



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Marcus Ricci, Planner II

DATE: February 16, 2018

SUBJECT: **Plan Case 2328-SU-18:** A request by Frat Life, LLC, represented by its Manager and Sole Member Jonah Weisskopf, on behalf of The Church In Champaign, represented by two of its Directors, Kenneth Mooney and Nehemiah Tan, for a Special Use Permit to operate a Church at 713 West Ohio Street in the R-7, University Residential Zoning District.

Introduction

Frat Life, LLC, represented by its Manager and Sole Member Jonah Weisskopf, has applied for a Special Use Permit to adaptively reuse a portion of the existing dormitory at 713 West Ohio Street as a church. The Urbana Zoning Ordinance requires a Special Use Permit to allow the proposed church use in the R-7, University Residential Zoning District. The remaining portion of the existing dormitory would be used as a rooming house. The rooming house use is permitted by right in the R-7 District. The church would operate in one part of the principal structure, while the rooming house would operate in another part. The applicant is the current owner of the property; it is applying for the Special Use Permit on behalf of The Church in Champaign, represented by two of its Directors, Kenneth Mooney and Nehemiah Tan.

**This case was continued from the Public Hearing at the February 8, 2018, Plan Commission meeting.*

Background

After presentations by staff and the applicant were completed and members of the public provided their comments, members of the Plan Commission discussed whether or not additional conditions were warranted to limit the location, extent, and intensity of the proposed church use. Due to the lack of detail in the site plan provided (Exhibit A) regarding what portions of the existing dormitory would be used for church activities and which portions would be used for rooming house (“residential”) activities, commission members asked staff to determine that information and report back to the commission.

Additional Information

Staff requested and received from the applicant floor plans of the building which designated which portions would be used for church activities (6,048 square feet) versus residential activities (3,433

square feet), including shared spaces (Exhibit B). Planning Division staff worked with Building Safety staff to determine building occupancy loads for the areas of “church use” and “residential use,” as well as an occupancy load for the main assembly hall (Exhibit C). According to building code occupancy calculations, the church areas of the building could safely contain up to 248 persons while the rooming house areas could contain up to 17 additional persons, for a total of 265 persons. The main assembly hall alone could safely contain up to 108 persons.

Discussion

Although the occupancy load calculations estimate that the building can safely contain higher numbers of people, the prospective buyer is willing to accept a lower occupancy limit to maintain the character of, and compatibility with, the neighborhood. Two proposed conditions would limit occupancy in both the assembly room (up to 80 persons) and for the church use as a whole, including the main assembly room (up to 90 persons) to allow for limited occupancy of the church use outside of the assembly room during services, such as occupancy of the children’s rooms.

The Zoning Ordinance bases the parking requirement only on the number of seats in the principal assembly area. The parking requirement is calculated independently from the occupancy load calculations determined by the Building Code, which uses the size and use of rooms in the building. The Building Official and Fire Marshal are permitted to set a building’s occupancy or a room’s occupancy at a lower number than what the Building Code formula could allow, which is what is proposed by conditions #2 and #3.

As discussed during the public hearing, services times as proposed by the prospective buyer end by 10:00 p.m. The prospective buyer is amenable to a modified closing-time condition of 10:00 p.m.

The Special Use Permit – and any recommended conditions – applies only to the 6,048 square feet of the building designated for church use.

Summary of Findings

1. Frat Life, LLC, represented by its Manager and Sole Member Jonah Weisskopf, requests a Special Use Permit to allow The Church in Champaign to operate a Church at 713 West Ohio Street in the R-7, University Residential Zoning District.
2. The proposed use is conducive to the public convenience at this location due to its proximity to both the University where the majority of its congregants live, and to public transit and bicycle parking.
3. The proposed use would not be unreasonably injurious or detrimental to the R-7 district in which it shall be located due to both the coordination of service times to minimize traffic conflicts, and to provision of more than the required number of off-street parking spaces.
4. The proposed use meets the regulations and standards of, and preserves the essential character of, the R-7 district in which it shall be located by limiting the number of church use and assembly hall occupants, providing more than the required number of off-street parking spaces, and screening the parking lot from adjacent properties.

