



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, AICP, Planner I

DATE: February 16, 2018

SUBJECT: **Plan Case 2337-CP-18:** A request by Retreat at Urbana, LLC to amend the 2005 Urbana Comprehensive Plan future land use designation for properties owned by Illinois-American Water Company and Tekton Group LLC Series Churchill at 601, 701, 703, 705, and 707 North Lincoln Avenue, 906, 908, and 910 West Church Street, and 903, 905, 907, and 909 West Hill Street from Institutional and Community Business to Mixed-Residential (Urban Pattern).

Plan Case 2338-M-18: A request by Retreat at Urbana, LLC to rezone 12 parcels totaling approximately 9.89 acres, owned by Illinois-American Water Company and Tekton Group LLC Series Churchill, from IN-1, Light Industrial/Office, R-2, Single-Family Residential, and B-2, Neighborhood Business-Arterial zoning districts to R-5, Medium High Density Multiple-Family Residential zoning district at 601, 701, 703, 705, and 707 North Lincoln Avenue, 906, 908, and 910 West Church Street, and 903, 905, 907, and 909 West Hill Street, Urbana, Illinois 61801.

Introduction

Retreat at Urbana, LLC has submitted two applications for a series of properties along North Lincoln Avenue, West Hill Street, and West Church Street that include several rental homes and a decommissioned water treatment plant. One request is to change the properties' future land use designation as prescribed in Map 4 on Page 74 in the 2005 Urbana Comprehensive Plan Map. The designation changes are as follows:

- To change the future land use designation of 601 North Lincoln Avenue from Institutional and Community Business to Mixed-Residential (Urban Pattern).
- To change the future land use designations of 701, 703, 705, and 707 North Lincoln Avenue, 906, 908, and 910 West Church Street, and 903, 905, 907, and 909 West Hill Street from Community Business to Mixed-Residential (Urban Pattern).

The other request is to change the zoning on the parcels. The proposed rezonings are as follows:

- To rezone the property at 601 North Lincoln Avenue from IN-1, Light Industrial/Office to R-5, Medium High Density Multiple-Family Residential.
- To rezone the properties at 701, 705 North Lincoln Avenue and 906, 908, and 910 West Church Street from B-2, Neighborhood Business-Arterial to R-5, Medium High Density

Multiple-Family Residential.

- To rezone 703, 707 North Lincoln Avenue and 903, 905, 907, and 909 West Hill Street from R-2, Single-Family Residential, to R-5, Medium High Density Multiple-Family Residential.

The applicant intends to construct townhouse-style buildings on the subject properties. The approval of the two requests would allow the applicant to move forward with the development.

Background

The property at 601 North Lincoln Avenue was a long-standing water treatment plant site for the Illinois-American Water Company. In 2017, the company decided to decommission the site, demolish the existing structures, and sell the property. Additionally, a total of 11 parcels bordered by West Hill Street on the north, North Lincoln Avenue on the east, and West Church Street on the south have been put up for sale by their property owner. The properties consist of seven single-family homes and four vacant lots. Most of the subject properties, except for the large site of the former water treatment plant, have been proposed for rezoning in several different applications over the past ten years. The most recent application was in Plan Case 2262-M-15 in which the parcel at 705 North Lincoln Avenue was rezoned from R-2 to B-2.

The applicant is requesting a change to the subject properties' future land use designations as stated in the City's Comprehensive Plan. The designation for most of the parcel of the former water treatment plant is Institutional. At the time of the Comprehensive Plan's conception, Illinois-American Water Company planned to operate the site indefinitely. The eastern 2.29 acres of the plant property, along with the residential subject properties to the north, were given a Community Business designation for their proximity to the Lincoln Avenue corridor. The applicant seeks to change for the properties' designations to Mixed-Residential (Urban Pattern) to allow the rezoning and proposed townhouse-style development. Along with a change in the future land use designation, the applicant is seeking a rezoning of the properties to the R-5, Medium High-Density Multiple Family Residential zoning district which permits the use as proposed.

The proposed development would consist of 26 buildings that would be two or three stories in height, containing 126 housing units with two, three, or four bedrooms each. The buildings along the edge of the site are proposed to face Hill Street and Lincoln Avenue in a traditional arrangement with parking behind the buildings.

The main entrance to the property would be on the eastern portion at the signal-controlled intersection of Lincoln Avenue and Church Street; the applicant is in discussions with the City regarding vacating that portion of the Church Street right-of-way. There would be a secondary entrance on the west side of the development, off West Church Street, that would only be accessible for emergency vehicles.

Land Uses, Zoning, and Comprehensive Plan Designations

The subject properties are 12 parcels consisting of 9.89 acres on the northwest side of Urbana. The largest parcel is a recently decommissioned water treatment plant owned by Illinois-American Water Company. The smaller parcels are vacant lots and single-family homes. The site is located at the intersections of Lincoln Avenue and Church and Hill. The properties are currently zoned IN-1, Light Industrial/Office, R-2, Single-Family Residential, and B-2, Neighborhood Business-Arterial. Towards

the north are single-family homes and commercial space used for a prosthetics medical clinic that are zoned R-2, Single-Family Residential and B-1, Neighborhood Business, respectively. Towards the east, there are single-family homes and medical office buildings that are zoned R-2, Single-Family Residential and MIC, Medical Institutional Campus, respectively. Towards the south is a railroad that is zoned IN-1, Light Industrial/Office. Further south, past the railroad, are restaurants, a pawn shop, apartments, and vacant commercial space along the University Avenue corridor that are zoned B-3, General Business. Towards the west are single-family homes and a utility site zoned R-2, Single-Family Residential and IN-1, Light Industrial/Office, respectively. Exhibits A, B and C (see attached) provide more details on the zoning and land uses for the larger surrounding area.

| Location | Zoning | Existing Land Use | Comprehensive Plan Future Land Use |
|-----------------|--|---|--|
| Site | IN-1, Light Industrial/Office; R-2, Single-Family Residential; B-2, Neighborhood Business-Arterial | Single Family Homes, Vacant Land From Former Treatment Plan | Institutional, Community Business |
| North | R-2 Single-Family Residential ; B-1, Neighborhood Business | Single-Family Homes, Prosthetics Clinic, Commercial Retail Space | Residential, Community Business |
| South | IN-1, Light Industrial/Office; B-3, General Business | Railroad; Restaurants, Pawn Shop, Apartments, Vacant Commercial Space | Railroad, Community Business |
| East | MIC, Medical Institutional Campus; R-2 Single-Family Residential | Carle Hospital Complex Buildings, Single-Family Homes | Institutional, Community Business, Residential |
| West | R-2, Single-Family Residential; IN-1, Light Industrial/Office; | Power Utility Station, Single Family Homes | Institutional, Residential |

Comprehensive Plan

The 2005 Urbana Comprehensive Plan identifies the future land use for the subject properties as “Community Business” and “Institutional,” which are defined 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.”*

*“**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 future land use designation for the subject properties is “Mixed-Residential (Urban Pattern),” which is defined as follows:

“Mixed-Residential areas contain a variety of residential land uses including single-family residences, duplexes, town homes, and multi-family development. Encourages a gradation of densities between single-family and multi-family uses in order to achieve compatible development. Also encourages design considerations among various land uses to help achieve compatibility. May also include supporting land uses such as civic, institutional, office, neighborhood business uses as well as parks. Mixed-Residential areas will have different physical patterns of development depending on their location in the community. These areas should incorporate provisions for transit service and pedestrian access to nearby commercial and employment centers.”

