off-street parking spaces as required by the Zoning Ordinance and have a traffic flow no different than any of the surrounding households. The traffic flow would also have little effect on the flow of traffic to the nearby daycare center. Lastly, the transitional home would be filling an otherwise vacant property. Repairing a home in need of maintenance and increasing its occupancy reduces the potential for a blighted property in the neighborhood.

For consideration of the rezoning, the Plan Commission must consider the La Salle Criteria for the appropriateness of changing the property's district. For the special use permit, the Commission must consider the three criteria required in the Zoning Ordinance and permit application.

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 and surrounding area is residentially zoned with a light industrial zone of a railroad and substation on the south. The proposed rezoning of the parcel would preserve its residential status. The R-4 zoning designation and the special use permit allow an increase in potential density based on

the allowed uses in Article V of the Zoning Ordinance. A higher-density zoning is appropriate at this location to serve as a buffer between the lower-density residential zoning to the north and the more intense industrial and commercial zoning to the south. The property's proposed rezoning and social service use would also be compatible with the Crisis Nursery to the west, being that they have similar outreach operations.

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, Single Family Residential and the value it would have if it were rezoned to R-4, Medium Density Multiple-Family Residential.

Under the existing R-2 zoning, the property at 703 N. Matthews has remained vacant for several years. The city block of the subject property has seen several targeted home demolitions after its relocation from another lot in Urbana. The surrounding property values would benefit from a vacancy being filled and physical improvements to the existing structure.

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 subject property would not jeopardize the health, safety, morals or general welfare of the public. Outside of the Crisis Nursery and subject property, the block has remained vacant for several years. A rezoning for a more dense classification would enable the petitioner to request permission for a use that would assist members of the public in dire economic situations. It would also bring back a residential use to an otherwise empty corner of the neighborhood. The hardships imposed by the proposal would not be much greater than that of the nearby daycare center or the existing vacant home in disrepair. The petitioner would purchase the property indicating an indefinite commitment to its maintenance.

The rezoning would also support the Comprehensive Plan goal for infill development. The existing R-2 zoning encourages single family homes for a neighborhood, but this location near the railroad property and medical center has remained vacant for years with the existing zoning designation. A rezoning for a higher density provides an opportunity to establish housing and reduce potential blight. It also fulfills Comprehensive Plan goals of providing affordable and housing opportunities for residents.

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 property's vacant status and the emptiness of the block's remaining lots, outside of the Crisis Nursery Expansion, make the subject property suitable for a rezoning to a higher density. The absence of any occupancy suggests that the site is appropriate to be rezoned to a district more accommodating to a different use. Given the nearby Crisis Nursery and hospital, a district that allows a service operation would be appropriate.

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.

703 N. Matthews has been vacant for at least several years, according to the current property owner. The lack of development on this property could be due to its R-2 zoning and the lack of demand for single-family residential development in the immediate area.

Requirements for a Special Use Permit

Special Use Permit applications generally must demonstrate that they meet the following three criteria as provided in italics. (Please see the attached Petition for Special Use Permit for the applicant's specific response to each question.)

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

The proposed use is conducive to the public convenience in terms of its location. The subject property is a housing-related use for a primarily residential area. The location is also convenient for the shelter's proximity to nearby churches, Crisis Nursery, Presence Covenant Medical Center, and nearby public transit.

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 or detrimental to the public welfare.*

The proposed use would not be unreasonably injurious or detrimental to the district in which it is located. The transitional home would provide safety and support for women at risk of being without housing. The proposal does not greatly increase the capacity of the existing structure and meets the City's square footage requirement for a dwelling space of boarding or rooming house. The traffic volume of residents and one staffer would be minimal and add no further intensity than already provided by the nearby Crisis Nursery or a typical single-family home. The applicant's plans for three off-street parking spaces are compliant with the Zoning Ordinance. The proposal would also provide occupancy to an otherwise vacant property.

3. *That the proposed use conforms to the applicable regulations and standards and preserves the essential character of the district in which it shall be located.*

The proposed development will preserve the general character of the surrounding neighborhood. A temporary home for women would be very similar in the social service nature of the neighboring Crisis Nursery to the west. It would also be consistent with the general residential character of the surrounding neighborhood. The proposal would refurbish the existing structure and not increase the building footprint of the property. It would add no additional legal nonconformities to the site, beyond the existing frontyard setback for the R-4 district. A small portion of the property would be paved for off-street parking and most of the property's open space would be preserved.

