



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Kat Trotter, Planner II
DATE: April 1, 2022
SUBJECT: **Plan Case 2438-T-22:** An application by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance to allow for limited residential, commercial and public uses in existing buildings located in the R-7, University Residential zoning district.

Introduction

The Urbana Zoning Administrator proposes to amend Article V of the Zoning Ordinance to add new special uses for existing buildings in the R-7, University Residential zoning district. The intent of the changes is to make it easier to reuse and preserve Urbana's historic fraternities and sororities ("Greek houses"). The proposed amendment would also amend Article VIII to alter parking requirements for new uses of existing buildings, and Article IX to add sign regulations for commercial uses in the district. Other sections of the Zoning Ordinance may also be updated as needed.

In 2019, Landmarks Illinois included Greek Housing at the University of Illinois, Urbana-Champaign on its list of the "Most Endangered" historic places in Illinois.¹ At that time, Planning staff had already recognized that there was less demand for Greek houses, with some remaining vacant for extended periods of time (1404 South Lincoln Avenue, now the Chateau Normand apartments, was a prime example of this, having been vacant for years before it was finally redeveloped). Housing demand from students has been changing for some time, and there is less demand for Greek houses and for the rooming houses that make up the majority of the district. It has become increasingly difficult for property owners to find tenants for many of the buildings in the R-7 district.

The intent of the R-7, University Residential zoning district is to provide areas for dormitories and rooming houses near the University of Illinois, and to insure the longevity, architectural character, and use of the existing buildings in the district. While the zoning regulations in the R-7 district have done a good job of preventing the buildings in the district from being torn down and replaced with new structures, those same regulations make reuse and preservation of these important buildings more difficult. They do not provide a path to preserve these important historic buildings.

While the R-7 district is made up mostly of Greek houses and rooming houses, the two are, in most cases, very different from each other. As such, they should be treated differently when making zoning changes to deal with the challenges of each. To that end, the proposed text amendment focuses on how to best allow Greek houses to be reused and preserved. The Planning staff intends to follow up this text amendment with other zoning changes to address the rooming houses in the district.

The Plan Commission should review the proposed Zoning Ordinance text amendment and make a recommendation for City Council to adopt or deny the proposed changes. Given the complexity of

¹ <https://www.landmarks.org/preservation-programs/most-endangered-historic-places-in-illinois/>

the proposal, and to give the public time to review, staff recommends that the Plan Commission discuss the proposal, provide direction to staff on how to proceed, and continue the case to the next Plan Commission meeting.

Background

The R-7, Dormitory Residential zoning district was created in October 1983². The district was intended to “provide areas for dormitories in close proximity to the University of Illinois, to insure the longevity of their architectural character and use and protect adjacent residential districts from incompatible development.” The district originally only allowed dormitories (which includes fraternities and sororities) and rooming houses.

On June 4, 1990, the City Council adopted the Downtown to Campus Plan³, which recommended changes to the R-7, Dormitory Residential zoning district. In Plan Case No. 1366-T-90, the “R-7, Dormitory Residential” district was changed to the “R-7, University Residential” district and the following were added to the Table of Uses:

Church or Temple	Special Use
Boarding House	Permitted Use
Dwelling, Multifamily	Special Use
Dwelling, community living facility, Category I	Permitted Use
Dwelling, community living facility, Category II	Permitted Use
Dwelling, community living facility, Category III	Permitted Use
Dwelling, home for adjustment	Special Use
Multiple-Family Residential	Special Use

Multi-family residential uses (apartments) were allowed with a special use permit in the R-7 district until 2002, when Table V-1. Table of Uses was amended to no longer allow them.⁴ All other permitted uses remain the same.

There are 43 properties zoned R-7, University Residential in Urbana. They are generally concentrated on the east and west sides of Lincoln Avenue, between Illinois Street to the north and Florida Avenue to the south⁵. Most of the properties have been or are being used as group homes, fraternities, or sororities, and are located close to the University of Illinois campus. However, the demand for these types of housing is decreasing, in some cases leaving buildings vacant or partially vacant for long periods of time.

Since rooming houses and Greek houses are inherently different, they should be treated differently. This text amendment focuses specifically on Greek houses. While the changes will apply to all properties in the R-7 district, staff plan to follow up this amendment with other changes specifically focused on how best to deal with rooming houses.

² Plan Case No. 1143-T-82, Ordinance No. 8384-25.

³ Downtown to Campus Plan, Ordinance 8990-132.

⁴ Plan Case No. 1816-T-02, Ordinance No. 2002-04-041.

⁵ See *Location Map* in Exhibits.

Discussion

The R-7 district is currently limited to just six principal uses. To promote reuse of buildings in the district, staff suggests that for **existing buildings**, the allowed uses be expanded. Through the text amendment, all residential uses would be permitted in existing buildings. In addition to residential uses, allowing some business uses could allow for more creative ways to reuse buildings in ways that would benefit residents of the neighborhood. Staff have narrowed down the list of allowable uses that we feel will complement the neighborhood, based on public input and on our professional opinion.

In general, we propose that public uses, personal service, food sales and service, professional and financial service, and retail businesses be allowed in existing buildings in the R-7 district with a special use permit. For buildings along Lincoln Avenue (at the edge of the neighborhood) or west of Lincoln Avenue (on the University of Illinois campus), there could be room to allow some by-right commercial uses if they meet certain performance standards to minimize any nuisance to the neighborhood. These performance standards could include limiting the size and operating hours of the commercial use. If that option were pursued, if any commercial uses exceeded the performance standards, a special use permit would be required. Staff have received mixed feedback from the public on whether any by-right commercial uses should be allowed, so we seek guidance from the Plan Commission on which option to pursue. (In either case, there are only about 10 properties where this decision would have a potential effect on the neighborhood.)

In addition to the broader commercial use groups, other more sensitive uses have brought up for discussion: microbrewery, indoor theater, hotel, liquor store, and others. These uses may be good fits in existing buildings, on a case-by-case basis. Staff asks for direction from the Plan Commission on these uses.

The objective of the text amendment is to promote reuse and preservation of existing buildings. As such, apartments and commercial uses would not be permitted in new buildings in the R-7 district, as allowing those uses could encourage teardowns of existing buildings. Allowing new uses in existing buildings could allow some unique and creative adaptations of Greek houses in the future.

Public Input

In November 2020, Planning staff surveyed property owners in the R-7 district to get a better understanding of the challenges of the current zoning regulations. In July 2021, staff brought the general idea of adding more uses to existing buildings to Plan Commission as a study session. The Plan Commission expressed some concerns about the financial feasibility of converting certain existing buildings for other uses, and whether renovated buildings could meet building code. They also suggested that staff consider buildings and properties individually or in groups, based on the property or building's use (e.g. treating Greek houses and rooming houses separately). Overall, the Plan Commission was in support of staff pursuing a text amendment.

In February 2022, staff brought conceptual zoning changes to the Historic Preservation Commission as a study session, as the R-7 zoning district contains all of Urbana's historic and architecturally significant fraternity and sorority houses. The Historic Preservation Commission was generally in support of the proposed text amendment and the effort to preserve existing, historically significant buildings in the R-7 district.