Urban Pattern of Development

Areas within existing neighborhoods that are considered appropriate for a mix of residential densities. New development should incorporate a design that respects the urban environment including buildings that face the street and provide access from the rear where possible. The character and scale of new development shall consider the overall context of the neighborhood.

The Comprehensive Plan serves as a guiding document for future development in and around the City of Urbana. Proposals and developments submitted as plan cases are reviewed for consistency with the goals, objective, and land use recommendations of the Comprehensive Plan. For this reason, it is appropriate for the proposed rezoning to be consistent with the Comprehensive Plan. The applicant proposes a townhouse-style development with the smaller buildings with fewer units next to the established neighborhood with the higher-density buildings closest to the more intense commercial uses along University Avenue. The applicant is therefore proposing a Comprehensive Plan Map Amendment from Community Business and Institutional to Mixed-Residential.

Zoning Districts

The subject properties are currently zoned IN-1, Light Industrial/Office, B-2, Community Business-Arterial, and R-2, Single-Family Residential. The purposes and intents of the zoning districts are defined as follows:

“The IN-1, Light Industrial/ Office District is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use.”

“The B-2, Neighborhood Business-Arterial District is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high density residential

uses. These business and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated in the City's adopted Comprehensive Plan and related amendments."

"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."

The proposed zoning district for the subject properties is R-5, Medium High Density Multiple-Family Residential. The purpose and intent of the R-5 District is defined as follows:

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

The attached Zoning Description Sheet provides more information about the permitted uses in each district (see Exhibit D and Exhibit E).

Discussion

Proposed Comprehensive Plan Amendment

When the 2005 Urbana Comprehensive Plan was adopted, the water treatment plant on the large site of 601 North Lincoln Avenue was still in operation. Assigning the future land use designation of "Institutional" was appropriate for its use at the time. The site has since been put up for sale and marketed for a use other than of a public utility. A large, vacant property in the urban core of Urbana is likely to draw interest for a use beyond what was intended with the Institutional future land use designation. The applicant has requested a change to a designation of "Mixed-Residential (Urban Pattern)" for what it deems as the highest and best of the property: residential townhouse-style buildings.

From its description in the Comprehensive Plan, the Mixed-Residential (Urban Pattern) designation contains building variety and medium-density development. It is intended to provide density gradation between single-family homes and multi-family apartments. It is also meant to accommodate transit service and pedestrian access for multimodal transportation. The proposed development would match the description of the Mixed-Residential pattern. The development would provide a transition of density from the Campus Circle multi-family units to the south and the single-family homes to the north. It would provide a variety of building forms with a mix of densities with a series of townhouse-style buildings. It is also located directly next to a CU-MTD transit stop. The Mixed-Residential designation would be an appropriate change from Institutional.

The portion of the subject properties with the Community Business future land use designation has also been proposed for a Mixed-Residential (Urban Pattern) designation. The Community Business designation was given to properties along North Lincoln Avenue with the anticipation of commercial development that would serve the University. The applicant is requesting a change from Community Business to provide a residential buffer between the low-density residential uses to the north and west and the more intense land uses to the south and east. The proposed Mixed Residential designation

would also accommodate some commercial uses and therefore is not a dramatic change from the current Community Business designation.

In addition, the following Comprehensive Plan Goals and Objectives also pertain to the request:

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

Objectives

- 1.4 Promote the established neighborhoods close to campus and the downtown as attractive places for people to live.
- 1.5 Ensure appropriate zoning in established neighborhoods to help foster the overall goals for each unique area.

Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.
- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.

Goal 3.0 New development should be consistent with Urbana’s unique character.

Objectives

- 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.”

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

- 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.

Goal 5.0 Ensure that land use patterns conserve energy.

Objective

- 5.1 Encourage development patterns that help reduce dependence on automobiles and promote different modes of transportation.

Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.

Objectives

- 16.1 Encourage a mix of land use types to achieve a balanced growing community.
- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

Goal 17.0 Minimize incompatible land uses.

Objectives

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.
- 17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

Goal 18.0 Promote infill development.

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

Objective

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

Goal 28.0 Develop a diversified and broad, stable tax base.

Objective

- 28.6 Increase the allocation of land devoted to tax-generating commercial uses in appropriate locations.

Goal 34.0 Encourage development in areas where adequate infrastructure already exists.

Proposed Rezoning

While the future land use designation generally describes the desired uses for a site, the site’s zoning ultimately determines what can actually be built. For the subject properties, City staff’s opinion is that the R-4, Medium Density Multiple-Family Residential zoning district is the best option to allow the townhouse-style buildings to be developed to match the proposed Mixed Residential (Urban Pattern) future land use designation. The R-4 district allows medium density developments as intended in the Mixed-Residential designation. The purpose and intent of the R-4 District is defined 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."

The applicant requests an R-5 zoning to fit their intended development of multifamily residential housing and townhouse-style buildings. The R-4 district would allow the same development while also providing for a better zoning transition to the nearby low-density single-family homes. The main distinction between R-4 and R-5 is the allowable floor-area ratio (FAR). The R-4 district allows an FAR of 0.5, or up to 0.7 if the lot contains at least 2,000 square foot per unit. The R-5 district allows an FAR up to 0.9. The proposed development’s FAR of 0.57 and ratio of 3,419 square feet of lot area per unit would make it compliant with the development requirements of R-4.

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.

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 R-4 district is compatible with the existing zoning and land uses of the surrounding area and is more compatible than much of the existing zoning. R-4 allows for medium density residential developments. The residential use would fit in with existing residential uses towards the north and south of the subject properties. The townhouse-style buildings would provide a transitional district between the single-family homes towards the north and the denser apartment buildings towards the south. The R-4 district is still limited by a maximum height of 35 feet to prevent out-of-scale buildings next to single-family homes, which are subject to the same maximum height restriction.

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-1, Light Industrial/Office, B-2, Neighborhood Business-Arterial, and R-2, Single-Family Residential compared to the value it would have if it were rezoned to R-4, Medium Density Multiple-Family Residential.

Under the existing zoning, the IN-1 parcel could be redeveloped to a use that is potentially incompatible with nearby single-family homes. An industrial development would also be underutilizing the property's value for its proximity to the University and the urban core. The R-2 zoned properties would likely provide less value for their lower density of units than the proposed townhouse-style development. The B-2 zoned properties have been zoned for commercial purposes for some time, yet have not yet been redeveloped. Combining the parcels into a coordinated development will likely have a positive impact on the properties' values.

