



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

**TO:** Urbana Plan Commission  
**FROM:** Kevin Garcia, Principal Planner  
**DATE:** November 3, 2023  
**SUBJECT:** **Plan Case Nos. 2480-PUD-23:** A request by Marty Smith, on behalf of Carle Foundation, for approval of a Final Residential Planned Unit Development located south of Federal Drive and north of Carver Drive in the R-3 (Single and Two-Family Residential) and R-4 (Medium Density Multiple Family Residential) Zoning Districts.

---

## Introduction & Background

Marty Smith, on behalf of the Carle Foundation, has submitted an application for final approval of a Residential Planned Unit Development on the farmland south of Federal Drive in Urbana, and north of Dorie Miller Drive and Carver Drive in Champaign.

The development would include 30 small homes and a community center to provide permanent supportive housing for medically-fragile homeless people. Construction is currently underway on the community center and one model home, as these are considered “by right” development.

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a Preliminary and a Final Planned Unit Development (PUD). This request is for final approval only.

Based on an analysis of the Final PUD criteria, staff recommends that the Plan Commission recommend APPROVAL of the Final PUD application to the City Council.

## Preliminary PUD Approval

The City Council approved the Preliminary Planned Unit Development for Hope Village on July 31, 2023 (Ord. No. 2023-07-023) with three conditions and one waiver:

1. The final site plan is not constrained by the preliminary site plan.
2. The final site plan is responsive to the concerns of neighboring residents.
3. Parking requirements are waived.
4. The applicant will hold an additional meeting with the public prior to submitting the final PUD application.

Overall, staff find that the applicant has met the intent of the conditions of the Preliminary Planned Unit Development approval. (*See Exhibit M for a detailed staff analysis regarding these conditions.*)

## Discussion

### Applicability

Per Section XIII-3 of the Urbana Zoning Ordinance, this proposal qualifies for consideration as a Residential Planned Unit Development, as it is on a site larger than a half-acre, and can be considered a “Unique Development”:

Unique Development – Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

### Comprehensive Plan

The property is shown in the 2005 Comprehensive Plan on Future Land Use Map #3. As illustrated in Exhibit C, the parcels are listed as “Institutional”:

*Institutional uses generally include public, quasi-public, and private uses, such as governmental, educational, medical, religious, or university facilities as well as cemeteries. Institutional uses may range from single buildings to campuses.*

The proposed PUD would help meet the following Goals and Objectives of the Comprehensive Plan:

- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.
- 3.0 New development should be consistent with Urbana’s unique character.
- 3.1 Encourage an urban design for new development that will complement and enhance its surroundings.
- 3.2 Promote new developments that are unique and capture a “sense of place.”
- 4.1 Encourage a variety of land uses to meet the needs of a diverse community.
- 4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.
- 5.0 Ensure that land use patterns conserve energy.
- 5.1 Encourage development patterns that help reduce dependence on automobiles and promote different modes of transportation.
- 11.1 Encourage the inclusion of open spaces and recreational facilities in new residential and mixed-use developments.
- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.
- 16.0 Ensure that new land uses are compatible with and enhance the existing community.
- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.
- 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.
- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.
- 28.5 Encourage University efforts to promote public-private partnerships that can benefit multiple parties.
- 29.2 Strengthen Urbana’s standing as a regional health-care center by supporting appropriately sited development opportunities and encouraging supportive services and amenities to benefit the sector.
- 34.0 Encourage development in areas where adequate infrastructure already exists.
- 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.
- 40.3 Work to distribute affordable housing opportunities throughout the community to avoid the effects of concentrated poverty.
- 42.0 Promote accessibility in residential, commercial and public locations for disabled residents.
- 42.1 Ensure that new developments are sensitive to the mobility and access needs of the disabled.
- 42.3 Ensure that new developments include adequate access for the disabled through compliance with ADA requirements and adaptable units.
- 49.0 Avoid development patterns that can potentially create an over-dependency on the automobile.

### **PUD Ordinance Goals**

Every proposed Planned Unit Development must be reviewed for consistency with nine general goals outlined in Section XIII-3.C of the Zoning Ordinance.

The proposed development is generally consistent with goals 2, 3, 4, 5, 6, 7, and 8, as follows:

1. *To encourage high quality non-traditional, mixed-use, and/or conservation development in areas identified in the Comprehensive Plan.*

The project is not identified in the Comprehensive Plan as an area for any of these types of development.

This goal is not applicable to this proposal.

2. *To promote infill development in a manner consistent with the surrounding area;*

While gated communities are typically not encouraged for Planned Unit Developments, in this case it is appropriate. Having a secure, limited-access community is considered a best practice for developments that serve the targeted population. In addition, the Carle Mobile Clinic and grocery bus will regularly visit the site, and will be available for people from Carver Park and other neighborhoods.

The decision to connect Hope Village, a residential community, to the existing Carver Park neighborhood to the south, is more consistent with the surrounding area than if it were connected to the office and light industrial area to the north.

The proposed PUD is generally consistent with this goal.

3. *To promote flexibility in subdivision and development design where necessary;*

The residents of Hope Village will not own cars. As such, the already-approved waiver to remove minimum parking requirements is warranted.

The proposed PUD is generally consistent with this goal.

4. *To provide public amenities not typically promoted by the Zoning Ordinance;*

Building 30 homes and providing on-site services for some of our most vulnerable residents is a huge benefit to the public. In addition, the Mobile Clinic and grocery bus will be open to anyone.

The proposed PUD is generally consistent with this goal.

5. *To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;*

The project is significantly responsive to many of the goals and objectives, and aligns with the future land use designation in the Comprehensive Plan.

The proposed PUD is generally consistent with this goal.

6. *To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.*

The development will have walking paths throughout, and aside from emergency vehicles, there will be no vehicles traveling through the site. It will be, essentially, a pedestrian-only development.

The development will connect to Carver Drive, and includes a sidewalk connecting Carver Drive to the site, as recommended in the staff memo for the Preliminary PUD.

The proposed PUD is generally consistent with this goal.

7. *To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood.*

The architectural style and building form of the homes will be consistent. They will be placed throughout the site on walking paths, which should give the development a consistent, specific aesthetic. In addition, the design of the buildings, their layout on the lot, and their orientation have been designed to maximize natural heating and cooling, and to provide semi-private, enclosed porches for each resident.

The proposed PUD is generally consistent with this goal.

8. *To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;*

The plans include recreational facilities, trails, outdoor gathering spaces and other open space, and community gardening plots, all of which are not typically promoted by the Zoning Ordinance.

The proposed PUD is generally consistent with this goal.

9. *To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.*

There are no known cultural features, environmentally sensitive areas, or historic resources on the site.

This goal is not applicable to this proposal.

## **Criteria for Approval**

According to Section XIII-3 of the Urbana Zoning Ordinance, the Plan Commission shall determine whether reasons outlined in the submitted application and the evidence presented during the public hearing, justify approval based on the following criteria. (Please see Exhibit D for the petitioner's specific response to each question.)