Staff has hosted four virtual neighborhood meetings on this topic. In those meetings, neighborhood residents have expressed significant concerns about parcel aggregation and out-of-scale development on these properties, if the existing buildings were to be demolished and the sites were to be

redeveloped. There is a general consensus that the buildings and properties in the R-7 district should be treated differently, based on current and historical uses (e.g. Greek houses vs. rooming houses). There was also a general consensus that residential uses, such as apartments, would be appropriate in existing buildings. Several residents of the neighborhood expressed concern about commercial uses deeper into the neighborhood and offered input on compatible uses for properties in the R-7 district. There is some neighborhood support for commercial uses in existing buildings. Some residents would like to have oversight and the opportunity to provide public input on any proposed use in these buildings, by requiring a special use permit for those uses.

In addition to the neighborhood meetings, staff also prepared an online survey, and was mailed a postcard to residents within 300 feet of an R-7 property with a link to the survey. Approximately 650 people received a postcard in the mail. The survey was also advertised on the City website and R-7 project page. To date, there have been about 250 responses to the survey⁶. Over half of the respondents live in the neighborhood; the other respondents (45 percent) live elsewhere in Urbana or outside of the city. The survey asked people what types of uses they thought would be compatible in existing Greek houses, how the new uses could be regulated, and what types of uses would be incompatible in the neighborhood. The survey referenced uses from broad use categories: Residential (apartments), Food Sales and Service, Professional/Financial Services, Retail Trade, and Personal Service uses.

Over 90 percent of respondents answered that residential uses (including apartments) would be an appropriate way to reuse Greek houses. Approximately half of the respondents answered that food sales and service, and professional and financial service uses would be appropriate reuses for Greek houses, without any restrictions on size, operating hours, or with approval from a board, commission, or Council. An additional 25 percent of respondents answered that food sales and service, and professional and financial service uses would be appropriate reuses with some restrictions on size, operating hours, or with approval from a board, commission or City Council. Approximately 40 percent of respondents answered that retail businesses and personal services would be appropriate reuses for Greek houses, without any restrictions. An additional 20 percent of respondents answered that these uses would be appropriate with some restrictions on size, operating hours, or with approval from a board, commission or City Council. Approximately one third (35 percent) of respondents answered that retail business and personal service uses would not be an appropriate reuse for Greek Houses.

Proposed Changes

In Article V, the text amendment would alter the allowed uses in the R-7, University Residential zoning district to allow residential uses in all buildings, and allow small-scale businesses that fit within specific performance measures. As proposed, commercial uses could be subject to performance measures for location, size and operating hours. For uses that exceed the performance measures, special use permits would be required. Those small-scale business uses would be incorporated into Article V and Table V-1. Table of Uses.

Article VIII would address parking regulations for new uses in the R-7 district. Residential uses in existing buildings could utilize the on-site parking for residents. Over 75 percent of properties in the district have at least five on-site parking spaces. Additionally, on-street parking permits are available in the West Urbana Parking Area for West Urbana residents, with proof of address. Commercial uses

⁶ Exhibit G: Neighborhood Survey Results

in existing buildings would be required to provide a minimum amount of parking on-site, with a parking agreement or with on-street parking permits.

Article IX would add regulations for commercial signs in the R-7 district. The regulations for commercial signs in the R-7 district would be the same as those for signs in the MOR district.

The proposed changes are listed below, using a strikethrough and underline notation system. A strikethrough is used to indicate ~~deleted language~~, while an underline is used to indicate added language.

Section IV-2. Purpose of Districts

R-7 *University Residential*

...

J. The Residential Districts generally are intended to provide desirable settings for residential uses within several density ranges described in Urbana's Comprehensive Plan, and for various types of dwelling units, with appropriate regulations regarding physical development. As appropriate, the districts also allow other uses compatible with residential areas, either as permitted or as conditional or special uses. Basic urban services and utilities, including adequate access and utilities, are necessary for these districts.

...

8. The R-7, University Residential District is intended to provide areas in proximity to the University of Illinois for dormitories and rooming houses, which are occupied primarily by students, to insure the longevity of the architectural character and use of these existing buildings, and to protect nearby low-density residential districts from incompatible developments. The R-7 district also allows some business uses within existing structures.
The district is intended to encourage the adaptive re-use of existing older structures.

(New Section) Section V-14. Additional Use Regulations in the R-7 District

- A. All residential uses, as shown in Table V-1. Table of Uses, are permitted in buildings that were constructed on or before [date ordinance is passed].

[OPTION 1: Allow some non-residential uses by-right, if performance standards are met, or if not, with a special use permit.]

- B. All non-residential uses, as shown in Table V-1. Table of Uses, are permitted in buildings that were constructed on or before [date ordinance is passed], if:
- The property is located on or west of Lincoln Avenue; and
 - The proposed use does not exceed 2,500 square feet; and
 - The operating hours of the proposed use are between [7am and 10pm].

If the above conditions are not met, a special use permit is required.

[OPTION 2: Allow some non-residential uses only with a special use permit.]

- B. All non-residential uses, as shown in Table V-1. Table of Uses, are permitted in buildings that were constructed on or before [date ordinance is passed], if a special use permit is granted.

The new allowed uses in existing buildings would be added to Table V-1. Table of Uses⁷. An asterisk would note that the use is permitted by-right in an existing building in the R-7 district. If “Option A” above is chosen, a double-asterisk would note that the use is permitted in an existing building in the R-7 district **on or west of Lincoln Avenue**, subject to the criteria in Section V-14.B. If the use is proposed for a property east of Lincoln Avenue, or if the criteria in Section V-14 are not met, a special use permit would be required. If “Option B” is chosen, a double-asterisk would note that a special use would be required for any non-residential use in an existing building.

Section VIII-5. Amount of Parking Required

M. R-7, University Residential District Parking Requirements. Parking requirements shall be calculated for individual uses permitted in the R-7, University Residential District, as specified below:

1. No additional parking is required for new uses in existing buildings.
2. For additions onto existing buildings and new buildings, parking is required at the rate established for the new use, per Zoning Ordinance Table VIII-7. Any off-street parking that is provided shall be in conformance with Article VIII of this Ordinance.

Greek houses were designed to house a large number of people. It is unlikely that converting them into other residential uses would exceed the number of people that had historically lived on-site, so it would make little sense to require more parking on-site for fewer residents. There is also little room to add parking to many of the properties in the R-7 district, and adding parking would likely come at the expense of green space and run counter to the Lincoln-Busey Corridor Design Guidelines, which expressly discourage “parking located in the façade zone” and “extensive parking areas”. Existing on-site parking would continue to serve residents of Greek houses if they are converted to another residential use, and on-street parking would be available to residents through the Finance Department, with proof of residency.

If small-scale commercial uses are permitted by-right (“Option 1” discussed above), it’s unlikely that a potential business owner would choose a location that they do not think has enough parking for their business. Rather than attracting businesses that require a lot of parking, it’s most likely that businesses that rely on foot traffic would choose this area. For commercial uses that require a special use permit – larger-scale businesses, or any businesses if “Option 2” is chosen – , parking can be addressed on a case-by-case basis, through the special use permit process. In other words, the proposal to require no additional parking would not preclude some parking from being required as a condition of a special use permit.