Please note 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. The questions here 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 proposed zoning would not harm the health, safety, morals, or general welfare of the public. It would allow for a medium-high density residential development in an area that is residential in nature and that has good transit service. It would provide nearby housing for those affiliated with nearby employment centers and the University. The proposed zoning would also provide additional residents to frequent the businesses on the University Avenue and Lincoln Avenue corridors and put vacant properties back into productive use.

5. *The suitability of the subject properties for the zoned purposes. The issue here is whether there are certain features of the properties which favor the type and intensity of uses permitted in either the current or the proposed zoning district.*

The subject properties are well-suited for medium density as permitted in in the R-4 district. The property would be a transitional district between the lower density to the north and the higher density towards the south. The subject properties' proximity to the University Avenue and Lincoln Avenue corridors and their businesses also make it suitable for townhome buildings. The site is also next to public transit and sidewalks.

6. *The length of time the properties have been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject properties. Another test of the validity of the current zoning district is whether it can be shown that the properties have remained vacant for a significant period of time because of restrictions in that zoning district.*

Four of the parcels in the proposed rezoning have been vacant since at least 2008. The eastern portion of the former water treatment plant has been vacant indefinitely. The western portion of the water treatment plant site has recently been demolished. Without rezoning the property, the small residential parcels would likely remain vacant for the foreseeable future. The former water treatment plant site could attract light industrial uses that may not be compatible with the existing residential neighborhood.

Public Input

On December 10, 2017, a neighborhood meeting was held by the applicant at the Greater Holy Temple Church. Approximately twenty neighbors attended. The applicant answered questions about the proposed development during the open-house style meeting.

Summary of Findings

1. The applicant has requested an amendment to the 2005 Urbana Comprehensive Plan to change the future land use designation of 601 North Lincoln Avenue from Institutional and Community Business to Mixed-Residential. An amendment has also been requested to change the future land use designations of 701, 703, 705, and 707 North Lincoln Avenue, 906, 908, and 910 West Church Street, and 903, 905, 907, and 909 West Hill Street from Community Business to Mixed-Residential.

2. The applicant has requested a rezoning of the subject property at 601 North Lincoln Avenue from IN-1, Light Industrial/Office to R-5, Medium High Density Multiple-Family Residential. The request also includes a rezoning of 701, 705 North Lincoln Avenue and 906, 908, and 910 West Church Street from B-2, Neighborhood Business-Arterial to R-5, Medium High Density Multiple-Family Residential and 703, 707 North Lincoln Avenue and 903, 905, 907, and 909 West Hill Street from R-2, Single-Family Residential, to R-5, Medium High Density Multiple-Family Residential.

2. The subject properties are seven single-family homes, four vacant lots, and a recently decommissioned water treatment plant for which the applicant is proposing to construct a series of townhouse-style buildings.

4. The rezonings and future land use designation changes would reflect the proposed use of the properties and facilitate their redevelopment.
5. The property is appropriate for the rezonings and future land use designation changes because of its proximity to the urban core, ability to serve nearby businesses, and ability to act as a transition between lower and higher density development.
6. City staff are recommending a rezoning of the subject properties to R-4, as opposed to R-5, for the purposes of a better zoning transition from low to high density in the neighborhood.
7. The proposed rezoning would conform to the La Salle Criteria of being compatible with the nearby zoning and existing land uses.
8. The proposed rezoning would conform to the La Salle Criteria regarding the promotion of public welfare and gain compared to the hardship imposed on the property owner.
9. The proposed rezoning would conform to the La Salle Criteria as far as suitability for zoned purposes. The property's characteristics, including its size and location near to the urban core and along an arterial street, make it appropriate for the proposed zone of R-4.
10. The proposed rezoning would conform to the La Salle Criteria as the site contains a considerable number of vacant lots.

Options

The Plan Commission has the following options for recommendations to the City Council in Plan Case 2337-CP-18 and Plan Case 2338-M-18:

1. Forward the cases to City Council with a recommendation to **approve** the applications as requested; or
2. Forward the cases to City Council with a recommendation to **approve** the Comprehensive Plan Amendment (2337-CP-18) request for Mixed-Residential (Urban Pattern) and **approve** the Zoning Map Amendment (2338-M-18) to rezone the properties to the R-4, Medium Density Multiple-Family Residential zoning district.
2. Forward the cases to City Council with a recommendation to **deny** the requests. If the Plan Commission elects to do so, it should articulate the findings supporting its denial.

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 2337-CP-18 to the City Council with a recommendation to **APPROVE** the proposed Comprehensive Plan Map Amendment to Mixed-Residential (Urban Pattern) and forward Plan Case 2338-M-18 to City Council with a recommendation to **APPROVE** the Zoning Map Amendment to rezone the properties to the **R-4, Medium Density Multiple-**

Family Residential district.

Attachments:

- Exhibit A: Location and Existing Land Use Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use Map
- Exhibit D: Zoning Description Sheet: R-4, Medium Density Multiple-Family Residential
- Exhibit E: Zoning Description Sheet: R-5, Medium High Density Multiple-Family Residential
- Exhibit F: 2005 Urbana Comprehensive Plan Excerpt: Mixed-Residential (Urban Pattern)
Description
- Exhibit G: Site Plan
- Exhibit H: Site Photos
- Exhibit I: Applications