In summary, City staff finds that the application meets the specific criteria for Special Use Permits provided in Section VII-4 of the Zoning Ordinance.

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 the Zoning Ordinance, including but not limited to the following:

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

Summary of Staff Findings

1. C-U at Home has filed applications for the property at 703 N. Matthews Avenue to be rezoned from R-2, Single Family Residential to R-4, Medium Density Multiple-Family Residential and to be given a special use permit to operate a transitional home.
2. The subject property at 703 N. Matthews is a single family home that has been vacant for several years.
3. The density for the site, as proposed in the special use permit application and rezoning, would not be increased beyond what is allowed in the existing R-2 district.

4. The proposed rezoning, in conjunction with the special use permit, would not result in a substantial detriment to the surrounding neighborhood.
5. A special use permit to allow a transitional home would not be detrimental to the area.
6. Rezoning to R-4, Medium Density Multiple-Family Residential appears to generally meet the LaSalle Case criteria.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2259-M-15:

1. Forward this case to City Council with a recommendation for approval of the rezoning request as presented herein; or
2. Forward this case to City Council with a recommendation for denial of the rezoning request. If the Plan Commission finds the application is inconsistent with the criteria and denies the application, the Plan Commission should provide the reasons for denial.

The Plan Commission has the following options for recommendations to the City Council. In Plan Case 2260-SU-15 the Plan Commission may:

1. Recommend approval of the Special Use Permit without any additional conditions.
2. Recommend approval of the Special Use Permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.
3. Recommend denial of the Special Use Permit.

Staff Recommendations

In Plan Case 2259-M-15, based on the evidence presented herein, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Plan Commission forward the requested rezoning to the City Council with a recommendation of **APPROVAL** of **R-4, Medium Density Multiple-Family Residential**.

In Plan Case 2260-SU-15, based on the evidence presented herein, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Plan Commission forward the Special Use Permit application to the Urbana City Council with a recommendation for **APPROVAL** with the following conditions:

1. The site conforms to the general layout as submitted in this application.
2. The site is not redeveloped to a higher density and the home does not exceed the maximum allowable occupancy of eight residents and one staffer as proposed in this application.

3. The site provides on-site parking spaces or makes accommodations within 600 feet of the subject property with a parking plan subject to the review and approval of the Zoning Administrator and City Engineer.

Prepared by:
Christopher Marx
Planner I

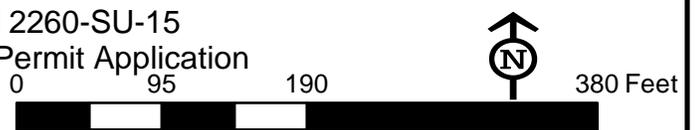
Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Zoning Description Sheets
Exhibit E: Petition for Zoning Map Amendment
Exhibit F: Petition for Special Use Permit
Exhibit G: Site photographs

cc: Melany Jackson – Executive Director, C-U at Home

Exhibit A: Location & Existing Land Use Map



Case: Plan Cases 2259-M-15 and 2260-SU-15
 Subject: Rezoning and Special Use Permit Application
 Location: 703 N. Mathews
 Petitioners: C-U at Home