Through our neighborhood meetings and online survey, we have received mixed feedback about parking. Some people are concerned that new uses could create additional parking demand, while others have said they do not want green space or other characteristics of properties to be sacrificed for additional parking.

Article IX. Sign and OASS Regulations

As proposed, signs for commercial uses in the R-7 district would be regulated in the same manner that signs are regulated in the MOR, Mixed-Office Residential zoning district. The R-7 district would

⁷ Exhibit A – Proposed Table of Uses and Sign Regulations

be added to Sign Tables IX-1, IX-2, IX-3, IX-6, IX-7, and IX-10⁸. Sandwich boards would also be permitted in the R-7 district, pursuant to Section IX-4.J.7.

The MOR district's sign regulations apply to commercial uses in the "mixed-office residential" district. The same regulations make sense for the R-7 district, as the neighborhood is largely characterized by residential uses.

Comprehensive Plan

The following goals and objectives of the 2005 Comprehensive Plan relate to this case.

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

- 1.2 Encourage investment in older properties to help maintain their appearance and long-term potential.
- 1.4 Promote established neighborhoods close to campus and the downtown as attractive places for people to live.

Goal 12.0 Preserve the characteristics that make Urbana unique.

- 12.1 Identify and protect neighborhoods and areas that contain significant historical and cultural resources.

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

- 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.

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

The 2005 Comprehensive Plan designates the West Urbana neighborhood as an "established neighborhood." The West Urbana neighborhood, and all R-7 properties are shown on Future Land Use Maps 8 and 9. Eight of the 43 properties are on the west side of Lincoln Avenue. They fall under the "Institutional" future land use designation, which generally includes governmental, education, religious and university facilities. As all eight properties are fraternity or sorority houses, the "Institutional" designation fits their current use.

The remaining 35 properties are on the east side of Lincoln Avenue, and of those, 30 are in the Lincoln-Busey Corridor. The intent of the Lincoln-Busey Corridor is to "preserve these uses as they now exist while precluding further encroachment of higher density buildings into this unique residential area." The Lincoln-Busey Corridor includes multiple future land use designations: single-family residential, medium-density residential, high-density residential and university residential. The higher intensity residential uses are concentrated along Lincoln Avenue and north of Oregon Avenue.

⁸ Exhibit A – Proposed Table of Uses and Sign Regulations

Properties in the Lincoln-Busey Corridor are also subject to the design guidelines for the district. Any proposed exterior changes to properties in the Lincoln-Busey Corridor would be subject to review and approval by the Design Review Board.

The proposed text amendment would align with goals 1.0, 12.0, 16.0 and 17.0 of the Comprehensive Plan, and the future land use designations of the West Urbana neighborhood and Lincoln-Busey Corridor. Allowing for new uses in existing buildings only would encourage the reuse and preservation of the historically-relevant buildings in the established neighborhood, while precluding demolition and new development. Reuse of the existing buildings, as something other than dormitories, fraternities or sororities, would encourage a mix of land use types and may help to reduce dependence on automobiles. Neighborhood businesses would give people more places to walk to. Allowing new uses in existing buildings would also promote investment in these older properties and contribute to their long-term potential. The proposed text amendment aligns with the intent of the Lincoln-Busey Corridor, as existing buildings would be preserved and reused.

Summary of Findings

1. The Zoning Administrator proposes a text amendment to the Zoning Ordinance to amend the Urbana Zoning Ordinance to allow for residential, commercial and public uses in existing buildings located in the R-7, University Residential zoning district.
2. The proposed amendment will modify Articles IV and V of the Urbana Zoning Ordinance to allow all residential and limited commercial uses in existing buildings in the R-7, University Residential zoning district.
3. The proposed amendment will modify Article VIII of the Urbana Zoning Ordinance to craft parking requirements for existing and proposed uses in the R-7, University Residential zoning district.
4. The proposed amendment will modify Article IX of the Urbana Zoning Ordinance to allow for signs for commercial uses in the R-7, University Residential zoning district.
5. The proposed amendment would allow for residential uses in all existing buildings in the R-7, University Residential zoning district, constructed on or before date ordinance is passed.
6. The proposed amendment would allow for commercial uses, as shown in Table V-I., in existing buildings in the R-7, University Residential zoning district, constructed on or before date ordinance is passed. [Non-residential uses in existing buildings would need to meet performance measures; uses exceeding the performance measures would require a special use permit. OR Non-residential uses in existing buildings would require a special use permit.]
7. The proposed amendment is consistent with the goals and objectives of the 2005 Urbana Comprehensive Plan to preserve and enhance the character of established residential neighborhoods, encourage development that promotes walkability and different modes of transportation, and encourage a mix of land use types to achieve a balanced growing community.
8. The proposed amendment conforms to the notification and other requirements for Zoning Ordinances as required by the State Zoning Act (65 ILCS 5/11-13-14).

Options

The Plan Commission has the following options in Plan Case 2438-T-22:

1. Forward the case to City Council with a recommendation to approve the text amendment as presented herein; or
2. Forward the case to City Council with a recommendation to approve the text amendment as modified by specific suggested changes; or
3. Forward the case to City Council with a recommendation of denial of the text amendment.

Staff Recommendation

Staff recommends that the Plan Commission discuss the proposed text amendment, provide direction to staff on how to proceed, and forward Plan Case No. 2438-T-22 to the next Plan Commission meeting.

Attachments: Exhibit A: Proposed Table of Uses and Sign Regulations
Exhibit B: Location Map
Exhibit C: Zoning Map
Exhibit D: Building Type Map
Exhibit E: Commercial Uses Map (Option 1)
Exhibit F: Commercial Uses Map (Option 2)
Exhibit G: Photo Inventory
Exhibit H: Survey Results Summary (as of 4/1/2022)
Exhibit I: Qualitative Survey Results (as of 4/1/2022)
Exhibit J: Public Input

Exhibit A – Proposed Table of Uses and Sign Regulations

Table V-1. Table of Uses

Principal Uses	R-7	REFERENCE
Public and Quasi-Public		
<u>Church, Temple or Mosque</u>	S	
<u>Library, Museum or Gallery</u>	**	
Business – Food Sales and Services		
<u>Bakery</u>	**	
<u>Banquet Facility</u>	**	
<u>Café or Deli</u>	**	
<u>Catering Service</u>	**	
<u>Confectionery Store</u>	**	
<u>Convenience Store</u>	**	
<u>Meat and Fish Market</u>	**	
<u>Liquor Store</u>	**	
<u>Restaurant</u>	**	
<u>Supermarket or Grocery Store</u>	**	
<u>Tavern or Night Club</u>	**	
Mixed Use Planned Unit Development	PUD	XIII-3
Business – Personal Services		
<u>Barber/Beauty Shop</u>	**	
<u>Dry Cleaning or Laundry Establishment</u>	**	
<u>Laundry and/or Dry Cleaning Pickup</u>	**	
<u>Massage Therapist</u>	**	
<u>Pet Care/Grooming</u>	**	
<u>Shoe Repair Shop</u>	**	
<u>Tailor and Pressing Shop</u>	**	
Business – Professional and Financial Services		
<u>Bank/Savings and Loan Association</u>	**	
<u>Copy and Printing Service</u>	**	
<u>Professional and Business Office</u>	**	
Business – Retail Trade		
<u>Antique or Used Furniture Sales and Service</u>	**	
<u>Art and Craft Store and/or Studio</u>	**	
<u>Bicycle Sales and Service</u>	**	
<u>Clothing Store</u>	**	
<u>Drugstore</u>	**	
<u>Electronic Sales and Service</u>	**	
<u>Florist</u>	**	
<u>Hardware Store</u>	**	
<u>Jewelry Store</u>	**	
<u>Music Store</u>	**	
<u>Office Supplies/Equipment Sales and Service</u>	**	
<u>Pawn or Consignment Shop</u>	**	
<u>Pet Store</u>	**	
<u>Photographic Studio and Equipment Sales and Service</u>	**	
<u>Shoe Store</u>	**	
<u>Stationary, Gifts or Art Supplies</u>	**	
<u>Variety Store</u>	**	
<u>Video Store</u>	**	
<u>All Other Retail Stores</u>	**	