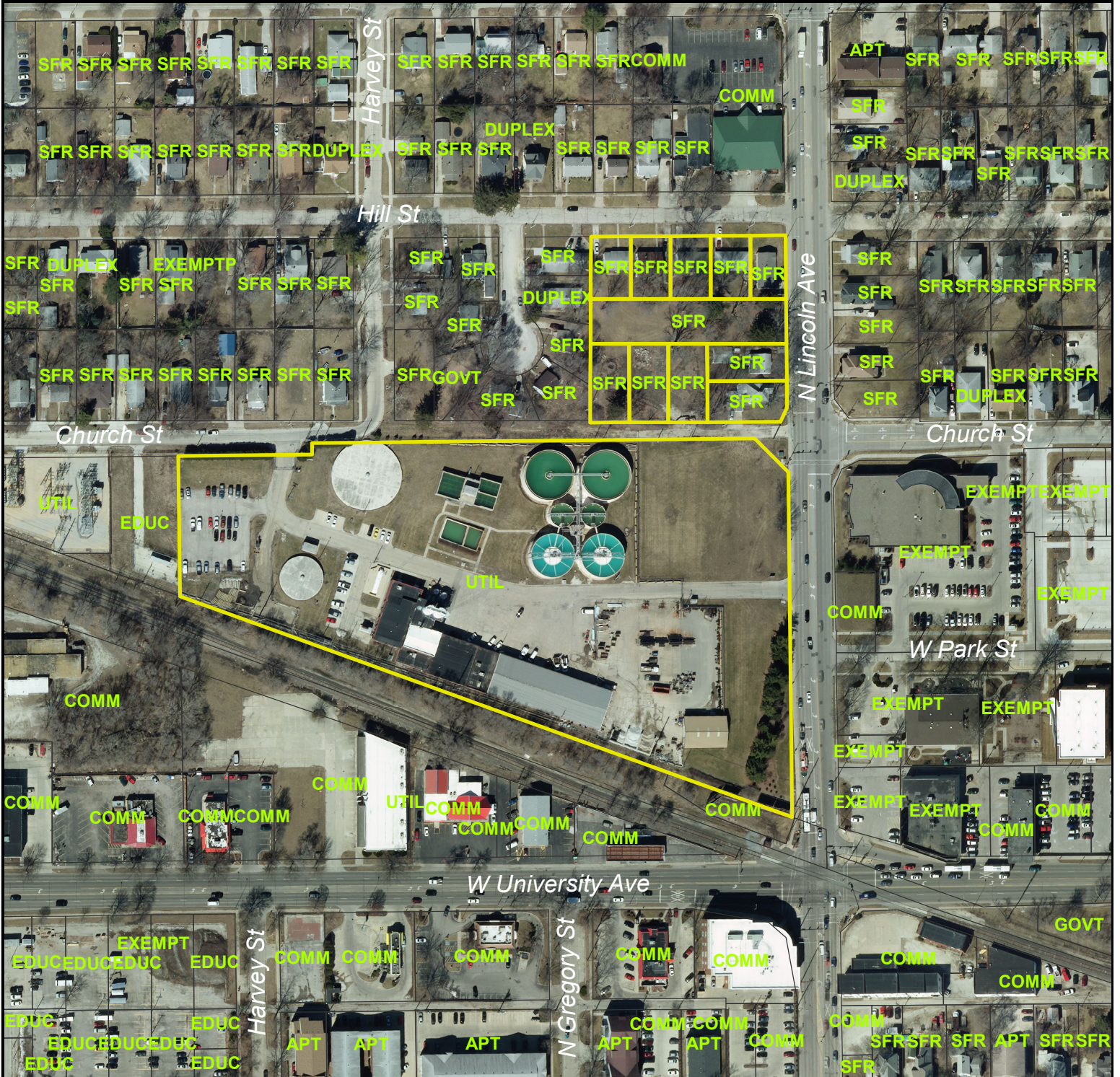
cc: Retreat at Urbana, LLC

Prepared by:

A handwritten signature in cursive script that reads "Christopher Marx".

Christopher Marx, AICP
Planner I

Exhibit A: Location & Existing Land Use Map



Case: Plan Cases 2337-CP-18 and 2338-M-18
 Subject: Comprehensive Plan Map Amendment and Rezoning
 Location: 601,701,703,705,707 N. Lincoln Ave.
 906,908,910 W. Church St.
 903,905,907,909 W. Hill St.
 Petitioner: Retreat at Urbana, LLC


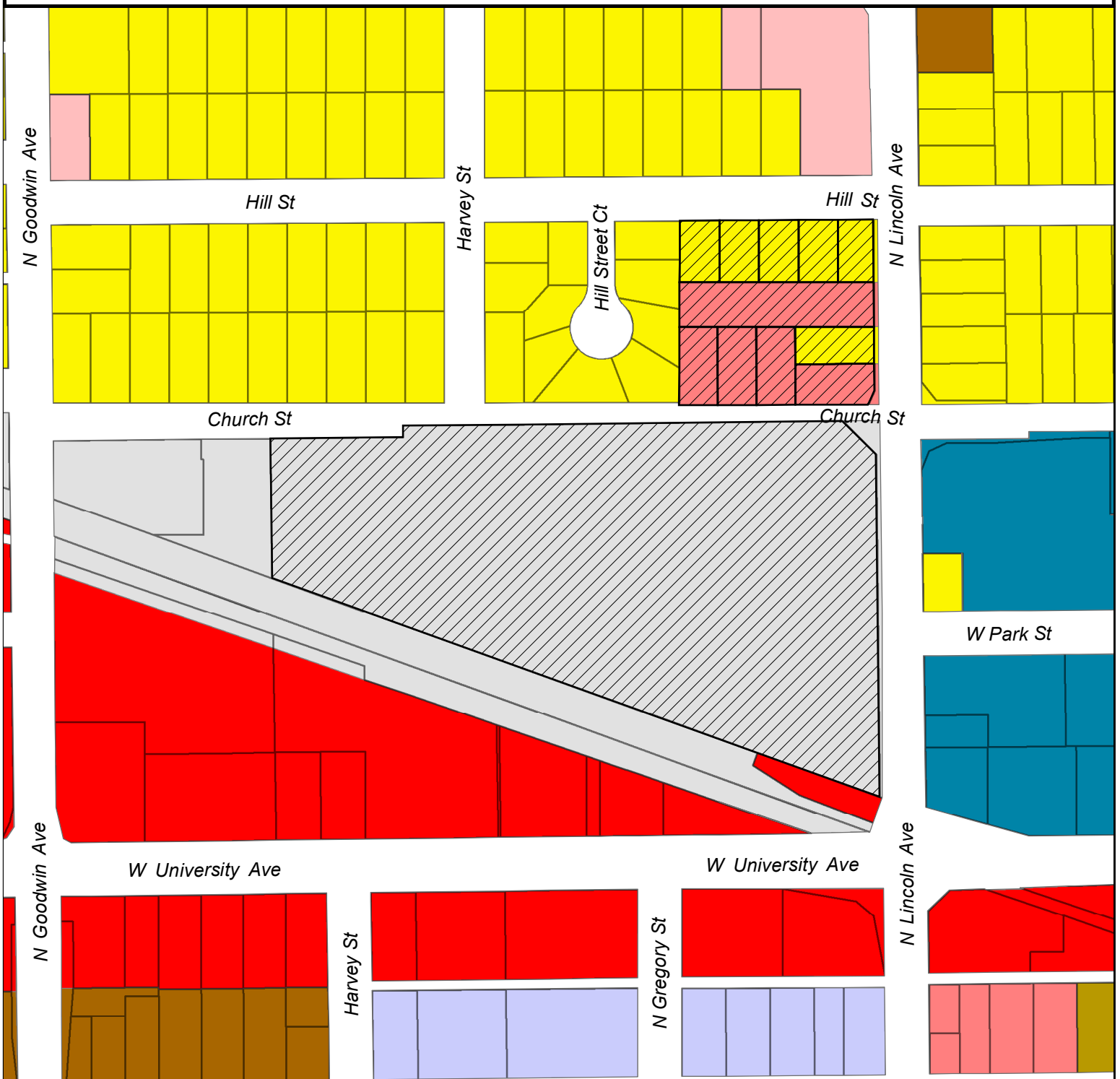
 Subject Property



Exhibit B: Zoning Map



Case: Plan Cases 2337-CP-18 and 2338-M-18
 Subject: Comprehensive Plan Map Amendment and Rezoning
 Location: 601,701,703,705,707 N. Lincoln Ave.
 906,908,910 W. Church St.
 903,905,907,909 W. Hill St.
 Petitioner: Retreat at Urbana, LLC