Options

The Plan Commission has the following options for recommendations to the City Council in Case No. 2328-SU-18:

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**.

Recommendation

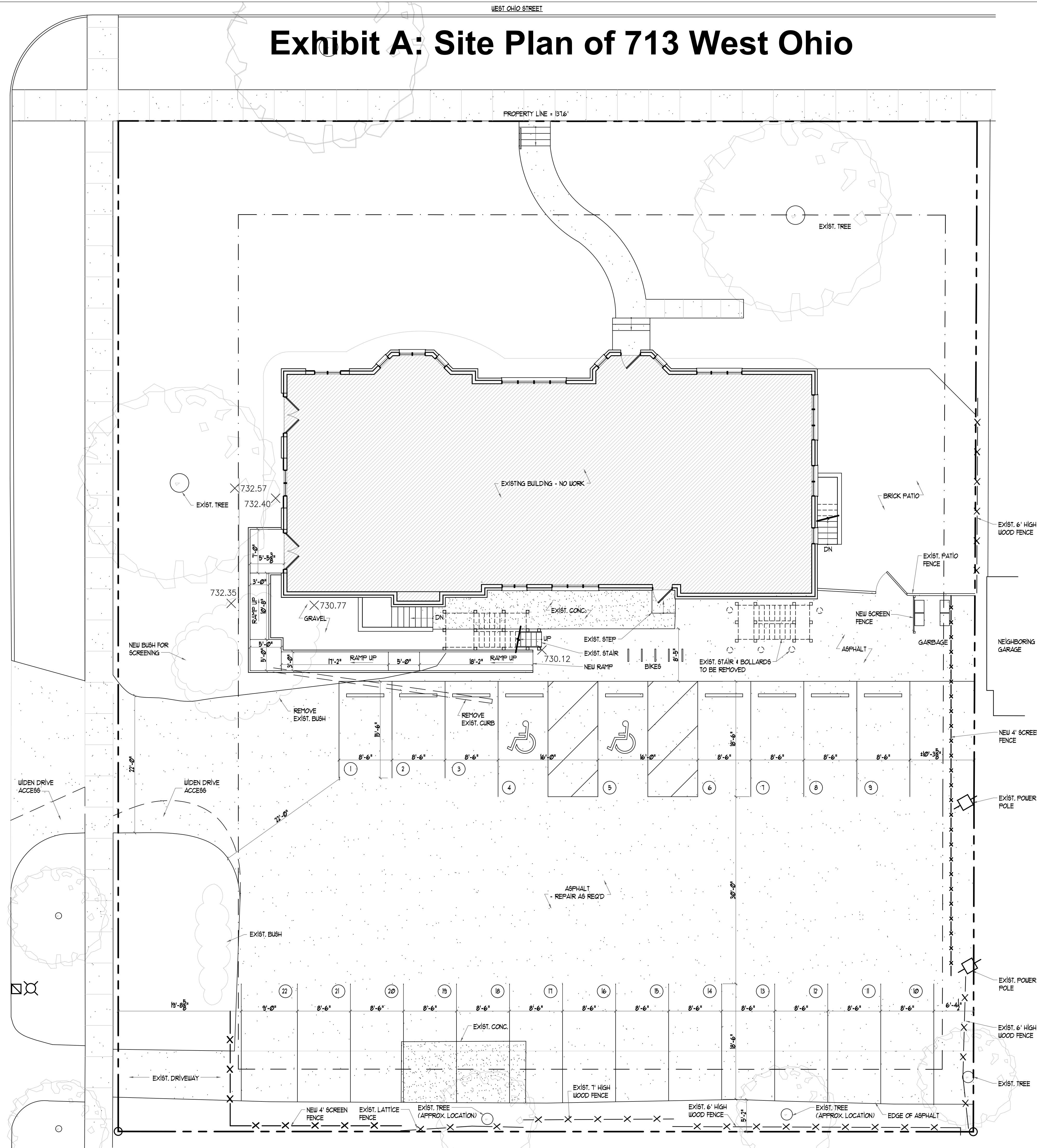
Based on the evidence presented in the discussion above, at the public hearing held on February 8, 2018, and without the benefit of considering additional evidence that may be presented at the public hearing on February 22, 2018, staff recommends that the Plan Commission forward Plan Case No. 2328-SU-18 to the Urbana City Council with a recommendation for **APPROVAL with the following CONDITIONS**:

1. Construction must be in general conformance with the attached site plan entitled “Church Ramp – Ramp Construction – 713 W. Ohio” dated January 26, 2018 (Exhibit A) and floor plans entitled “Floor Plans of 713 W. Ohio” and dated February 12, 2018 (Exhibit B).
2. The occupancy of the main church assembly room will be established and placarded by the Building Official and Fire Marshal to not exceed 80 persons, and noted on the Certificate of Occupancy.
3. The occupancy of the church use portion of the building – including the main church assembly room – will be established and placarded by the Building Official and Fire Marshal to not exceed 90 persons, and noted on the Certificate of Occupancy
3. Church events conclude by 10:00 p.m.
4. Any future exterior lighting fixtures may be no taller than 12 feet.
5. The use must conform to all applicable zoning, building, and development regulations.

Attachments: Exhibit A: Site Plan
Exhibit B: Floor Plans
Exhibit C: Occupancy Calculations

CC: Frat Life, LLC, represented by Jonah Weisskopf
The Church In Champaign, represented by Kenneth Mooney and Nehemiah Tan

Exhibit A: Site Plan of 713 West Ohio

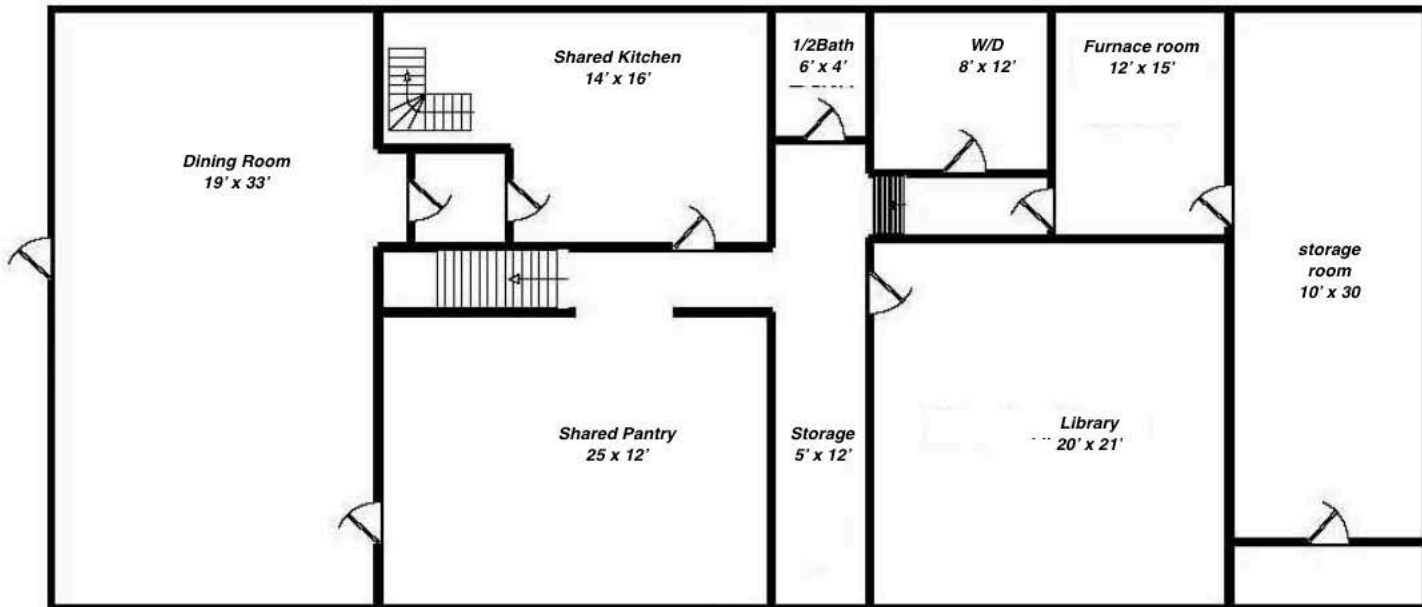


PROJECT # 170109
 DATE: 2017 JAN 26
 REV/NOY/:

A N D R E W F E L L
 ARCHITECTURE AND DESIGN
 615 NORTH HICKORY STREET, SUITE 101
 CHAMPAIGN, ILLINOIS 61820
 PHONE: 217.363.2800
 WWW.ANDREWPELL.COM
 EMAIL: andrewfell@comcast.net

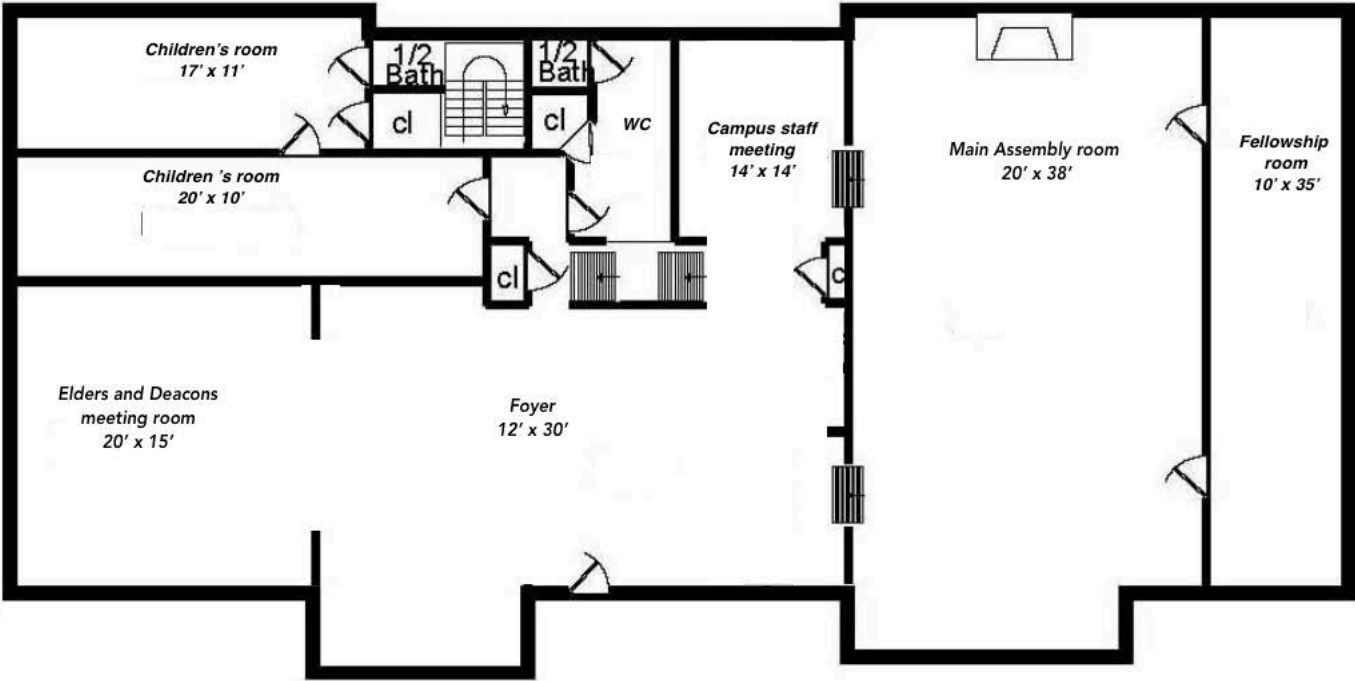
These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other project without the written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