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

The proposed project would be a residential development on a site, connected to an existing neighborhood. It will have nearby access to MTD bus service along Bradley Avenue, and is conveniently-located near OSF and Carle Hospitals. Overall, the site is convenient for people walking, biking, and taking transit.



2. *That the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.*

The proposed development would not be unreasonably injurious to the surrounding area or the public welfare. The scale, massing, and architectural style fit in with the surrounding neighborhood, and the residential densities would be one-third to one-half of the adjacent neighborhood. Since most, if not all, residents will not own cars, the traffic generated by the site will be minimal, and far less than what would be expected in a “by right” development on the site.

3. *That the proposed development is consistent with goals, objectives and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies.*

The proposed PUD is consistent with many goals and objectives, as detailed above, and is generally consistent with the “Institutional” future land use identified in Future Land Use Map #3 of the 2005 Urbana Comprehensive Plan.

4. *That the proposed development is consistent with the purpose and goals of Section XIII-3 of the Urbana Zoning Ordinance.*

The proposed PUD is consistent with goals 2, 3, 4, 5, 6, 7, and 8 of Section XIII-3 of the Urbana Zoning Ordinance.

5. *That the proposed development is responsive to the relevant recommended design features identified in Table XIII-2 of the Zoning Ordinance.*

The proposed development incorporates a number of recommended design features (in **bold** below) suggested in the PUD standards, including:

1. General Site Design – the **building layout** promotes open spaces, landscaping and screening, and vehicular and pedestrian connectivity; and the **lighting design** will minimize negative impacts on the nearby residential areas.
2. Pedestrian Connectivity – regarding **connectivity**, the sidewalk on Carver Drive will be extended to the community center; the site will have a system of paths for good **internal connectivity**.
3. Parking Areas – with the parking waiver, the plans meet the intent of the **maximum parking** recommendation; the Landscape Plan (Exhibit F) shows extensive **parking area landscaping** and screening.
4. Landscaping and Screening – the site includes a distinct **landscape identity**, with extensive tree plantings, rain gardens, and areas with native prairie plants and grasses; the landscaping provides adequate **screening** between the development and the adjacent neighborhood.
5. Open Space – the site **provides** a great deal of **open space**, with accessible **drainage areas**, areas for **passive recreation**, and **connected open space**.
6. Architectural Design – The design includes **energy efficient construction**, **accessible/visitable** homes, quality **materials**, and **architectural identity** and **consistency**.
7. Signage – the plans include a **freestanding monument sign**, and is generally compatible with the overall architecture of the development.

## Summary of Findings

1. The proposed development is generally consistent with many of the goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.
2. The application is generally consistent with many of the goals, objectives, and future land use map in the 2005 Comprehensive Plan.
3. The proposed development meets the criteria for approval for a Final PUD as listed in Section XIII-3.K of the Urbana Zoning Ordinance.
4. The proposed final development plan incorporates a number of recommended design features, including general site design, architectural design, pedestrian connectivity, vehicular connectivity, maximum parking, parking area landscaping, landscaping and screening, and open space design.

## Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2480-PUD-23:

1. Recommend approval of the Final Development Plan as attached; or
2. Recommend approval of the Final Development Plan as attached, including any conditions; or
3. Recommend denial of the Final Development Plan as attached.

## Recommendation

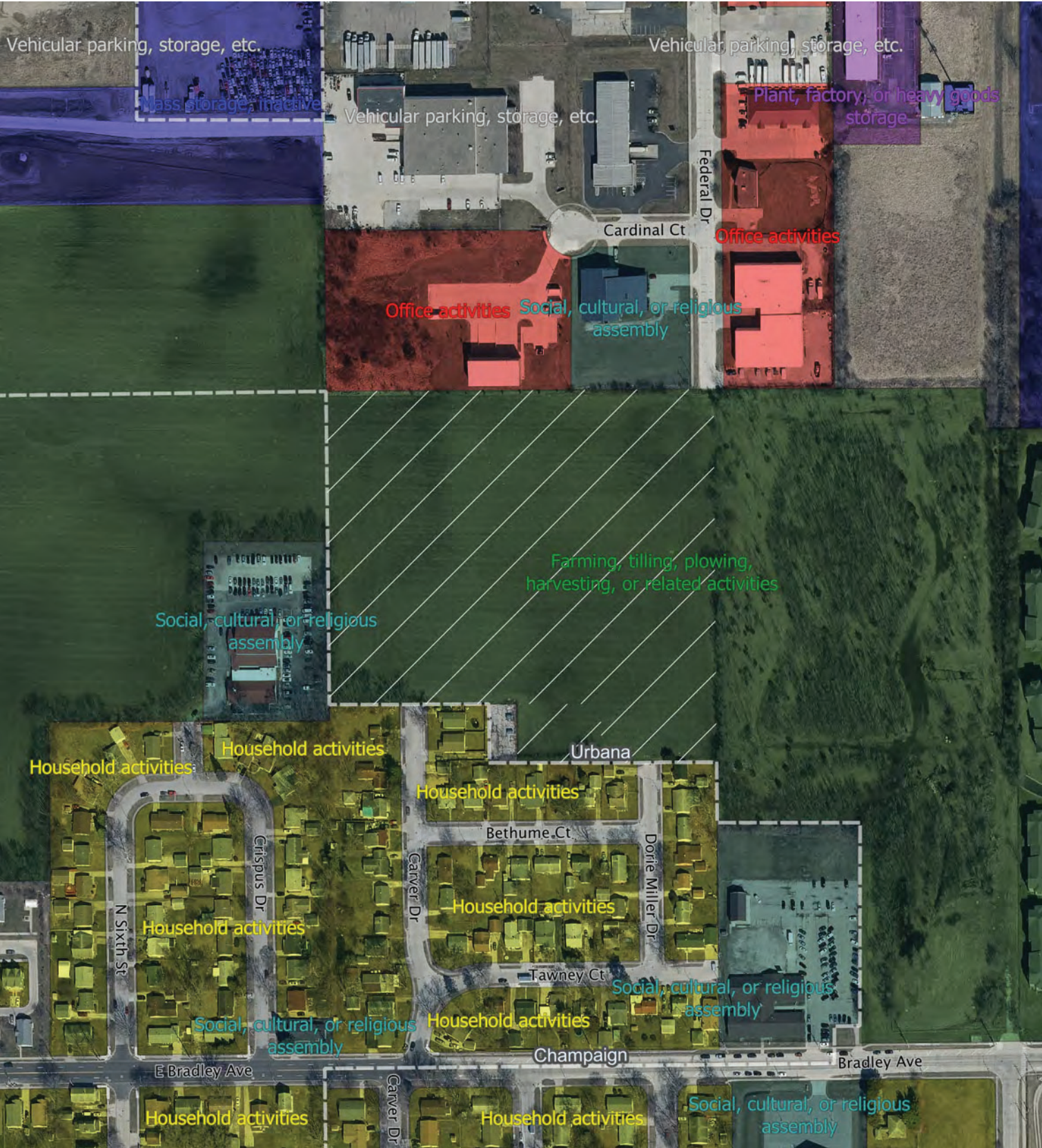
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Plan Case Nos. 2480-PUD-23 to the City Council with a recommendation for APPROVAL with the following conditions:

1. That the final development plans be in general conformance with the attached plans.

Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Final PUD Application  
Exhibit E: General Location Map and Site Plan  
Exhibit F: Landscape Plan  
Exhibit G: Grading Plan  
Exhibit H: Utility Plan  
Exhibit I: Lighting Plan  
Exhibit J: Building Elevations  
Exhibit K: Sign Details  
Exhibit L: Carver Park Neighborhood Association Letter  
Exhibit M: Staff Analysis RE: Preliminary PUD Conditions

cc: Marty Smith, Nick Crompton

Exhibit A - Location & Land Use



Case: 2480-PUD-23  
Subject: Hope Village Planned Unit Development  
Location: North of Carver Drive and Dorie Miller Drive  
Applicant: Carle Hospital Foundation

 Subject Property



# Exhibit B - Zoning



Case: 2480-PUD-23  
Subject: Hope Village Planned Unit Development  
Location: North of Carver Drive and Dorie Miller Drive  
Applicant: Carle Hospital Foundation

 Subject Property



Exhibit C - Future Land Use



Case: 2480-PUD-23  
Subject: Hope Village Planned Unit Development  
Location: North of Carver Drive and Dorie Miller Drive  
Applicant: Carle Hospital Foundation

 Subject Property



Note: This is an excerpt from the applicant's application regarding how their plans meet the recommended design features for Planned Unit Developments.

Attachment A

The following recommended design features for Planned Unit Developments from the Urbana Zoning Ordinance Table XIII-2 will be incorporated into Hope Village:

**1. General Site Design**

- a. The building layout will promote open spaces, landscaping and screening, and vehicular and pedestrian connectivity.
- b. Sufficient street lighting to enhance public safety and visibility will be provided, and the overall lighting design will reduce excessive lighting and minimize the impact on neighboring residential areas.

**2. Pedestrian Connectivity**

- a. Crosswalks will be clearly marked and defined.
- b. Pedestrian facilities will connect to on-street and off-street bicycle facilities.
- c. A network of sidewalks and bicycle paths and trails will link buildings within the development site and to the surrounding neighborhood.
- d. Bicycle racks will be placed conveniently to building entrances and/or under canopies.

**3. Vehicular Connectivity and Parking Areas**

- a. The amount of parking provided will be reduced to the minimum required by the type of use and by fact the residents of Hope Village will not have vehicles.
- b. The parking area will be landscaped and include bicycle parking.

**4. Landscaping and Screening**

- a. Distinct landscaping will be used to link pedestrian facilities, parking areas, and buildings together.
- b. Significant trees will be preserved, and trees will be placed along the streets in Hope Village.
- c. Screening will be implemented as required by the Urbana Zoning Ordinance.

**5. Open Space**

- a. Environmental corridors, community parks, water bodies, and stormwater facilities will be implemented.
- b. Open space uses will protect the natural and historical resources of the of the property.
- c. The drainage area(s) will not constitute a majority of the open space but will be permanently accessible to the public and will connect to other drainage areas in the development.
- d. Passive recreation opportunities such as nature trails and a community garden plot will be available to residents, in addition to gathering areas for active recreation.
- e. The open space in the development will be sufficiently connected by sidewalks and trails to avoid separate and isolated open space areas.

**6. Architectural Design**

- a. Common patterns and consistent architectural characteristics will be found throughout the tiny homes of Hope Village.
- b. The unique nature of a tiny home development, in addition to the landscaping and interconnectedness of the various open spaces will create an identity for the development.

Attactment A (cont.)

- c. The buildings will have an articulated design, openings such as windows and doors will be properly spaced and proportionate, exterior surfaces will both protect the structures and enhance their visual aesthetics, and the principal entrances for such buildings will be oriented toward the street and architectural elements will be used to define said principal entrances.
- d. Hope Village will utilize building construction and site design features that focus on energy conservation.

Note: This is an excerpt from the applicant's application regarding how their plans meet the recommended criteria for approval for Planned Unit Developments.

Attachment B

## 6. CRITERIA FOR APPROVAL

**Explain how the proposed development is conducive to the public convenience at the proposed location.**

Hope Village will offer a comprehensive approach to serving and supporting its residents. In addition to the homes, Hope Village will include a community center for social services, gatherings, and recreational opportunities. Hope Village will also include outdoor gathering spaces, walking trails, and a community garden. Additionally, the Carle Mobile Clinic and the Carle Health Mobile Market will be available to residents of Hope Village and the surrounding neighborhood(s).

**Explain how the proposed development is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the surrounding areas, or otherwise injurious or detrimental to the public welfare.**

The gated community will be fully staffed and monitored for security and resident assistance. Residents will be given ample opportunity to engage in social, educational, and recreational activities that will enrich their health and lives and help them live productively within the community.

**Explain how the proposed development is consistent with the goals, objectives, and future land uses of the Urbana Comprehensive Plan and other relevant plans and policies.**

Hope Village is a new development that will be unique in its exclusive use of tiny homes for residents. It is an innovative use of land intended to meet the needs of our diverse community. It will reduce the need of its residents to travel long distances to fulfill basic needs by providing them with permanent supportive housing, healthcare, and intensive wrap-around services.

The layout of the tiny home community will offer the efficiencies of density and a mix of uses, as well as offer open spaces and recreational facilities. The community center will provide space for social services and counseling, community gathering, life skills teaching, and recreational opportunities. Additionally, the outdoor walking trails, gathering spaces, community garden, and other open green spaces will provide a complete living experience in touch with the natural surroundings.