 Subject Property










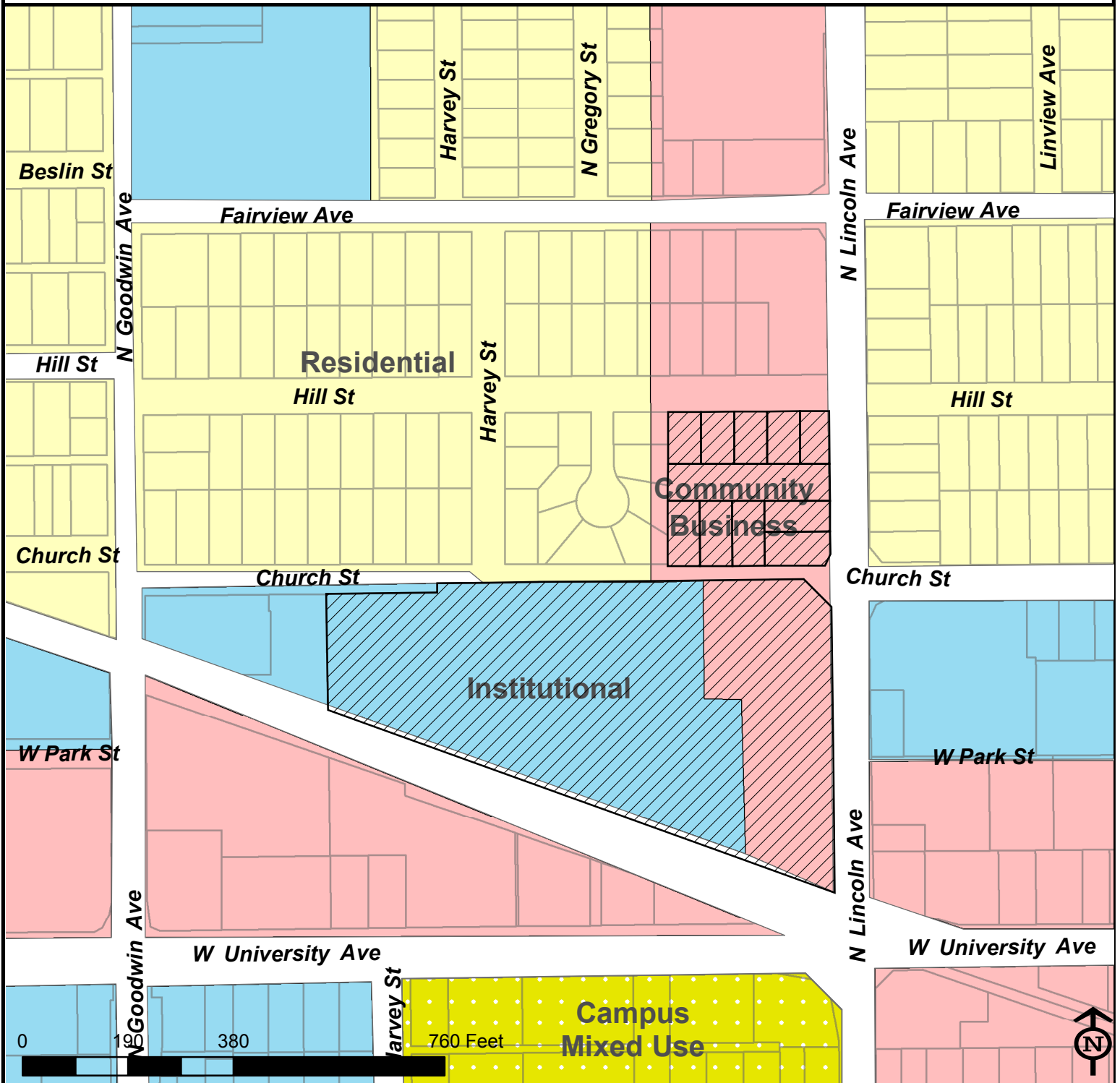





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|--|--|--|
|  B1 |  B3U |  R2 |
|  B2 |  IN-1 |  R4 |
|  B3 |  MIC |  R5 |

Exhibit C: Future Land Use Map



Case: Plan Cases 2337-CP-18 and 2338-M-18
 Subject: Comprehensive Plan Map Amendment and Rezoning
 Location: 601,701,703,705,707 N. Lincoln Ave.
 906,908,910 W. Church St.
 903,905,907,909 W. Hill St.
 Petitioner: Retreat at Urbana, LLC

-  Subject Property
-  Residential
-  Campus Mixed Use
-  Community Business
-  Institutional



R-4 – MEDIUM DENSITY MULTIPLE-FAMILY 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 (*See Section XIII-3*)

Residential

Residential PUD (*See Section XIII-3*)

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

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

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) ¹ | MIN SIDE YARD (in feet) ¹ | MIN REAR YARD (in feet) ¹ |
|------|----------------------------|-----------------------------|----------------------|--------------------|---------|---------------------------------------|--------------------------------------|--------------------------------------|
| R-4 | 6,000 | 60 | 35 ¹⁷ | 0.50 ¹⁴ | 0.35 | 15 ⁹ | 5 | 10 |

FAR = Floor Area Ratio

OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

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. (Ordinance No. 9596-58, 11-20-95) (Ordinance No. 9697-154) (Ordinance 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.



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

ZONING DESCRIPTION SHEET

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

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

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

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course
Lodge or Private Club

Public and Quasi-Public

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

Residential

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

SPECIAL USES:

Public and Quasi-Public

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

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Mixed-Use Planned Unit Development (*See Section XIII-3*)

Residential

Residential PUD (*See Section XIII-3*)

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Personal Services

Mortuary

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business – Professional and Financial Services

Professional and Business Office

Public and Quasi-Public

Electrical Substation

Residential

Bed and Breakfast, Owner Occupied

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

DEVELOPMENT REGULATIONS IN THE R-5 DISTRICT

| ZONE | MIN LOT SIZE (square feet) | MIN AVERAGE WIDTH (in feet) | MAX HEIGHT (in feet) | MAX FAR | MIN OSR | MIN FRONT YARD (in feet) ¹ | MIN SIDE YARD (in feet) ¹ | MIN REAR YARD (in feet) ¹ |
|------|----------------------------|-----------------------------|----------------------|---------|---------|---------------------------------------|--------------------------------------|--------------------------------------|
| R-5 | 6,000 | 60 | 35 | 0.90 | 0.30 | 15 ⁹ | 5 | 5 |

FAR = Floor Area Ratio

OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

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. (Ordinance No. 9596-58, 11-20-95) (Ordinance No. 9697-154) (Ordinance No. 2001-03-018, 03-05-01)

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

City of Urbana

Community Development Services Department

400 South Vine Street, Urbana, Illinois 61801

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

www.urbanaininois.us



Future Land Use Descriptions

MIXED-RESIDENTIAL (URBAN PATTERN)

Mixed-Residential areas contain a variety of residential land uses including single-family residences, duplexes, town homes, and multi-family development. Encourages a gradation of densities between single-family and multi-family uses in order to achieve compatible development. Also encourages design considerations among various land uses to help achieve compatibility. May also include supporting land uses such as civic, institutional, office, neighborhood business uses as well as parks. Mixed Residential areas will have different physical patterns of development depending on their location in the community. These areas should incorporate provisions for transit service and pedestrian access to nearby commercial and employment centers.