Residential		
<u>Assisted Living Facility</u>	*	
<u>Bed and Breakfast Inn</u>	*	
Bed and Breakfast, Owner-Occupied	C	
Boarding or Rooming House	P	
Dormitory	P	
Dwelling, Community Living Facility, Category I, II or III	P	
<u>Dwelling, Duplex</u>	*	
<u>Dwelling, Duplex (Extended Occupancy)</u>	*	
<u>Dwelling, Home for Adjustment</u>	*	
<u>Dwelling, Loft</u>	*	
<u>Dwelling, Multifamily</u>	*	
Dwelling, Single-Family	P	
Dwelling, Single-Family (Extended Occupancy)	P	
<u>Dwelling, Transitional Home, Category I</u>	*	
<u>Dwelling, Transitional Home, Category II</u>	*	
<u>Dwelling, Two-Unit Common-Lot-Line</u>	*	
<u>Hotel or Motel</u>	**	
<u>Nursing Home</u>	*	
Residential Planned Unit Development	PUD	XIII-3

* Permitted only in buildings that were constructed on or before [date ordinance is passed]. (Sect. V-14.A)

[OPTION 1] ** Permitted in buildings that were constructed on or before [date ordinance is passed], if the property is located on or west of Lincoln Avenue, the proposed use does not exceed 2,500 square feet, and the operating hours of the proposed use are between [7am and 10pm]. Otherwise, a special use permit is required. (Sect. 5-14.B)

[OPTION 2] ** Permitted in buildings that were constructed on or before [date ordinance is passed], if a special use permit is granted. (Sect. 5-14.B)

...

Article IX. Sign and OASS Regulations

Signs for multi-family residential and commercial uses in the R-7 district shall be regulated by the Zoning Ordinance language for signs in the MOR, Mixed-Office Residential zoning district.

...

7. *Sandwich Boards*: Shall be placed within the 30 feet directly in front of a business. Shall not be located in the traveled roadway or block pedestrian traffic. Shall be moved indoors at the end of business hours. Shall not exceed eight square feet in area and four feet in height

Sandwich boards shall be allowed in the following districts:

B-1, B-2, B-3, B-3U, B-4, B-4E, CCD, MOR, R-7

...

Table IX-1. Standards for Freestanding Signs¹

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area Of Sign	Maximum Height Of Sign ²	Location of Sign
B-1, Neighborhood Business CRE, Conservation, Recreation and Education District	One sign per business, except that no freestanding sign is permitted if a projecting or roof sign exists on the lot. If a lot has two frontages, one sign per frontage is permitted.	32 square feet;	12 feet tall if beyond 15 feet from a public right-of-way;	Minimum setback of eight feet from public rights-of-way.
B-2, Neighborhood Business Arterial	One sign per business frontage, except that no sign is permitted on any frontage that has a projecting or roof sign. One additional sign is allowed on the property if any frontage is longer than 600 feet.	50 square feet if combined or monument ^{2,3}	6 feet tall if located 8 to 15 feet from a public right-of-way	
MOR, Mixed Office Residential <u>R-7, University Residential</u> CCD, Campus Commercial District B-3U, General Business –University	One sign per business frontage, except that no freestanding sign is permitted if a projecting or roof sign exists on the same frontage.	32 square feet	8 feet tall	
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts	One sign per business frontage, except that no sign is permitted on any frontage that has a projecting or roof sign. One additional sign is allowed on the property if any frontage is longer than 600 feet.	50 square feet; 75 square feet if combined or monument ^{2,3}	16 feet tall if beyond 15 feet from a public right-of-way; 8 feet tall if located 8 to 15 feet from a public right-of-way	

¹ For buildings with multiple businesses, refer to Table IX-9, Freestanding Shopping Center Signs.

² If a freestanding sign in the B-3, General Business, or IN-1 and IN-2, Industrial, zone is: (1) directed toward the users of an interstate highway; (2) within 2,000 feet of the center line of an interstate highway; and (3) more than 75 feet from the boundary of any residential zoning district; then the sign's maximum height may be increased to 75 feet, and its maximum size may be increased to 150 square feet.

³ Combined and Monument Signs: If a property has two business frontages, a single sign may be constructed with a larger maximum area as defined in Table IX-1. Monument signs (as defined in Section IX-2.O) may be constructed with a larger maximum area as defined in Table IX-1.

Table IX-2. Standards for Wall Signs

Zoning Districts Permitted	Maximum Number Permitted	Total Maximum Area Of Wall Signs per Building Face	Maximum Height and Location of Signs
R-6B, Restricted Business B-1, Neighborhood Business ¹ B-2, Neighborhood Business-Arterial B-3U, General Business – University CCD, Campus Commercial District CRE, Conservation, Recreation and Education District	No Limit	8% of wall area; 300 sq. ft. maximum	Anywhere except projecting beyond the ends of the wall they are mounted to.
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts		10% of wall area; 350 sq. ft. maximum for signs closer than 60 feet from the front property line; 500 sq. ft. maximum for signs more than 60 feet from the front property line.	
MOR, Mixed Office Residential <u>R-7, University Residential</u>		8% of wall area, not to exceed 150 sq. ft. maximum	

¹ In the B-1, Neighborhood Business Zoning District, wall signs are not permitted on walls immediately facing a residential use or zoning district when not separated by a right-of-way.