CHURCH RAMP
 RAMP CONSTRUCTION
 715 W. OHIO
 URBANA, ILLINOIS 61801

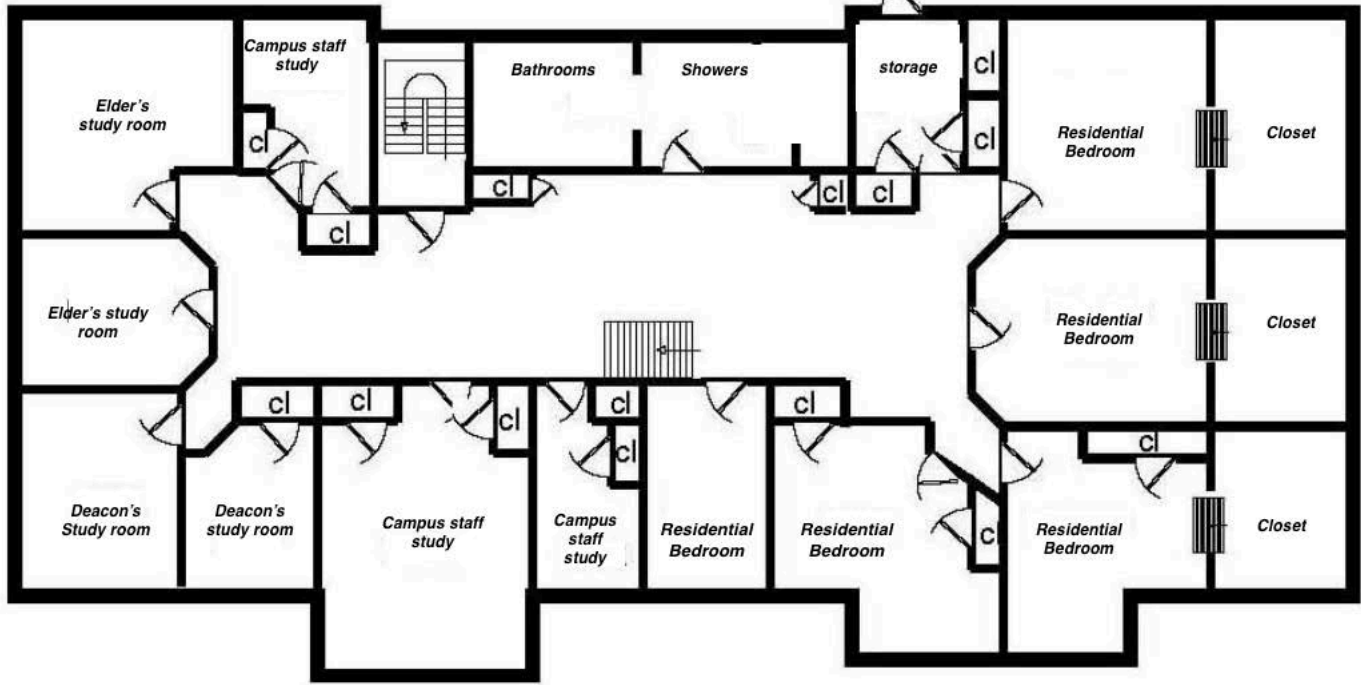


**Basement
Church use**

*Except:
Kitchen shared 50/50
Pantry shared 80% Church use
20% Resident use*



1st Floor
100% Church use
3,066 sqft

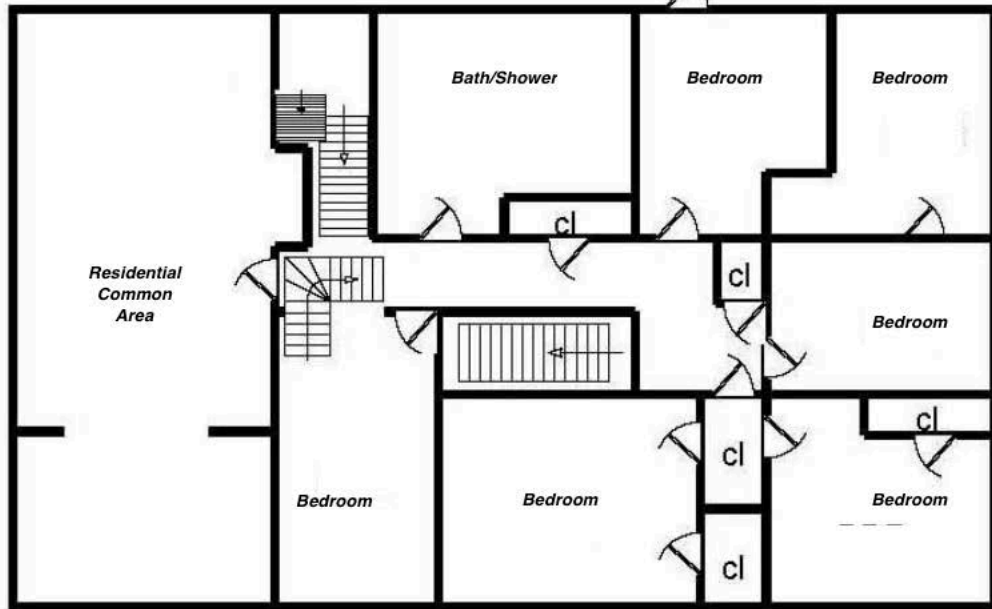


2nd Floor

3066' Total sqft

60% Church use or 1840'
40% Residential or 1226''

Exhibit B: Floor Plans of 713 West Office February 12, 2018



3rd Floor

100% residential

2,035 sqft

EXHIBIT C. 713 WEST OHIO OCCUPANCY CALCULATIONS

Floor	Room	Length	Width	Area	Church %	Church sf	Res'l %	Res'l sf	Church occ'y	Res'l occ'y	
Basement	Dining Room	19	33	627	100	627		0	42		
Basement	Shared Kitchen	14	16	224	50	112	50	112	0.5	0.5	
Basement	Shared Pantry	25	12	300	80	240	20	60	0.5	0.5	
Basement	Storage	5	12	60	100	60		0	1	0	
Basement	Storage	10	30	300	100	300		0	1	0	
Basement	Library	20	21	420	100	420		0	8	0	
Basement	Washer/Dryer	8	12	96	100	96		0	0	0	
1st	Children's 1	17	11	187	100	187		0	5	0	
1st	Children's 2	20	10	200	100	200		0	6	0	
1st	Elders/Deacons meeting	20	15	300	100	300		0	3	0	
1st	Foyer	12	30	360	100	360		0	3	0	
1st	Campus staff meeting	14	14	196	100	196		0	2	0	
1st	Main Assembly	20	38	760	100	760		0	108	0	
1st	Fellowship room	10	35	350	100	350		0	50	0	
2nd	Shared			3066	60	1839.6	40	1226.4	18	6	
3rd	Residential			2035		0	100	2035	0	10	
Totals				9,481		6,048		3,433	248	17	265
				Total Area		Total Church Area		Total Residential Area	Total Church Occupancy	Total Residential Occupancy	Total Occupancy

Occupancy Rates

Church 1 person / 100 sf
 Residential 1 person / 200 sf
 Storage 1 person / 300 sf
 Kitchen 1 person / 200 sf