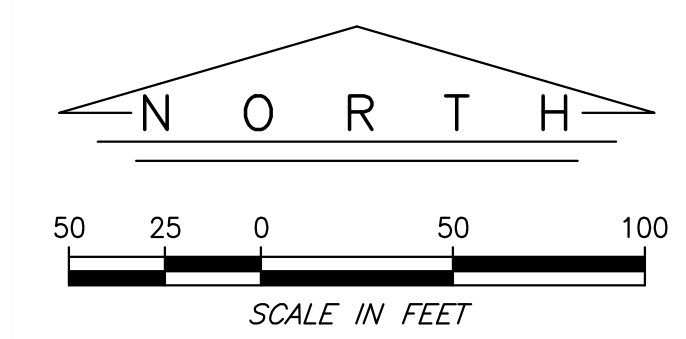
Urban Pattern of Development

Areas within existing neighborhoods that are considered appropriate for a mix of residential densities. New development should incorporate a design that respects the urban environment including buildings that face the street and provide access from the rear where possible. The character and scale of new development shall consider the overall context of the neighborhood.



Local Examples: West Green Street and Elm Street corridors

Exhibit G: Site Plan



PROJECT DATA

PROPERTY OWNER: TEKTON GROUP LLC SERIES CHURCHILL
 A SERIES OF AN ILLINOIS LIMITED LIABILITY COMPANY
 1717 W. KIRBY #260
 CHAMPAIGN, IL 61821
 (217) 369-8607

ILLINOIS-AMERICAN WATER
 AN ILLINOIS CORPORATION
 100 NORTH WATER WORKS DR.
 BELLEVILLE, IL 62223
 (618) 236-1180

DEVELOPER: LCD ACQUISITIONS, LLC
 315 OCONEE ST.
 ATHENS, GA 30606
 (706) 543-1910

PLAN PREPARED BY: BERNS, CLANCY AND ASSOCIATES
 405 EAST MAIN STREET, PO BOX 775
 URBANA, IL 61803-0755
 PHONE: (217) 384.1144

PHYSICAL ADDRESS: 601 NORTH LINCOLN AVENUE, URBANA, IL

PARCELS: 91-21-07-429-012
 91-21-07-429-013
 91-21-07-429-014
 91-21-07-429-015
 91-21-07-429-016
 91-21-07-429-017
 91-21-07-429-018
 91-21-07-429-019
 91-21-07-429-020
 91-21-07-429-021
 91-21-07-429-022
 91-21-07-430-004

EXISTING PROJECT ACREAGE: 9.89 ACRES±
 VACATED ROW ACREAGE: 0.17 ACRES±
 TOTAL NET ACREAGE: 10.06 ACRES±
 EXISTING ZONING: IN-1, B-2, R-2
 PROPOSED ZONING: R-5
 EXISTING USE: VACANT (FORMERLY IAW PLANT) AND SINGLE-FAMILY RESIDENTIAL
 PROPOSED USE: MULTI-FAMILY
 PROPOSED RESIDENTIAL BUILDINGS: 26
 PROPOSED NON-RESIDENTIAL BUILDINGS: 2 (CLUBHOUSE AND MAINTENANCE)
 PROPOSED UNITS: 126
 PROPOSED DENSITY: 12.5 DU/AC±
 PROPOSED BEDROOMS: 476
 2-BEDROOM UNITS: 4
 3-BEDROOM UNITS: 20
 4-BEDROOM UNITS: 102
 PROPOSED BUILDING HEIGHT: 2-3 STORIES
 PROPOSED FLOOR AREA: 250,000 SQ. FT.±
 PROPOSED F.A.R.: 0.58±
 PROPOSED OPEN SPACE RATIO: 0.74±
 PROPOSED PARKING: 333 SPACES±

CONCEPTUAL PLAN

NORTH LINCOLN
 MULTI-FAMILY SITE
 CITY OF URBANA,
 CHAMPAIGN COUNTY, ILLINOIS

J. U. L. I. E.
 NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J.U.L.I.E. (800) 892-0123
 © 2018 ALL RIGHTS RESERVED
 BERNS, CLANCY AND ASSOCIATES, P.C.

BCA BERNS, CLANCY AND ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 755
 URBANA, ILLINOIS 61803-0755
 PHONE: (217) 384-1144 - FAX: (217) 384-3355
 JOB: 7551-7 DATE: 021618 SHEET 1 OF 1
 FILE: 7551-7E1.DWG

Exhibit H: Site Photos







Application for Comprehensive Plan Map Amendment

PLAN COMMISSION

The Applicant is responsible for paying the cost of legal publication fees. Estimated costs for these fees usually run between \$75.00 to \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 02-01-2018 Plan Case No. 2337-CP-18
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Retreat at Urbana, LLC** Phone: **706-543-1910**
Address (street/city/state/zip code): **315 Oconee Street Athens, GA 30601**
Email Address: **Jason.Doorbos@LandmarkProperties.com**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Contract Buyer**

2. OWNER INFORMATION

Name of Owner(s): **Multiple (See Attachment A)** Phone: **(See Attachment A)**
Address (street/city/state/zip code): **(See Attachment A)**
Email Address: **(See Attachment A)**
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: **Generally 601 N. Lincoln Ave. (See Attachment B)**
PIN # of Location: **Multiple (See Attachment B)**
Lot Size: **9.89 Acres Total**
Current Zoning Designation: **R-2, B-2, IN-1**
Current Land Use (vacant, residence, grocery, factory, etc): **Vacant/Demo'ed IAWC site, Residential**
Proposed Land Use: **Multi-Family Residential**
Present Comprehensive Plan Designation: **Community Business, Institutional**
Proposed Comprehensive Plan Designation: **Mixed Residential**
How does this request conform to the Comprehensive Plan?
See Attachment C

Legal Description:

(See Attached ALTA Survey prepared by Farnsworth Group for Retreat at Urbana.)