Table IX-3. Standards for Projecting Signs

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height and Projection of Sign	Location of Sign
B-1, Neighborhood Business B-2, Neighborhood Business -Arterial B-3U, General Business - University B-3, General Business B-4E, Central Business Expansion MIC, Medical Institutional Campus CCD, Campus Commercial MOR, Mixed Office Residential <u>R-7, University Residential</u> CRE, Conservation, Recreation and Education District	One per business frontage, none if a free-standing sign, roof sign, or canopy sign exists on the same frontage.	32 square feet	8-foot minimum clearance above ground. Not to extend above that portion of the roof immediately adjacent to the sign. Not to project more than 5 feet from the face of the building.	Anywhere except over a public right-of-way.
B-4, Central Business	One per business frontage; Minimum of 20 feet separation between signs. ¹	32 square feet: 12 square feet if any portion extends over public right-of-way		Signs extending over a public right-of-way may project a maximum of 5 feet from the face of the building, or to within two feet from the curb face, whichever distance is less. ¹

¹ Projecting signs extending over the right-of-way shall not be internally illuminated; the dimension between the two principal faces (i.e., the thickness or depth) shall not be greater than six inches; and a minimum separation of 20 feet must be maintained between such signs; however in no case should more than one such sign per business frontage be permitted. (Ord. No. 2011-02-007, 2-21-2011; Ord. No.2002-09-111, 06-17-02)

Table IX-6. Standards for Signs Attached to Canopies and Entrance Structures

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Height of Sign
R-6B, High Density Multiple-Family Residential -- Restricted Business B-1, Neighborhood Business B-2, Neighborhood Business -- Arterial B-3, General Business B-3U, General Business – University B-4, Central Business B-4E, Central Business Expansion CCD, Campus Commercial District CRE, Conservation, Recreation and Education District IN-1 & IN-2, Industrial Districts MIC, Medical Institutional Campus MOR, Mixed Office Residential <u>R-7, University Residential</u>	One per business frontage up to 100 feet. One additional sign for each 100 feet thereafter.	40 square feet	9 foot minimum clearance to ground

Table IX-7. Standards for Property Sale and Rental Signs

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Free-standing Sign²	Location of Sign
R-1 and R-2 Single-Family Residential R-3, Single and Two-Family Residential	One per dwelling	3 square feet	5 feet	10-foot minimum setback from curb line but wholly upon the premises.
R-4, R-5, & R-6 Multiple Family Residential R-6B, Restricted Business <u>R-7, University Residential</u>	One per apartment building or dwelling ¹	10 square feet	10 feet	
AG, Agriculture	One per 660-foot frontage			Signs shall conform to the setback requirements for structures in the applicable districts.
B-1, Neighborhood Business B-2, Neighborhood Business Arterial B-3U, General Business University CCD, Campus Commercial District MOR, Mixed Office Residential <u>R-7, University Residential</u>	One per frontage ¹	32 square feet	15 feet	
B-3, General Business B-4, Central Business B-4E, Central Business Expansion MIC, Medical Institutional Campus IN-1 & IN-2, Industrial Districts	One per frontage ¹	80 square feet	16 feet	

¹ An apartment complex, shopping center, highway plaza, or industrial complex is permitted one sign per frontage, up to 200 feet, and one additional sign for each 300 feet thereafter.

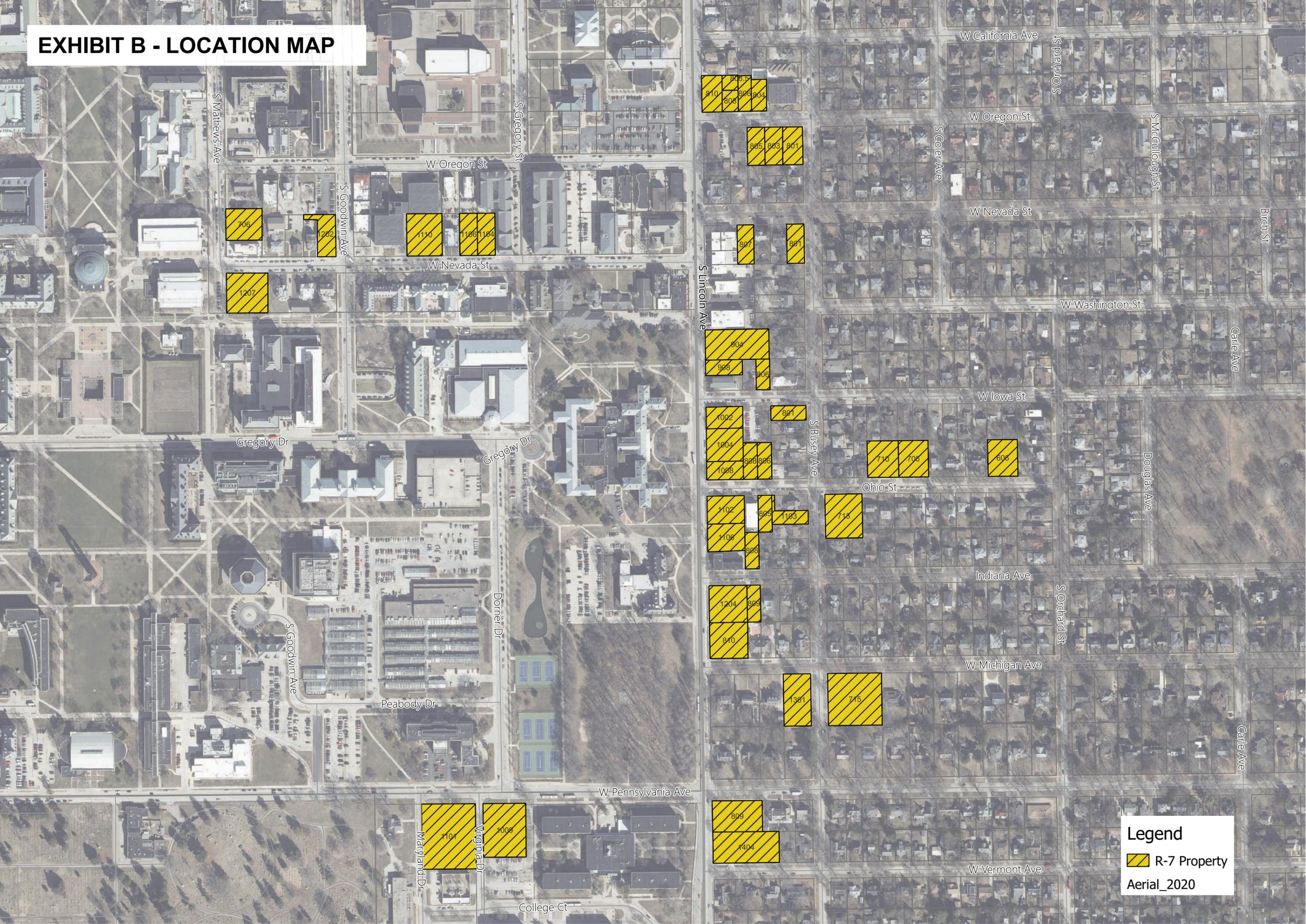
² Wall signs shall not extend beyond the top or ends of the wall surface on which they are placed. (Ord. No. 2011-02-007, 2-21-2011)

Table IX-10. Standards for Multi-Family Residential Identifications Signs¹

Zoning Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height of Sign	Location of Sign	Illumination
R-4, R-5, & R-6 Multiple-Family Residential R-6B, Restricted Business MOR, Mixed Office Residential R-7, University Residential	One per property	12 square feet			
B-1, Neighborhood Business B-2, Neighborhood Business Arterial B-3, General Business B-3U, General Business University CCD, Campus Commercial District B-4, Central Business B-4E, Central Business Expansion	One per frontage	20 square feet	5 feet for freestanding signs	Minimum 10-foot setback from public rights-of-way	External only