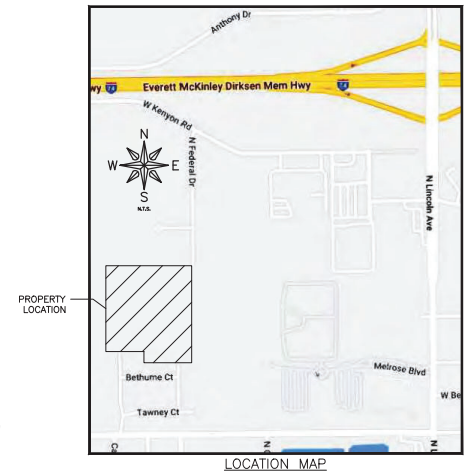
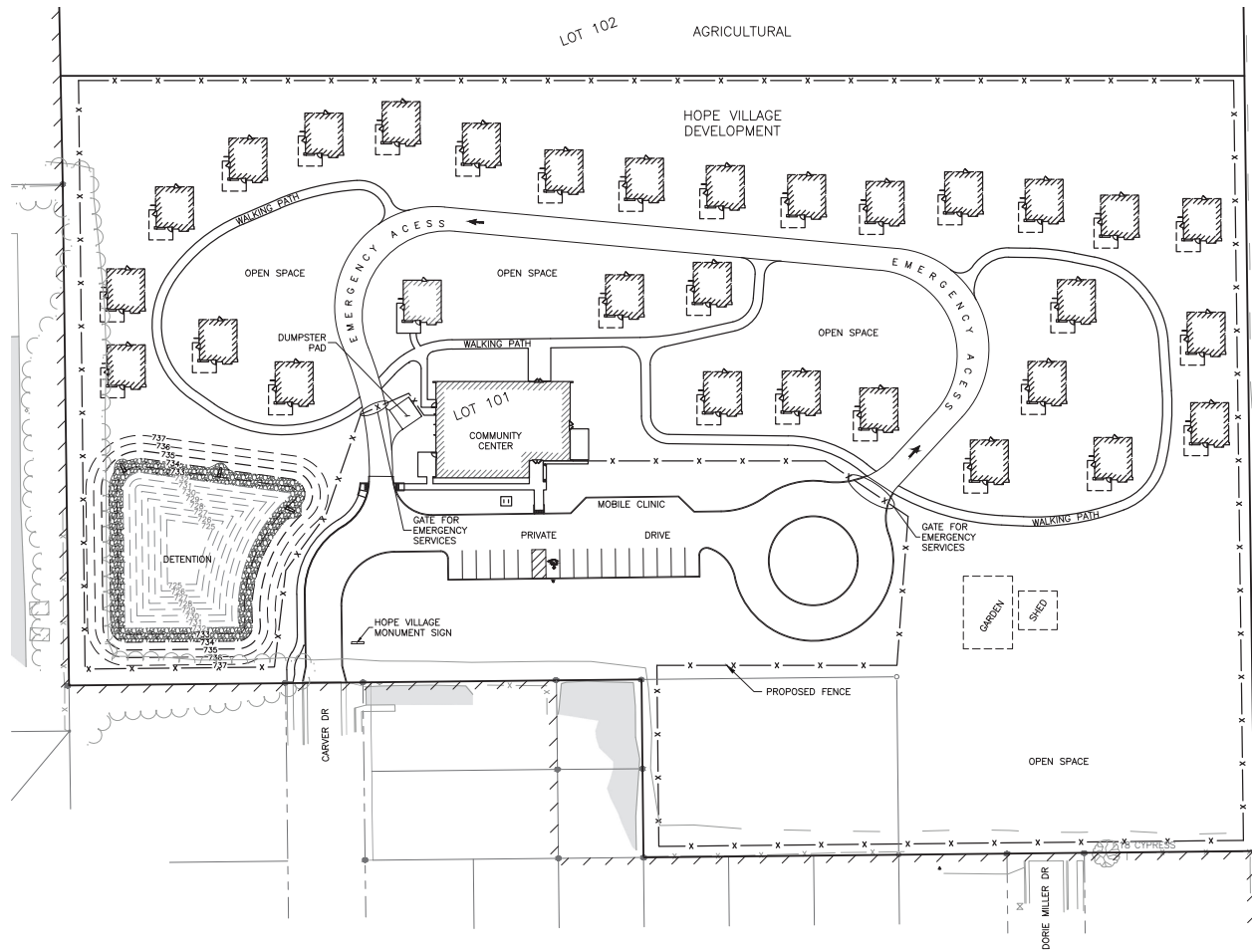
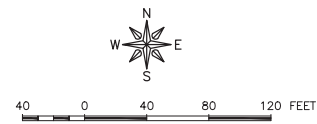
The village will be contiguous to existing neighborhoods and avoid "leapfrog development." It will be located in an area that can be served by existing or easily extended infrastructure and city services. It is a project in which the University of Illinois is a partner and will promote a public-private partnership that will benefit multiple parties and will strengthen Urbana's standing as a regional health-care center and leader within the sector.

**Explain how the proposed development is consistent with the purpose and goals of the Section XIII-3, Planned Unit Developments of the Zoning Ordinance.**

Hope Village will be a high quality, non-traditional development aiming to provide a historically underserved population with housing, medical care, and an intensive social service infrastructure. By being the first of its kind in the area, the tiny home development promotes flexibility in subdivision design in order to serve a population in need. The public amenities available such as the community center and its associated services are those not typically promoted by the Zoning Ordinance. The circular street design and interconnected walking paths provide a high level of street and pedestrian connectivity within the development and the development will flow naturally to and from the surrounding neighborhood. The community center, community garden and other open spaces as well as trails within the development provide a variety of public and private open space, and recreational facilities.



# FINAL PUD - SITE PLAN



PROJECT #23-826

SHEET 1 OF 3

**FEHR GRAHAM**

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525  
1610 BROADMOOR DR, CHAMPAIGN, IL 61821  
(217)352-7688