4. CONSULTANT INFORMATION

Name of Architect(s): N/A Phone: N/A

Address (*street/city/state/zip code*): N/A

Email Address: N/A

Name of Engineers(s): Berns, Clancy, & Associates Phone: (217) 384-1144

Address (*street/city/state/zip code*): 405 East Main Street Urbana, Illinois 61803

Email Address: cbilling@bernsclancy.com

Name of Surveyor(s): Farnsworth Group Phone: (217) 352-7408

Address (*street/city/state/zip code*): 2211 W Bradley Avenue Champaign, Illinois 61821

Email Address: cwallace@F-W.com

Name of Professional Site Planner(s): Berns, Clancy, & Associates Phone: (217) 384-1144

Address (*street/city/state/zip code*): 405 East Main Street Urbana, Illinois 618

Email Address: cbilling@bernsclancy.com

Name of Attorney(s): N/A Phone: N/A

Address (*street/city/state/zip code*): N/A

Email Address: N/A

5. PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT

Portion(s) of Comprehensive Plan affected by petition:

Change #1: Map - 4 Page - 74

Change #2: Map - APPENDIX A Page -

Change #3: Map - Page -

Why is this Comprehensive Plan amendment needed? (What are the implications on the City of the proposed amendment?)

(See Attachment C)

What error in the existing Comprehensive Plan would be corrected by the proposed Amendment?

(See Attachment C)

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

(See Attachment C)

What other circumstances justify the Amendment?

(See Attachment C)

Time schedule for development *(if applicable)*

(See Attachment C)

Additional exhibits submitted by the applicant

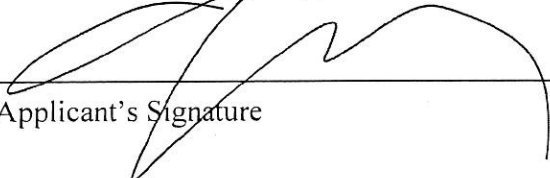
(See Attached Conceptual Site Plan)

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 authorized to make this application.



Applicant's Signature

2-1-18

Date

CERTIFICATION BY THE OWNER(S)

I certify that I am the property owner, and authorize the Applicant to make this application. *(If additional space is needed, please submit on separate sheet of paper)*

Owner's Signature

Date

Owner's Signature

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

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

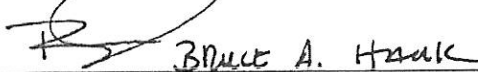
I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am authorized to make this application.

Applicant's Signature

Date

CERTIFICATION BY THE OWNER(S)

I certify that I am the property owner, and authorize the Applicant to make this application. *(If additional space is needed, please submit on separate sheet of paper)*



Owner's Signature

Date 1/31/2018

Owner's Signature

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

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Applicant's Signature

Date

CERTIFICATION BY THE OWNER(S)

I certify that I am the property owner, and authorize the Applicant to make this application. *(If additional space is needed, please submit on separate sheet of paper)*

*Marta J.W. Conway, President, Sightline Inc., Manager of
Tipton Creek LLC Series Churchill
As to parcels 912107429012 - 912107429022*

Owner's Signature

1/31/18

Date

Owner's Signature

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

Attachment A
Applicant/Owner Contact Information

- Parcels 912107429012 – 912107429022:
 - Name of Owner: Tekton Group LLC Series Churchill
a series of an Illinois limited liability company
By: Sighline Incorporated, its Manager
Marta JW Conway, President
 - Phone: (217) 369-8607
 - Address: 1717 W. Kirby #260
Champaign, IL 61821
 - Email Address: marta@advantageproperties.com

- Parcel 912107430004
 - Name of Owner: Illinois-American Water Company
An Illinois corporation
ATTN: Bruce Hauk, President
 - Phone: (618) 236-1180
 - Address: 100 North Water Works Drive
Belleville, IL 62223
 - Email Address: kenneth.jones@amwater.com

Attachment B
PIN and Address Information

- 912107429012 – 909 W. Hill Street
- 912107429013 – 907 W. Hill Street
- 912107429014 – 905 W. Hill Street
- 912107429015 – 903 W. Hill Street
- 912107429016 – 707 N. Lincoln Avenue
- 912107429017 – 705 N. Lincoln Avenue
- 912107429018 – 910 W. Church Street
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- 912107429020 – 906 W. Church Street
- 912107429021 – 703 N. Lincoln Avenue
- 912107429022 – 701 N. Lincoln Avenue
- 912107430004 – 601 N. Lincoln Avenue

Attachment C

Comprehensive Plan Conformance

This requested change in the Comprehensive Plan Map will bring the land use in conformance with the existing adjacent land uses and provide a transition between the low density single family residential land use to the North and the higher density commercial and multifamily land uses to the South. This site, along Lincoln Avenue north of University Avenue is currently zoned industrial and single family residential. The abandonment of the industrial use, which is adjacent to a single family residential neighborhood, makes the industrial land use incompatible with the surrounding land uses. Modifying the Comprehensive Plan for a medium high density residential use provides an opportunity for a complementary transitional use that will buffer the single family residential neighborhood from the high density residential and commercial uses to the South. The current Comprehensive Plan Map does not contemplate an alternative use of the industrial tract therefore an update is warranted.

Why the Change is Needed

This proposed change to the Comprehensive Plan Map will allow a compatible residential land use to replace an incompatible industrial use adjacent to a single family neighborhood. The proposed reuse of this site is a viable alternate on an infill site that will separate a single family residential neighborhood from more intense uses along the University Avenue corridor west of Lincoln Avenue.

Error Corrected

The Comprehensive Plan Map does not foresee or include for the reuse of the industrial tract. This opportunity has arisen with the removal of the industrial use. Rezoning and reuse of this infill site to a multi-family designation will provide the opportunity for a reuse of the site that is protective of the adjacent residential neighborhood and beneficial to the community.

Changed Conditions

The removal of the long standing industrial use of this tract was not previously foreseen in the community planning of this area. This is a significant changed condition and provides an opportunity to effectively reuse a site within the community while transitioning between intensive uses to the south and the single family residential neighborhood to the north.

Additional Justifications

This site is in the middle of the community adjacent to two (2) arterial roadways and near the Carle Hospital campus and the University of Illinois campus. This site is currently well served by the Mass Transit District, thus access and the transportation system already exists to serve this site as a multi-family residential use. All other utilities are also readily available at the perimeter of this infill site to serve its needs. A viable multi-family reuse of this site will provide a permanent buffer and transition between the high intensity uses to the south and east and the single family residential neighborhood to the north and west.

Project Schedule

The anticipated development schedule is to start construction in Summer 2018 and conclude construction in one year to open for Fall 2019.

JAN 30 2018
K. J. [Signature]



Application for Zoning Map Amendment

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 01-30-2018 Plan Case No. 2338-M-18
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Retreat at Urbana, LLC Phone: 706-543-1910
Address (street/city/state/zip code): 315 Oconee Street Athens, GA 30601
Email Address: Jason.Doorbos@LandmarkProperties.com
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Contract Buyer

2. OWNER INFORMATION (Attach list with additional owners)

Name of Owner(s): Multiple (See Attachment A) Phone: (See Attachment A)
Address (street/city/state/zip code): (See Attachment A)
Email Address: (See Attachment A)
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: Generally 601 N. Lincoln Ave. (See Attachment B)
PIN # of Location: Multiple (See Attachment B)
Lot Size: 9.89 Acres Total
Current Zoning Designation: R-2, B-2, IN-1
Proposed Zoning Designation: R-5
Current Land Use (vacant, residence, grocery, factory, etc): Vacant/Demo'ed IAWC site, Residential
Proposed Land Use: Multi-Family Residential
Present Comprehensive Plan Designation: Industrial, Single-Family Residential
How does this request conform to the Comprehensive Plan? See Attachment C

Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

(See Attached ALTA Survey prepared by Farnsworth Group for Retreat at Urbana.)