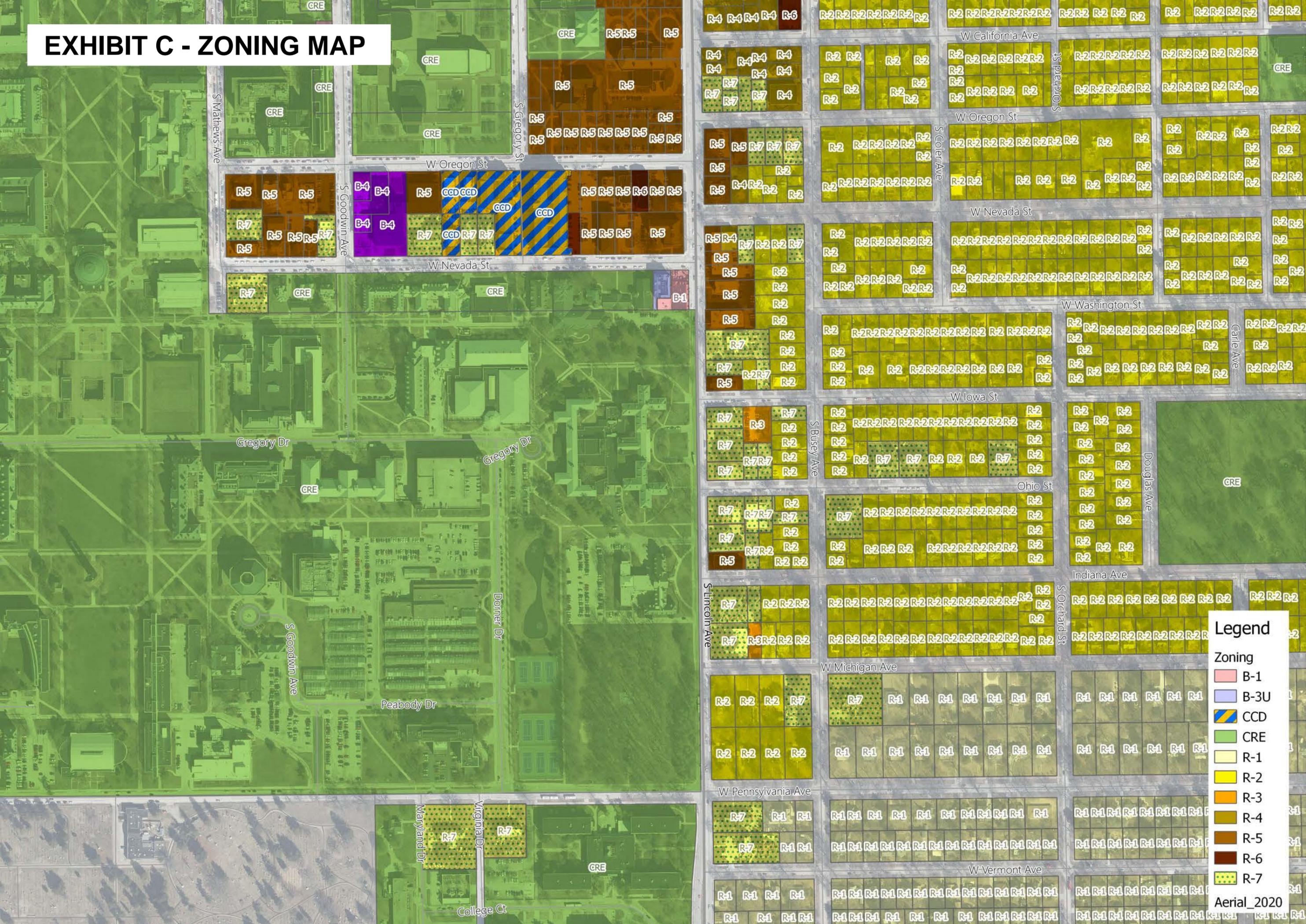
¹ (Ord. No. 2011-02-007, 2-21-2011)

EXHIBIT B - LOCATION MAP



Legend
[Yellow hatched box] R-7 Property
Aerial_2020

EXHIBIT C - ZONING MAP

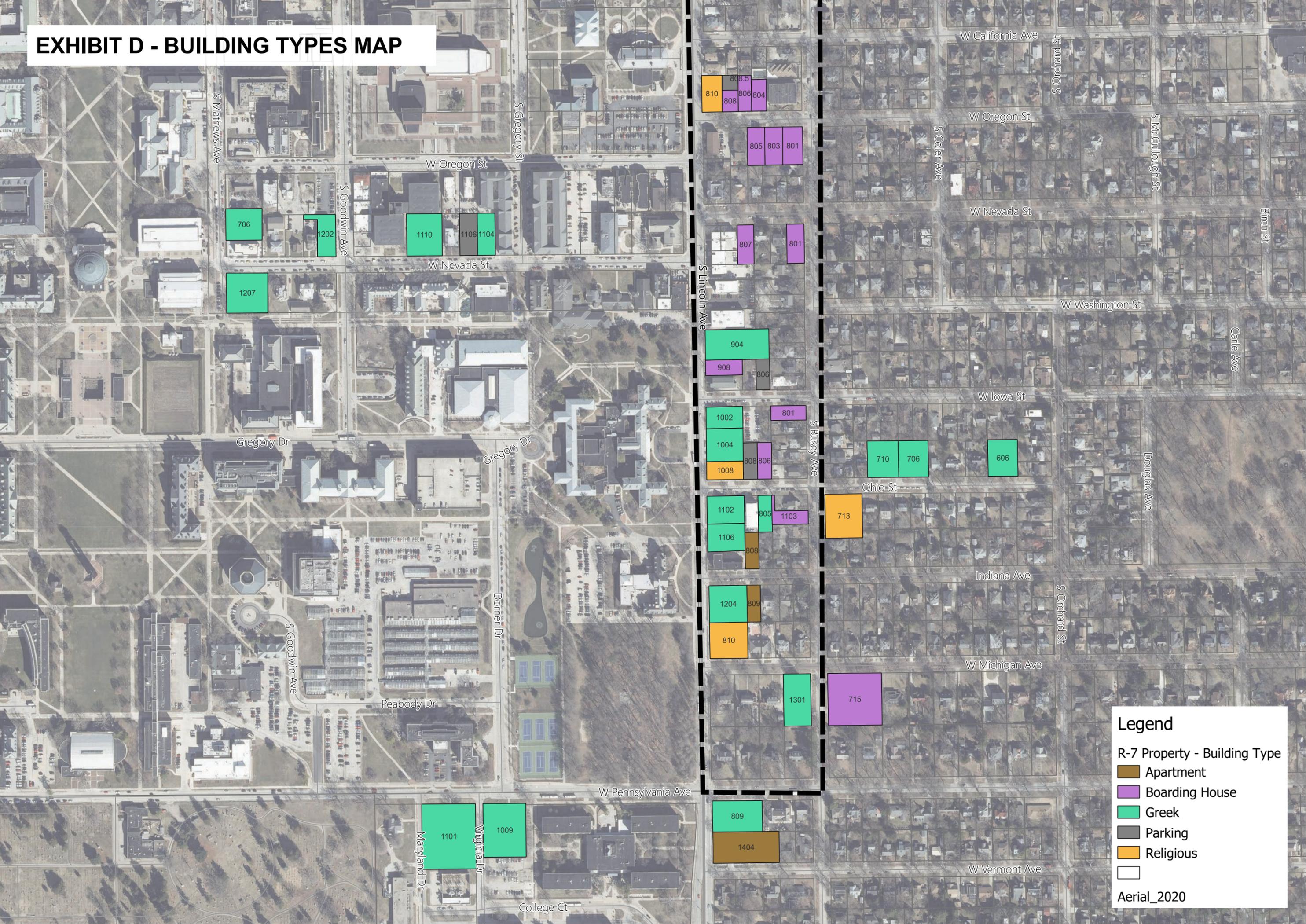


Legend

- Zoning**
- B-1
 - B-3U
 - CCD
 - CRE
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - R-6
 - R-7