© 2023 FEHR GRAHAM

ILLINOIS  
IOWA  
WISCONSIN

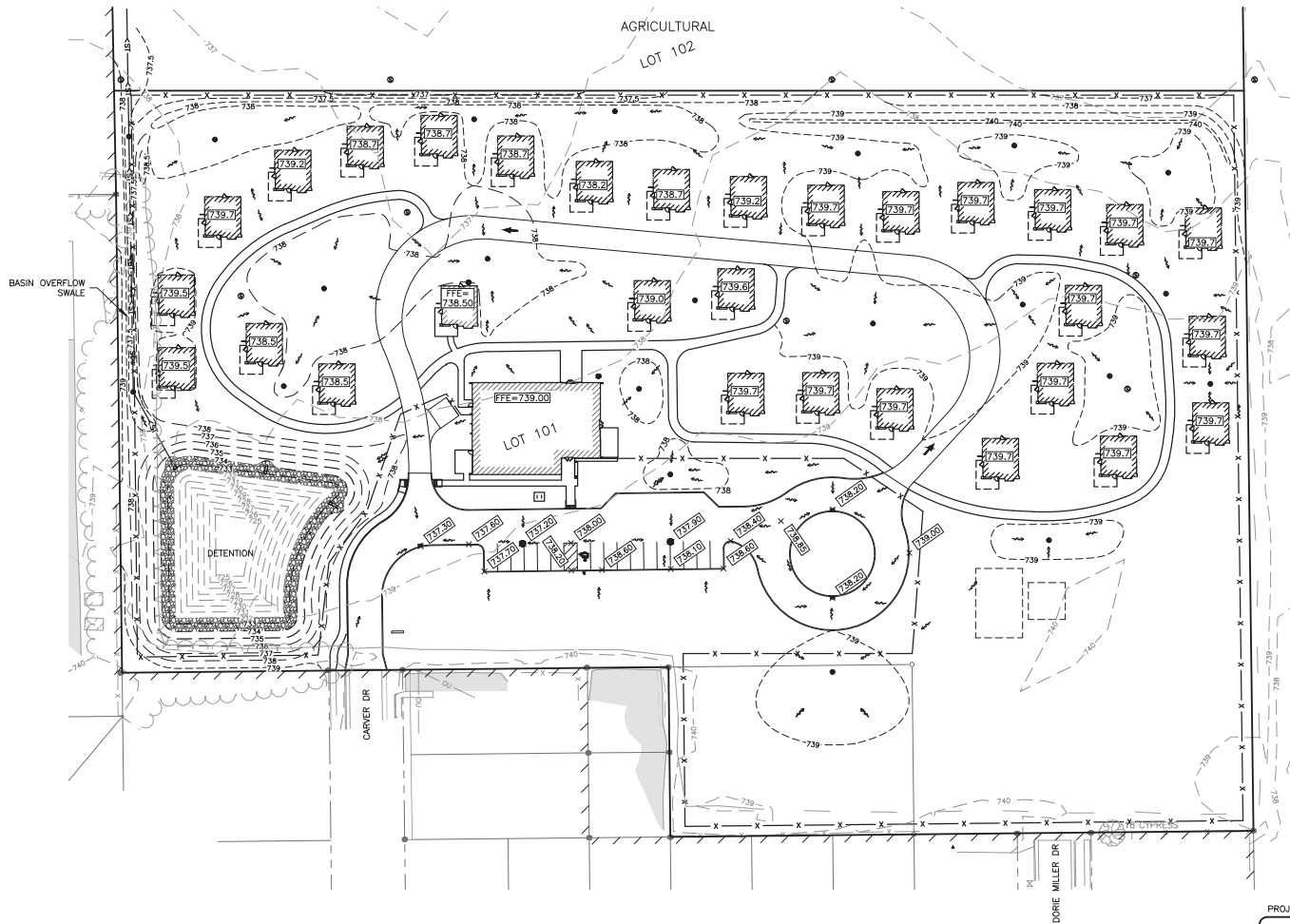


# Exhibit F - Landscape Plan





# FINAL PUD - GRADING PLAN



**SHEET LEGEND**

---	739	PROPOSED CONTOUR
---	739	EXISTING CONTOUR
---		DIRECTION OF SURFACE FLOW
X	739.20	PROPOSED PARKING LOT SPOT ELEVATION