4. CONSULTANT INFORMATION

Name of Architect(s): N/A

Phone: N/A

Address *(street/city/state/zip code)*: N/A

Email Address: N/A

Name of Engineers(s): Berns, Clancy, & Associates

Phone: (217) 384-1144

Address *(street/city/state/zip code)*: 405 East Main Street Urbana, Illinois 61803

Email Address: cbilling@bernsclancy.com

Name of Surveyor(s): Farnsworth Group

Phone: (217) 352-7408

Address *(street/city/state/zip code)*: 2211 W Bradley Avenue Champaign, Illinois 61821

Email Address: cwallace@F-W.com

Name of Professional Site Planner(s): Berns, Clancy, & Associates Phone: (217) 384-1144

Address *(street/city/state/zip code)*: 405 East Main Street Urbana, Illinois 61803

Email Address: cbilling@bernsclancy.com

Name of Attorney(s): N/A

Phone: N/A

Address *(street/city/state/zip code)*: N/A

Email Address: N/A

5. REASONS FOR MAP AMENDMENT:

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

(See Attachment C)

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

(See Attachment C)

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

(See Attachment C)

What other circumstances justify the zoning map amendment

(See Attachment C)

Time schedule for development *(if applicable)*

(See Attachment C)

Additional exhibits submitted by the petitioner.

(See Attached Conceptual Site Plan)

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 authorized to make this application.

Applicant's Signature

11/29/18

Date

CERTIFICATION BY THE OWNER(S)

I certify that I am the property owner, and authorize the Applicant to make this application. *(If additional space is needed, please submit on separate sheet of paper)*

Owner's Signature

Date

Owner's Signature

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

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.

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Applicant's Signature Date

CERTIFICATION BY THE OWNER(S)

I certify that I am the property owner, and authorize the Applicant to make this application. (If additional space is needed, please submit on separate sheet of paper)

Mentel J.W. Conway, President, Sightline Inc, Manager of Trektron Group 1/25/18
Owner's Signature LLC Series Churnell Date
ASTU Parcels 912107429012 - 912107429022

Owner's Signature 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

What other circumstances justify the zoning map amendment

(See Attachment C)

Time schedule for development *(if applicable)*

(See Attachment C)

Additional exhibits submitted by the petitioner.

(See Attached Conceptual Site Plan)

NOTE: *If additional space is needed to accurately answer any question, please attach extra pages to the application.*

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CERTIFICATION BY THE APPLICANT

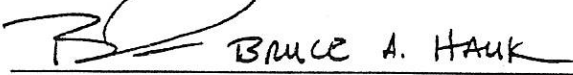
I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am authorized to make this application.

Applicant's Signature

Date

CERTIFICATION BY THE OWNER(S)

I certify that I am the property owner, and authorize the Applicant to make this application. *(If additional space is needed, please submit on separate sheet of paper)*



Owner's Signature

1/24/2018

Date

Owner's Signature

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

Attachment A

Applicant/Owner Contact Information

- Parcels 912107429012 – 912107429022:
 - Name of Owner: Tekton Group LLC Series Churchill
a series of an Illinois limited liability company
By: Sighline Incorporated, its Manager
Marta JW Conway, President
 - Phone: (217) 369-8607
 - Address: 1717 W. Kirby #260
Champaign, IL 61821
 - Email Address: marta@advantageproperties.com

- Parcel 912107430004
 - Name of Owner: Illinois-American Water Company
An Illinois corporation
ATTN: Bruce Hauk, President
 - Phone: (618) 236-1180
 - Address: 100 North Water Works Drive
Belleville, IL 62223
 - Email Address: kenneth.jones@amwater.com

Attachment B
PIN and Address Information

- 912107429012 – 909 W. Hill Street
- 912107429013 – 907 W. Hill Street
- 912107429014 – 905 W. Hill Street
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- 912107429021 – 703 N. Lincoln Avenue
- 912107429022 – 701 N. Lincoln Avenue
- 912107430004 – 601 N. Lincoln Avenue

Attachment C

Property Information

This site involves the redevelopment of a prior industrial site. The Comprehensive Plan shows the use for these tracts as the then existing use and does not anticipate a change in use due to redevelopment. The Comprehensive Plan will be amended to address the re-use of the vacant industrial tract which this Zoning Map Amendment request will also address.

Reasons for Map Amendment

This proposed Zoning Map Amendment will conform with the anticipated revision in the Comprehensive Plan that specifically addresses the appropriate reuse of this previously industrial tract. The proposed Amendment will allow for transitional use between varying zoning districts that serves the needs of the larger community while complimenting the local neighborhood.

The significant changed condition is the closing of the Illinois American Water Treatment Plant and demolition and clearing of the site. The water company has no intention to reuse the site. Some housing from adjacent residential tracts have also been removed. Approval of this Map Amendment will allow all these tracts related to this proposed redevelopment to be returned to viable use thus preserving the integrity of the adjacent residential neighborhood.

The subject property is suitable for the proposed zoning. The available tracts that have been assembled are of sufficient size that the proposed redevelopment can be viable. The proposed multi-family zoning will provide a transition between single family residential uses to the north and west and the commercial, institutional, and high density residential land uses to the south and east. A stable and complimentary transitional use will buffer the single family use from the higher activity uses on the other side of this zoning tract.

This Zoning Map Amendment will allow for the intended redevelopment of these tracts to serve a community need. The site is near the University of Illinois Campus and is well served by multiple bus routes. The housing plan will be especially suitable to serve university students and young professionals with the amenities to be provided. Site access will be focused on the adjacent arterial street and away from the residential neighborhood to the north and west thus preserving the quiet nature of the single family area where alternative developments might not. If these vacant tracts remain undeveloped, they will have a detrimental effect on the neighborhood and diminish the property values.

Other Relevant Information

The proposed zoning is consistent with the proposed future use of the site, and will be compatible with the established land use pattern in this neighborhood. The proposed rezoning does not create an isolated unrelated zoning district, as properties to the south are already zoned and utilized for multi-family residential housing.

The site is suitable for the uses allowed in the proposed zoning district. Utility lines for water, wastewater, gas and other applicable services already exist on-site or can easily be extended to provide full service to the site. Adequate provisions for stormwater drainage will be provided during site development per all Urbana Code requirements.

The proposed zoning will not be injurious to the use and enjoyment of the neighboring properties. The single family uses to the north and west will not be directly connected to the site via streets. The proposed use will not significantly adversely impact traffic patterns as all traffic will be directed onto adjacent arterial or collector streets.

Project Schedule

The anticipated development schedule is to start construction in Summer 2018 and conclude construction in one year to open for Fall 2019.