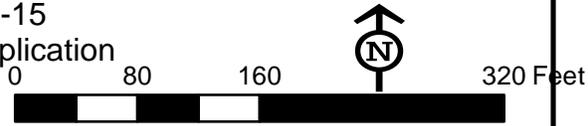


Subject Property

Exhibit B: Zoning Map

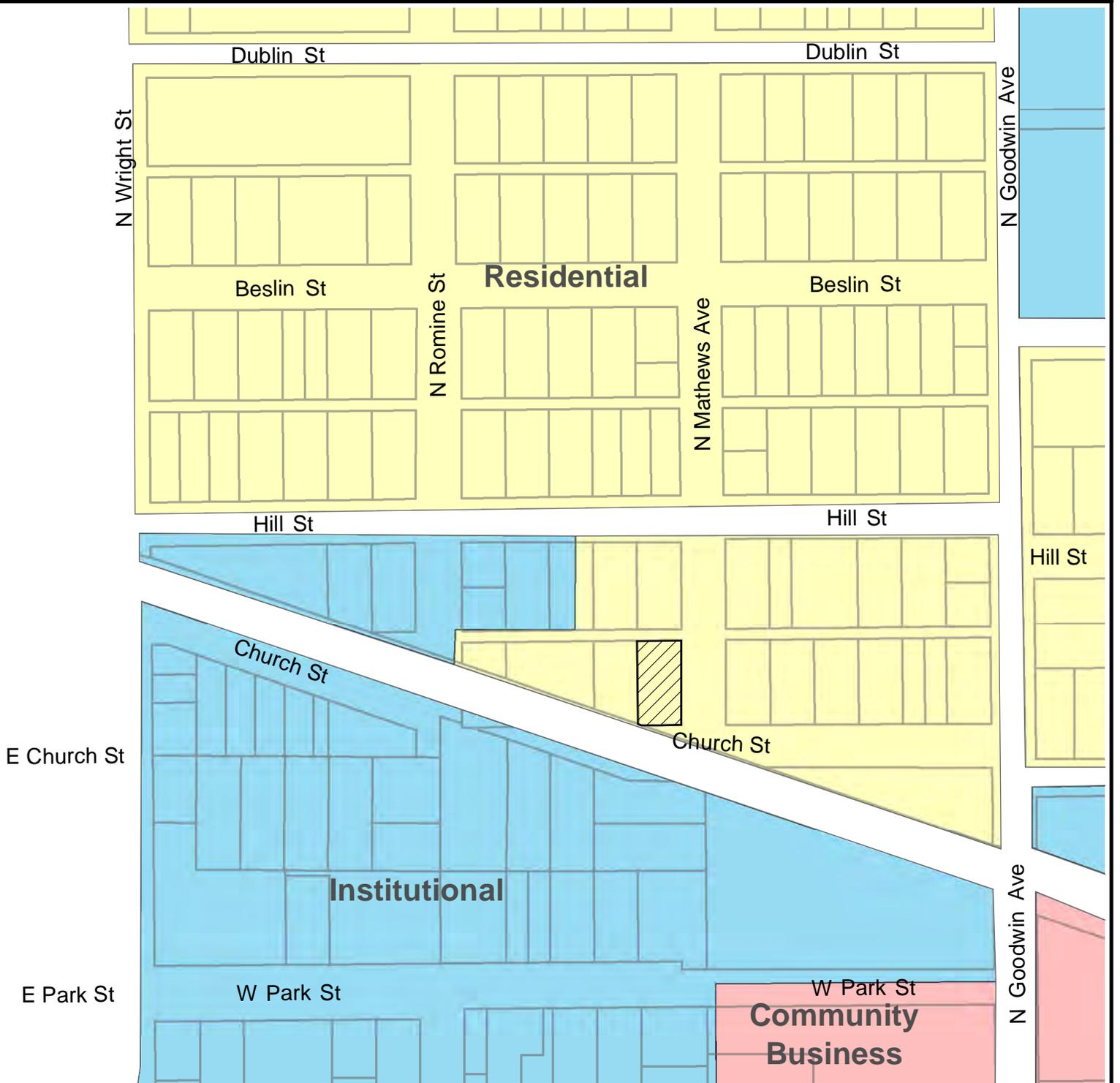


Case: Plan Cases 2259-M-15 and 2260-SU-15
 Subject: Rezoning and Special Use Permit Application
 Location: 703 N. Mathews
 Petitioners: C-U at Home



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

Exhibit C: Future Land Use Map



Case: Plan Cases 2259-M-15 and 2260-SU-15
 Subject: Rezoning and Special Use Permit Application
 Location: 703 N. Mathews
 Petitioners: C-U at Home



-  Subject Property
-  Residential
-  Community Business
-  Institutional



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

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.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

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, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.us



R-4 – MEDIUM 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-4 Zoning District is as follows:

"The R-4, Medium Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at low and medium densities."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-4 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

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, Multifamily

Dwelling, Multiple-Unit Common-Lot-Line

Dwelling, Single Family

Dwelling, Single Family (*Extended Occupancy*)

Dwelling, Two-Unit Common-Lot-Line

SPECIAL USES:

Business – Professional and Financial Services

Professional and Business Office

Residential

Dwelling, Home for Adjustment

Public and Quasi-Public

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

Public and Quasi-Public

Electrical Substation

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Residential

Assisted Living Facility

Bed and Breakfast, Owner Occupied

Nursing Home

Business - Recreation

Lodge or Private Club

DEVELOPMENT REGULATIONS IN THE R-4 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-4	6,000	60	35¹⁷	0.50¹⁴	0.35	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)

Footnote¹⁴ – In the R-4 District, the maximum floor area ratio may be increased to 0.70, provided that there is a minimum of 2,000 square feet of lot area per dwelling unit.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

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, Illinois 61801
 (217) 384-2440 phone / (217) 384-2367 fax
www.urbanainllinois.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 05-29-2015 Plan Case No. 2259-M-15
Fee Paid - Check No. 1456 Amount \$175.00 Date 05-29-2015

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): C-U at Home Phone: 217-819-4569
Address (street/city/state/zip code): PO Box 8816, Champaign, IL 61826
Email Address: melany@cuathome.us
Property interest of Applicant(s) (Owner, Contract Buyer, etc.):

2. OWNER INFORMATION

Name of Owner(s): James Moreland Phone: 217-384-4277
Address (street/city/state/zip code): 1103 Austin Dr., Urbana, IL 61802
Email Address: james.moreland@healthalliance.org
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

Address/Location of Subject Site: 703 N. Matthews
PIN # of Location: 91-21-07-407-014
Lot Size: 132 X 66
Current Zoning Designation: R-2
Proposed Zoning Designation: R-4
Current Land Use (vacant, residence, grocery, factory, etc): vacant
Proposed Land Use: home for adjustment, shelter/transitional housing for Women
Present Comprehensive Plan Designation:

How does this request conform to the Comprehensive Plan?

Legal Description: Lot 10 in Block 34 of Seminary Addition

4. CONSULTANT INFORMATION

Name of Architect(s): Jeff Johnson Phone: 217-356-9606

Address (street/city/state/zip code): 17 Taylor St., Champaign, IL 61820

Email Address: jeff.johnson@bldd.com

Name of Engineers(s): Phone:

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

Email Address:

Name of Surveyor(s): Phone:

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

Email Address:

Name of Professional Site Planner(s): Phone:

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

Email Address:

Name of Attorney(s): 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?

Simply changing the property designation from R-2 to R-4.

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

Using this property to benefit Champaign County by offering supportive, transitional housing for women.

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

This property is located in a favorable area, close to public transportation and a full-service medical facility as well as adjacent to a residential neighborhood.

What other circumstances justify the zoning map amendment? _____

Time schedule for development (if applicable). _____

Additional exhibits submitted by the petitioner. _____

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.

Melany Jackson
Applicant's Signature

5/29/15
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

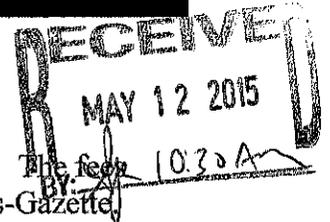


Application for Special Use Permit

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 05-12-2015 Plan Case No. 2260-SU-15

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section V-1 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* HOME FOR ADJUSTMENT - SHELTER/TRANSITIONAL HOUSING FOR WOMEN on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **C-U AT HOME** Phone: **217-819-4569**
Address (street/city/state/zip code): **PO BOX 8816, CHAMPAIGN, IL 61826**
Email Address: **MELANY@CUATHOME.US**

2. PROPERTY INFORMATION

Address/Location of Subject Site: **703 N. MATTHEWS**
PIN # of Location: **91-21-07-407-014**
Lot Size: 133 X 66
Current Zoning Designation: **R-2**
Current Land Use (vacant, residence, grocery, factory, etc): **VACANT**
Proposed Land Use: **HOME FOR ADJUSTMENT - WOMEN'S SHELTER/TRANSITIONAL HOUSING**
Legal Description: LOT 10 IN BLOCK 34 OF SEMINARY ADDITION

3. CONSULTANT INFORMATION

Name of Architect(s): JEFF JOHNSON **Phone:** 217-356-9606

Address (street/city/state/zip code): 17 TAYLOR ST., CHAMPAIGN, IL 61820

Email Address: JEFF.JOHNSON@BLDD.COM

Name of Engineers(s): **Phone:**

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

Email Address:

Name of Surveyor(s): **Phone:**

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

Email Address:

Name of Professional Site Planner(s): **Phone:**

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

Email Address:

Name of Attorney(s): **Phone:**

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

Email Address:

4. REASONS FOR SPECIAL USE PERMIT

Explain how the proposed use is conducive to the public convenience at the location of the property.