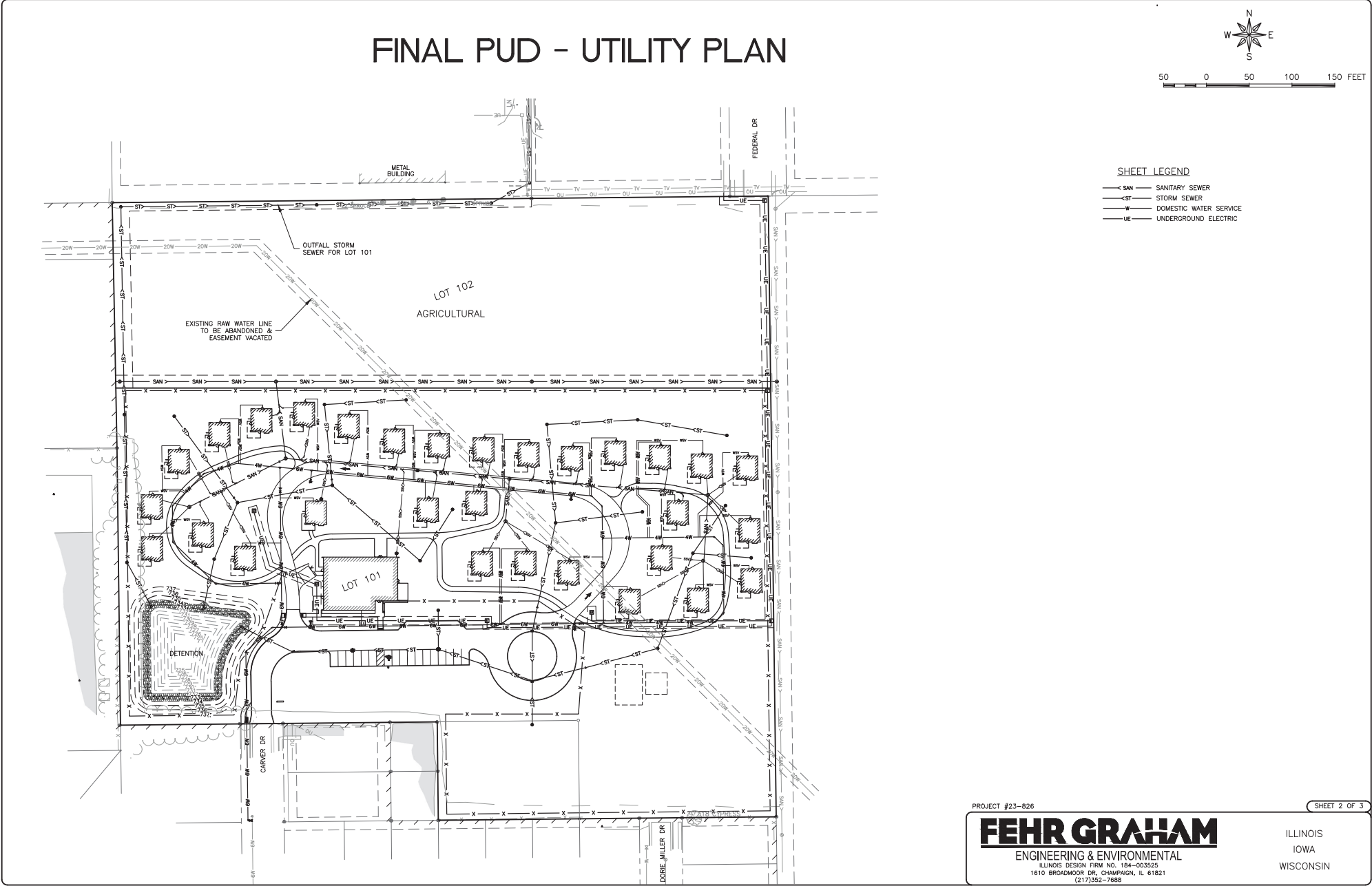
PROJECT #23-826







SHEET 3 OF 3

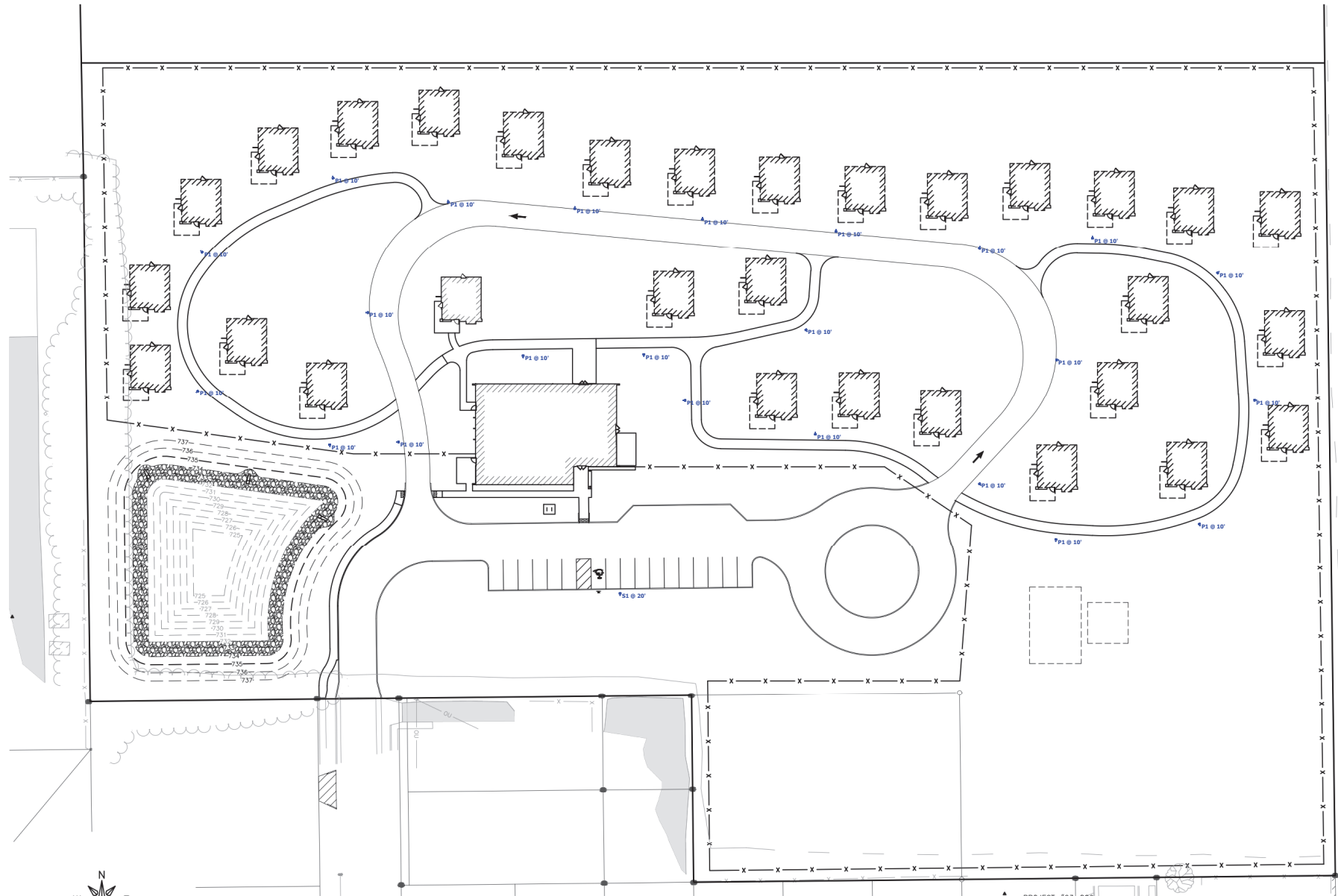
**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL  
ILLINOIS DESIGN FIRM NO. 184-003525  
1610 BROADMOOR DR, CHAMPAIGN, IL 61821  
(217)352-7688

ILLINOIS  
IOWA  
WISCONSIN

© 2023 FEHR GRAHAM



Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	P1		23	Lithonia Lighting	OSLO LED P2 40K 70CRI 12W 165	O-Series Slim 2 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 2 Medium Housewide Shield	1	5381	0.89	45.14	 Watt: 666.50
	S1		1	Lithonia Lighting	OSLO LED P6 40K 70CRI 13W	O-Series Slim 2 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Type 2 Medium	1	17135	0.89	137	 Watt: 1434.00



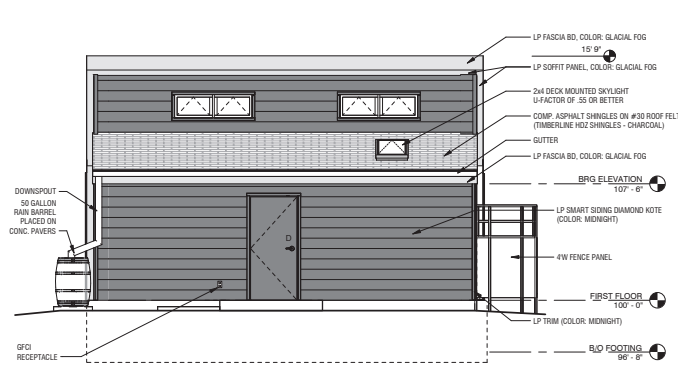
PROJECT #23-826

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL

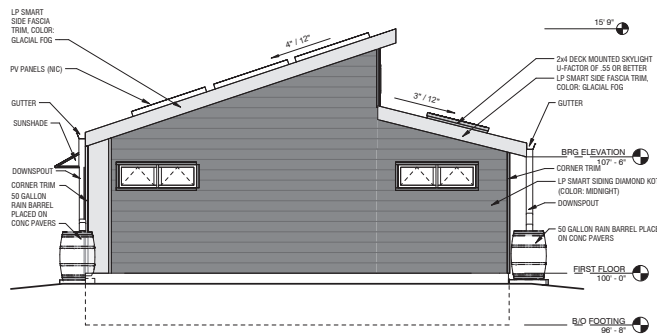
ILLINOIS DESIGN FIRM NO. 184-003525  
1610 BROADMOOR DR, CHAMPAIGN, IL 61821  
(217)352-7688

## 36

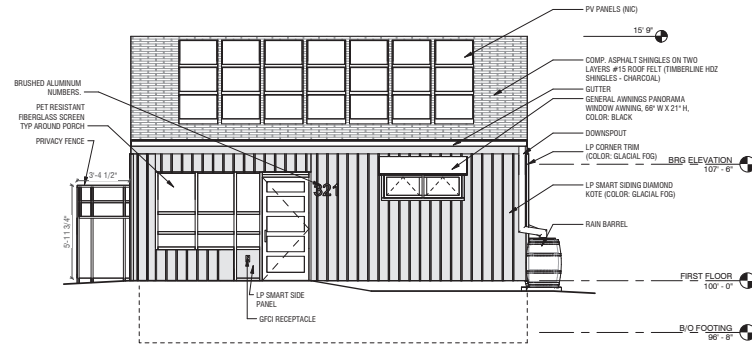
## Exhibit J - Building Elevations



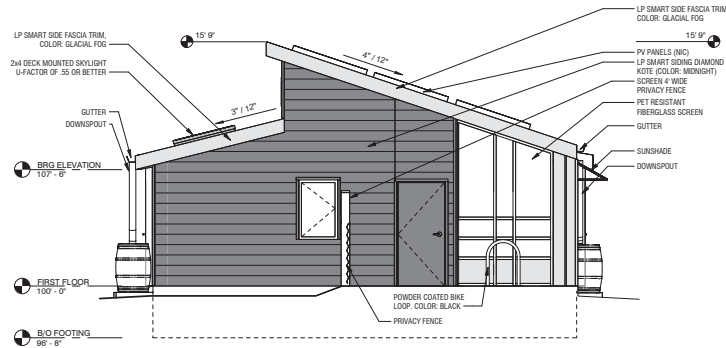
**BUILDING ELEVATION**  
NORTH ELEVATION  
1/4" = 1'-0"