Aerial_2020

EXHIBIT D - BUILDING TYPES MAP



Legend

- R-7 Property - Building Type
- Apartment
- Boarding House
- Greek
- Parking
- Religious
- Aerial_2020

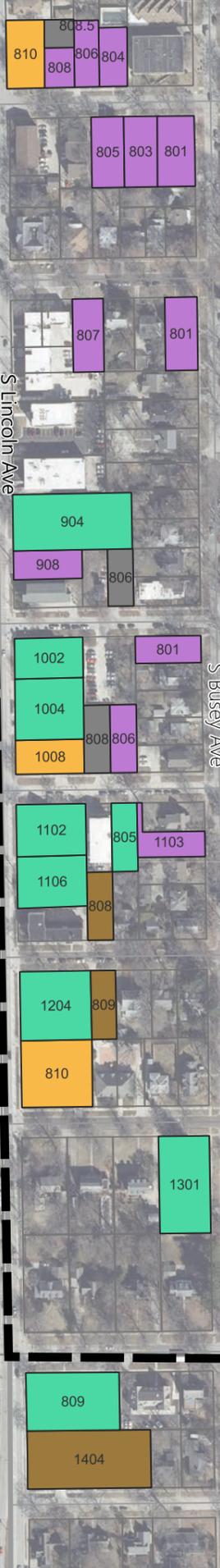


EXHIBIT G - R-7 PHOTO INVENTORY



801 West Oregon Street
Boarding/Rooming House



802 West Oregon Street
Apartments (Former Certified Housing)



803 West Oregon Street
Boarding/Rooming House



804 West Oregon Street
Boarding/Rooming House



805 West Oregon Street
Boarding/Rooming House



806 West Oregon Street
Boarding/Rooming House



808 West Oregon Street
Boarding/Rooming House



810 West Oregon Street
Religious, Christian Campus House and Axiom



801 West Nevada Street
Boarding/Rooming House, Nevada House



807 West Nevada Street
Boarding/Rooming House



1104 West Nevada Street
Greek House, Sigma Delta Tau National Sorority



1110 West Nevada Street
Greek House, Gamma Phi Beta Sorority



1202 West Nevada Street
Greek House, Alpha Delta Pi Sorority



1207 West Nevada Street
Greek House, Delta Gamma Sorority



706 South Mathews Avenue
Greek House, Alpha Omicron Pi Fraternity



904 South Lincoln Avenue
Greek House, Alpha Chi Omega Sorority



908 South Lincoln Avenue
Boarding/Rooming House



1002 South Lincoln Avenue
Greek House, Nabor House Fraternity



1004 South Lincoln Avenue
Greek House, Omega Delta Phi Fraternity



1008 South Lincoln Avenue
Religious, Basic Student Ministries



801 West Iowa Street
Boarding/Rooming House



606 West Ohio Street
Greek House, Sigma Pi Fraternity



706 West Ohio Street
Greek House, Beta Sigma Psi, National Lutheran Fraternity



710 West Ohio Street
Greek House, Delta Zeta Sorority



806 West Ohio Street
Boarding/Rooming House



713 Ohio Street
Religious, A Meeting Place for the Church of Urbana



1103 South Busey Avenue
Boarding/Rooming House



805 West Ohio Street
Greek House, 4-H House Cooperative Sorority



1102 South Lincoln Avenue
Greek House, Kappa Kappa Gamma Sorority



1106 South Lincoln Avenue
Greek House, Alpha Gamma Delta Sorority



808 Indiana Avenue
Apartments, Multi-Family Conversion (3 units)



809 Indiana Avenue
Apartments, Multi-Family Conversion (3 units)



1204 South Lincoln Avenue
Greek House, Kappa Delta Sorority



810 West Michigan Avenue
Religious, Twin City Bible Church



715 West Michigan Avenue
Boarding/Rooming House, Lincoln Green



1301 South Busey Avenue
Boarding/Rooming House



809 West Pennsylvania Avenue
Greek House, Farmhouse International Fraternity



1404 South Lincoln Avenue
Apartments, Chateau Normand



1009 West Pennsylvania Avenue
Greek House, Sigma Nu Fraternity



1101 West Pennsylvania Avenue
Greek House, Alpha Tau Omega Fraternity



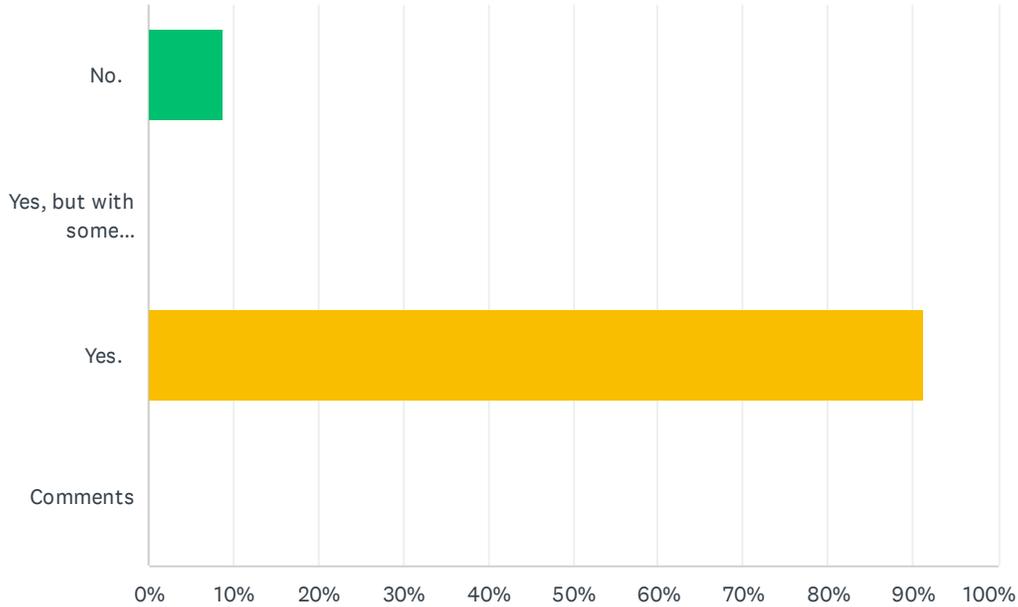
EXHIBIT H - SURVEY RESULTS SUMMARY (4/1/2022)

Greek House Zoning Update

SurveyMonkey

Q1 Do you think that apartments and other residential uses would be an appropriate way to reuse other Greek houses in the district?