THIS PROPERTY IS AN IDEAL LOCATION AS A SHELTER/TRANSITIONAL GROUP HOME FOR WOMEN, DUE TO ITS CLOSE PROXIMITY TO CRISIS NURSERY, PRESENCE COVENANT MEDICAL CENTER, AND PUBLIC TRANSPORTATION.

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

THE PROPERTY WILL GREATLY BENEFIT CHAMPAIGN COUNTY BY PROVIDING ADDITIONAL TRANSITIONAL HOUSING FOR WOMEN IN A SAFE AND

SUPPORTIVE ENVIRONMENT.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

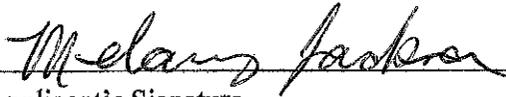
AS THIS IS ADJACENT TO BOTH RESIDENTIAL AND COMMERCIAL PROPERTIES,
A HOME FOR ADJUSTMENT FITS NICELY IN BETWEEN THESE TWO PROPERTY
DESIGNATIONS.

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

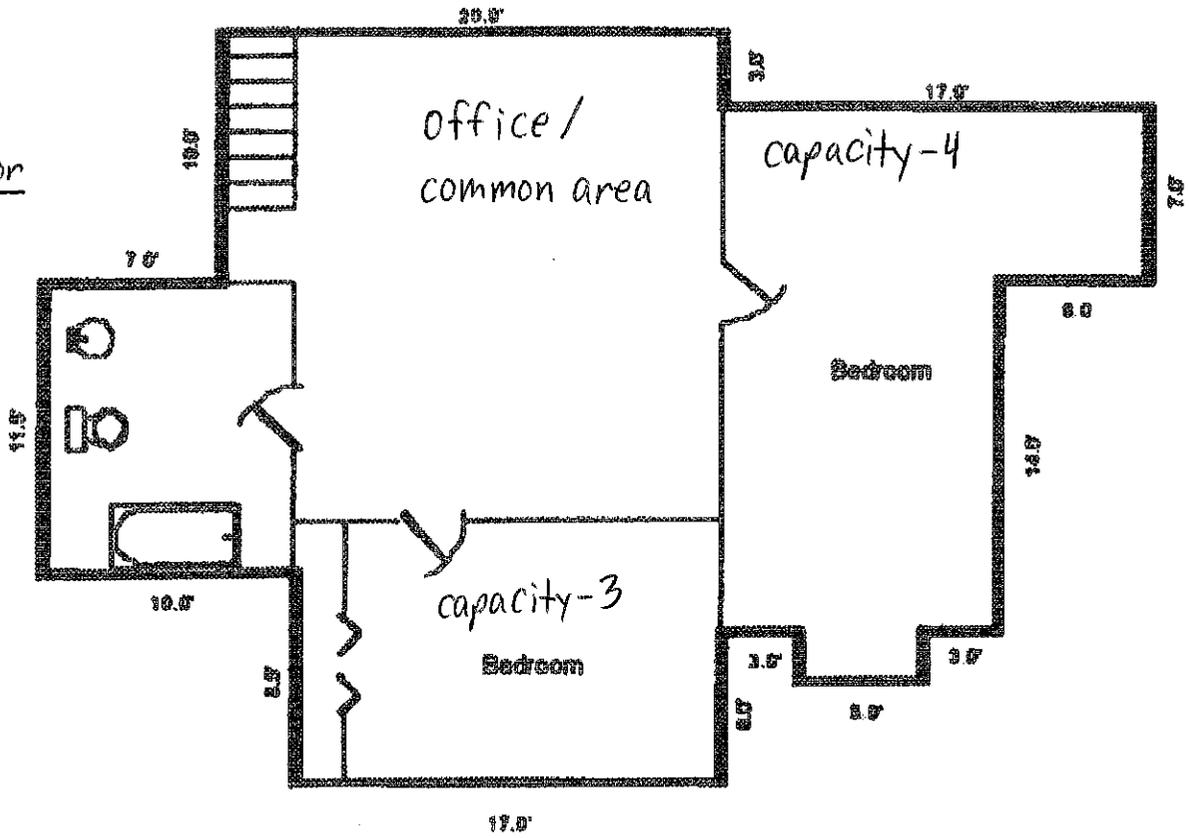
5/12/15
Date

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

703 N. Matthews

2nd floor



1st floor

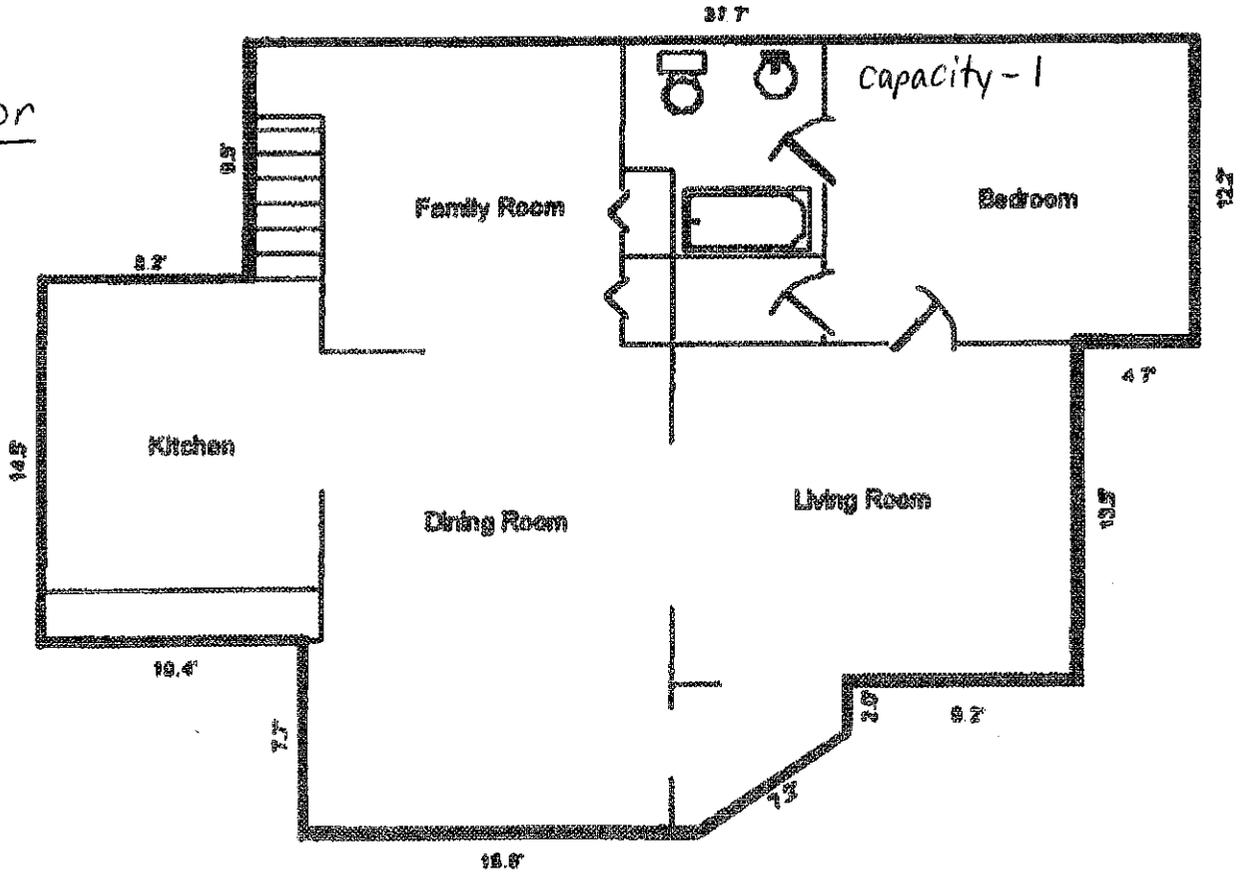


Exhibit G: Site Photos