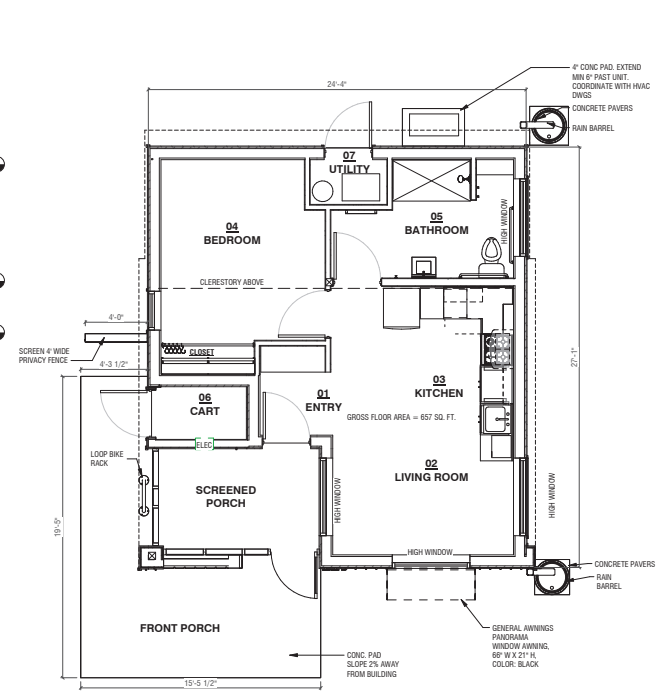
**BUILDING ELEVATION**  
EAST ELEVATION  
1/4" = 1'-0"



**BUILDING ELEVATION**  
SOUTH ELEVATION  
1/4" = 1'-0"

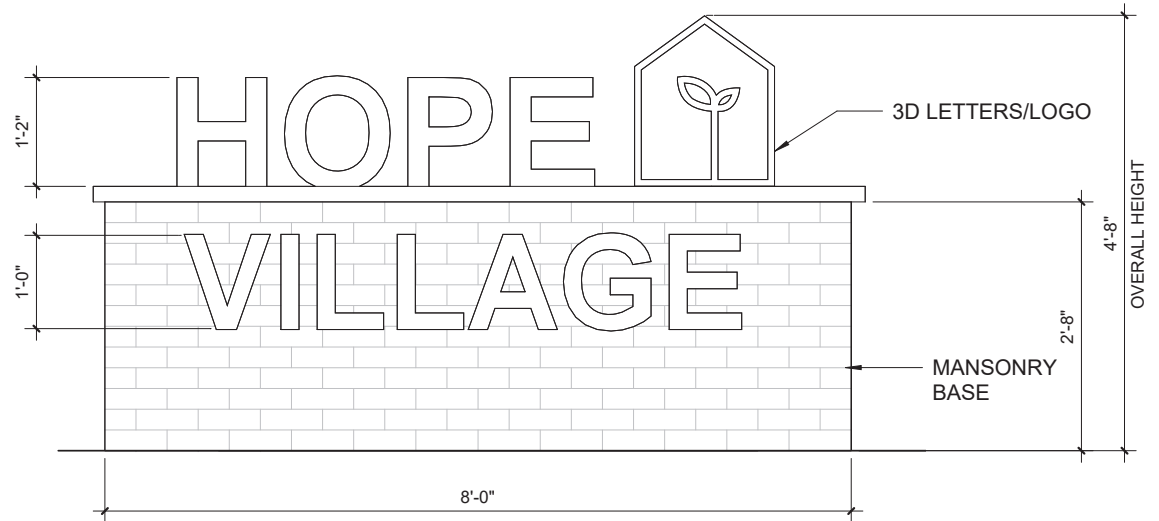
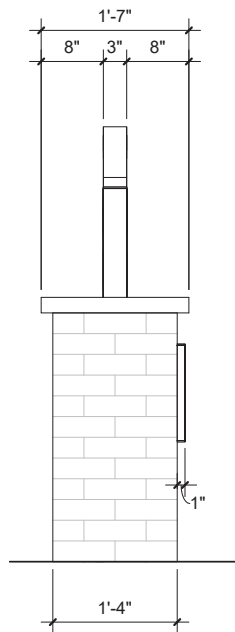


**BUILDING ELEVATION**  
WEST ELEVATION  
1/4" = 1'-0"



 **FLOOR PLAN**  
FIRST FLOOR  
1/4" = 1'-0"

# Exhibit K - Sign Details







# Carver Park Neighborhood Association

*"The first African-American Subdivision in the Champaign-Urbana Area"*

**DATE:** October 5, 2023

**TO:** Carle Foundation (Attention Marty Smith)  
University of Illinois  
Champaign County Health Care Consumers

**SUBJECT:** Hope Village Planned Unit Development Adjoining Carver Park  
Subdivision - Residents/Citizens Concerns and Recommendations

The purpose of this letter is to make known our position in the form of concerns and proposals on behalf of residents and citizens of the subdivisions of Carver Park, Crispus Attucks, Dr. Ellis, and others in the community and elsewhere in opposition to the development of Hope Village. Although construction of Phase I of this development is underway, it is our fervent desire that it be stopped and not entered Phase II or the final phase for reasons or concerns outlined herein.

## CONCERNS

- Traffic and access
- Drainage (sanitary and flooding)
- Detention pond
- "Initial" development of thirty (30) tiny homes
- Safety

## RECOMMENDATIONS/PROPOSALS

- Traffic. We strongly suggest and propose that access be made to and from Federal Drive with no traffic coming through Carver Park Subdivision.
- Drainage (sanitary and flooding). We strongly suggest that both the City of Champaign and the City of Urbana work together to make certain that drainage issues are corrected and guarantee there will be no impact on the Carver Park Subdivision because of this development.
- Detention pond. We understand detention ponds are being used now in large developments, but do thirty (30) tiny homes meet these criteria? If the detention pond must stay, and given the proximity to Carver Park Subdivision, we strongly suggest "high security" fencing be made around it.
- "Initial" development of thirty (30) tiny homes. We propose that no future development be made in this area, especially without consideration of the rights and concerns of surrounding neighborhoods.

## Exhibit L - Carver Park Neighborhood Association Letter

- Safety. We respectfully and strongly ask that you adhere to our suggestions for no access through Carver Park Subdivision, correct the drainage issues, fence the detention pond, and make no further development plans in this area for the safety and wellbeing of residents in this subdivision and surrounding neighborhoods.

### SUMMARY

Carver Park Subdivision is the first African American Subdivision built in Champaign-Urbana. Some of the residents currently living here grew up in this subdivision from babes to adulthood. We are proud of the legacy that brought this neighborhood to fruition and wish to see it honored and preserved.

The streets in this subdivision are in dire need of repair. The City of Champaign has been made aware of the condition of Dorie Miller Drive and their officials have said this street will be reconstructed. We're holding them to this promise. And we are also requesting that the Cities of Champaign and Urbana conduct an environmental impact study relative to institutional zoning.

Residents feel blindsided by this development because it was dumped on us without proper notification and communication. We ask that you please let this be a lesson moving forward that communication and proper notification is essential in having a good relationship with the community. That was not done here. The site selection process did not allow input from neighboring residents or community stakeholders. With that said, we request that ANY significant changes that will impact surrounding neighborhoods and this community be presented with proper notification to both property owners and residents in proximity to the project. This includes notification regarding water shut offs or any other utility that impacts surrounding neighborhoods.

In closing, let it be known that this letter does not suggest that we are conceding to this development. We do not want it at this location. Further, as the final plan is unveiled, we reserve the right to bring any further issues that may not be resolved once the application has been submitted. And because of the direction made to you by order of City of Urbana Ordinance No. 2023-07-023 to hold this meeting for the public, to which is being done so this day October 5, 2023, we demand proof that our concerns and recommendations will be taken care of.

This letter respectfully submitted on behalf of those residents of Carver Park, Martin Luther King, Crispus Attucks, and Dr. Ellis Subdivisions with concerns and opposition to the development of Hope Village.

c: City Council City of Urbana  
City Council City of Champaign

For further information contact:

Jacqueline Curry (Carver Park Subdivision) jackbag60@gmail.com  
Darleen Bailey (Dr. Ellis Subdivision) darleenbailey72@yahoo.com  
Marion Harrington (Crispus Attucks Subdivision) mrshortdog@sbcglobal.net  
Joseph Wilson (MLK Subdivision) jcwilson55@yahoo.com

## **Exhibit M – Staff Analysis RE: Conditions of Preliminary PUD Approval**

### **Condition (1) – The final site plan is not constrained by the preliminary site plan.**

This condition allowed the general concepts of the Preliminary PUD Site Plan to be approved while granting the applicant flexibility to redesign the site if they chose to. The design team did not opt to substantially redesign the site, and the site plans included in the Final PUD application (see Exhibit D) are generally consistent with the Preliminary site plans. There updated plans include some minor changes to address the second Condition, as detailed below.

### **Condition (2) – The final site plan is responsive to the concerns of neighboring residents.**

This condition requires that the final plans respond to concerns that neighboring residents voiced throughout the process at Plan Commission, City Council, in writing, and at a series of neighborhood meetings. The concerns of neighboring residents are best summarized in the attached letter from the Carver Park Neighborhood Association, on behalf of residents of Carver Park, Crispus Attucks, and Dr. Ellis Subdivisions. The concerns outlined in that letter are repeated here in *italics*, followed by staff analysis (see Exhibit L for the full letter).

*Traffic: We strongly suggest and propose that access be made to and from Federal Drive with no traffic coming through Carver Park Subdivision.*

*Staff Analysis:* The applicants have clearly and consistently articulated their reasons for designing Hope Village to have its access off of Carver Drive instead of Federal Drive. Chief among those reasons are that Carver Drive offers better, faster access to OSF and Carle Hospitals for emergency services, and provides a direct connection to more frequent MTD bus service along Bradley Avenue (via Carver Drive) versus Kenyon Drive (via Federal Drive).

In addition to those reasons, staff believe that to redesign the site with access off of Federal Drive would most likely leave the southern half of the site as farmland, which would leave it open to being developed in the future at much higher residential densities than Hope Village will have. That would create much more traffic along Carver Drive than the current proposal. The entire site is zoned for multifamily residential (R-4), and even a modest “by right” development under the R-4 zoning designation would produce significantly more traffic through the neighborhood than Hope Village, where most, if not all, residents will not own cars. An earlier proposal, Union Gardens, included more than 130 dwellings on the site, and required no significant public hearings, since it was a “by right” development.<sup>1</sup>

Hope Village represents perhaps the least-intensive option for residential development on this site, one which would have a minimal effect on traffic through the Carver Park neighborhood.

*Drainage: We strongly suggest that both the City of Champaign and the City of Urbana work together to make certain that drainage issues are corrected and guarantee there will be no impact on the Carver Park Subdivision because of this development.*

*Staff Analysis:* Urbana and Champaign’s Public Works staff have discussed drainage in the area around Hope Village, and to date have not observed any recurring drainage problems within or adjacent to the Hope Village development.

<sup>1</sup> Union Gardens required a public hearing for the final subdivision plat; however, plats are essentially a technical exercise, and a plat will be approved if it meets the requirements of the Land Development Code. The City Council has never denied a subdivision plat, according to the Planning Division’s records.

Urbana's engineering review of the proposed stormwater management plan for Hope Village indicates that the development will maintain existing drainage patterns, which is for stormwater to generally flow northward. The proposed site grading, stormwater holding basin, and storm sewers will direct stormwater runoff northward, discharging stormwater into the existing public storm sewer on Cardinal Court, in the opposite direction of the Carver Park Subdivision. The proposed Hope Village development will not affect drainage on Carver Drive.

*Detention Pond: We understand detention ponds are being used now in large developments, but do thirty (30) tiny homes meet these criteria? If the detention pond must stay, and given the proximity to Carver Park Subdivision, we strongly suggest "high security" fencing be made around it.*

*Staff Analysis:* Hope Village includes 30 homes, but it also includes a community center, parking and access drives, and paths, all of which increase the impervious area on the site over the existing use of the site as farmland. City staff determined that a stormwater plan was necessary, and the design team for Hope Village chose a retention basin as their preferred option to deal with the additional runoff that would be created by the development.

While the initial site plans for Hope Village did not include fencing to physically separate the retention pond from the neighborhood, the updated plans show that the fence has been extended south from Hope Village around the retention pond.

*"Initial" development of thirty (30) tiny homes. We propose that no future development be made in this area, especially without consideration of the rights and concerns of surrounding neighborhoods.*

*Staff Analysis:* If approved, the Final PUD will only allow the development of 30 tiny homes and the community center on the site. Any future development on the site would require a Planned Unit Development amendment, which would require the same level of review as any PUD application.

Waiver (3) – Parking requirements are waived.

Since the residents of Hope Village will not own vehicles, and there will be only a handful of staff on-site each day, parking requirements were waived.

Condition (4) – The applicant will hold an additional meeting with the public prior to submitting the final PUD application.

The applicant held a public meeting on October 5, 2023, at the Douglass Annex, 804 North Fifth Street, in Champaign, the week before they submitted their final PUD application.