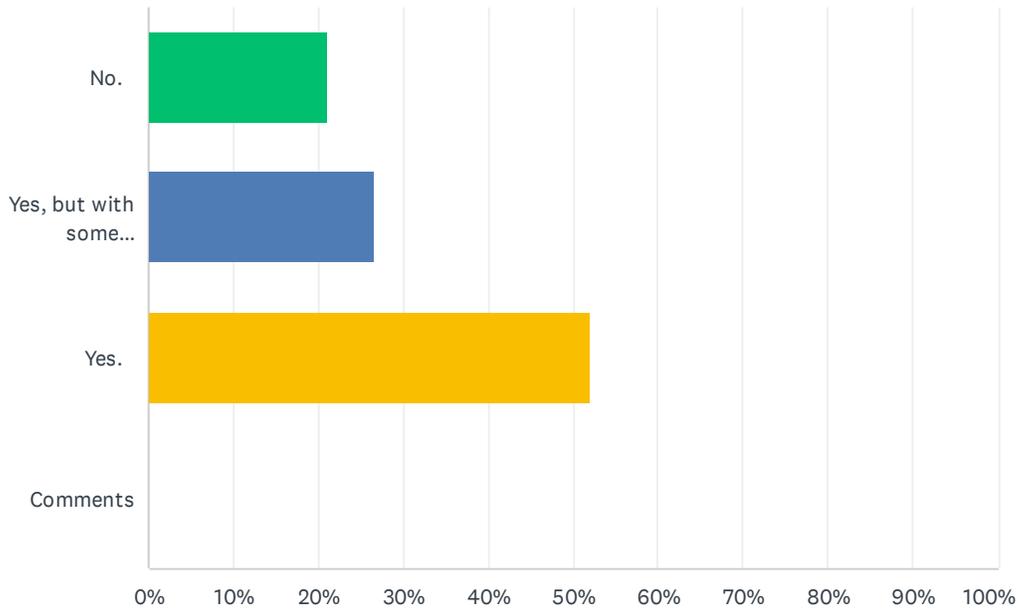
Answered: 238 Skipped: 2



ANSWER CHOICES	RESPONSES
No.	8.82% 21
Yes, but with some restrictions.	0.00% 0
Yes.	91.18% 217
Comments	0.00% 0
TOTAL	238

Q2 The image above is the Hopscotch Bakery, a small bakery in a neighborhood in Champaign. Do you think that bakeries or cafés would be a good reuse for some of the Greek houses in the district?

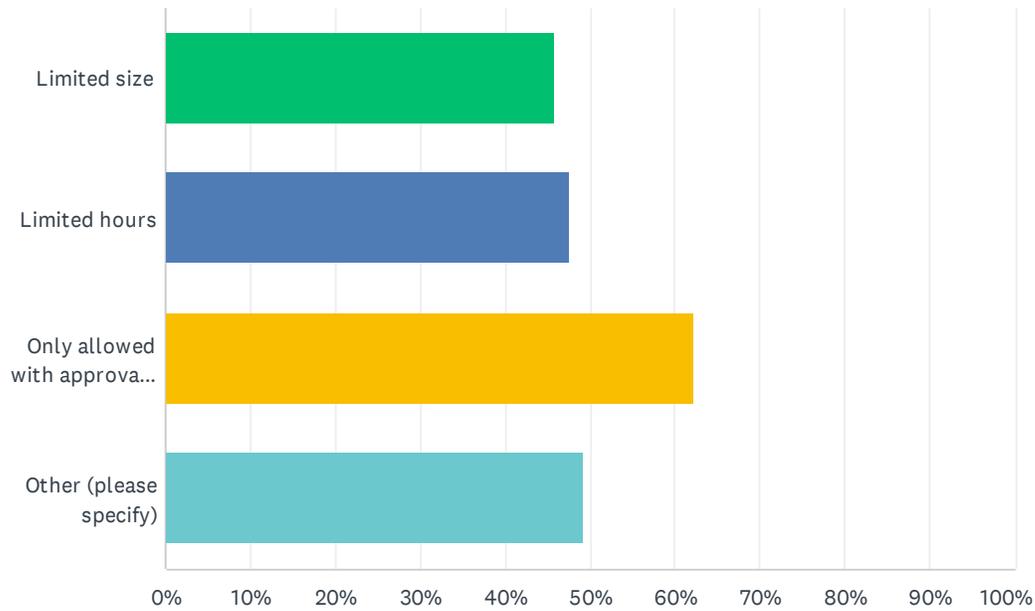
Answered: 236 Skipped: 4



ANSWER CHOICES	RESPONSES	
No.	21.19%	50
Yes, but with some restrictions.	26.69%	63
Yes.	52.12%	123
Comments	0.00%	0
TOTAL		236

Q3 What kind of restrictions would you like to see?

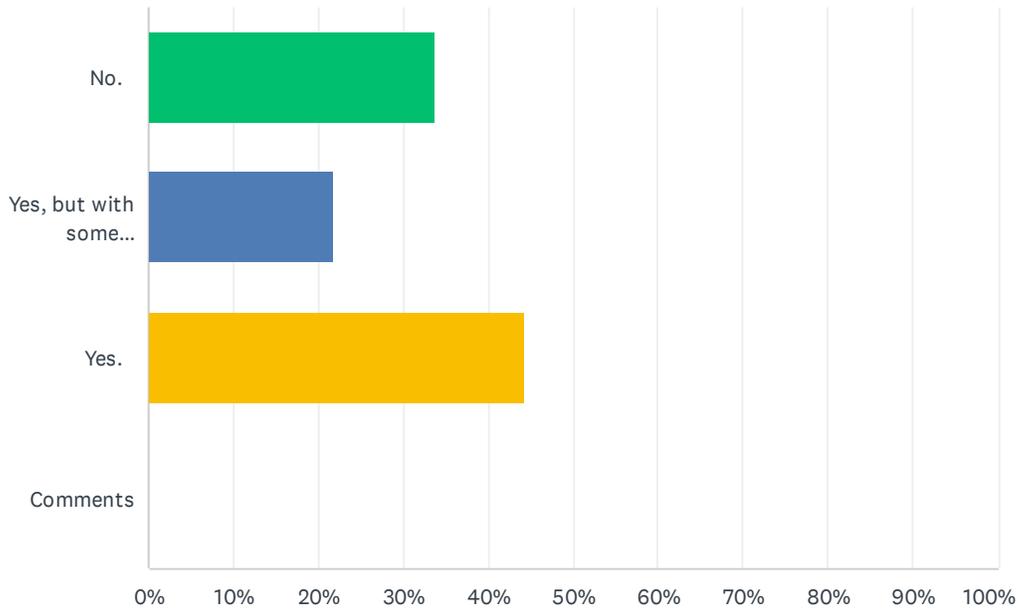
Answered: 61 Skipped: 179



ANSWER CHOICES	RESPONSES	
Limited size	45.90%	28
Limited hours	47.54%	29
Only allowed with approval from City board/commission/Council	62.30%	38
Other (please specify)	49.18%	30
Total Respondents: 61		

Q4 This is the Twice is Nice Thrift Shop, on West Elm Street in Urbana. Do you think that a clothing, thrift store, or other retail stores would be a good reuse for some of the Greek houses in the district?

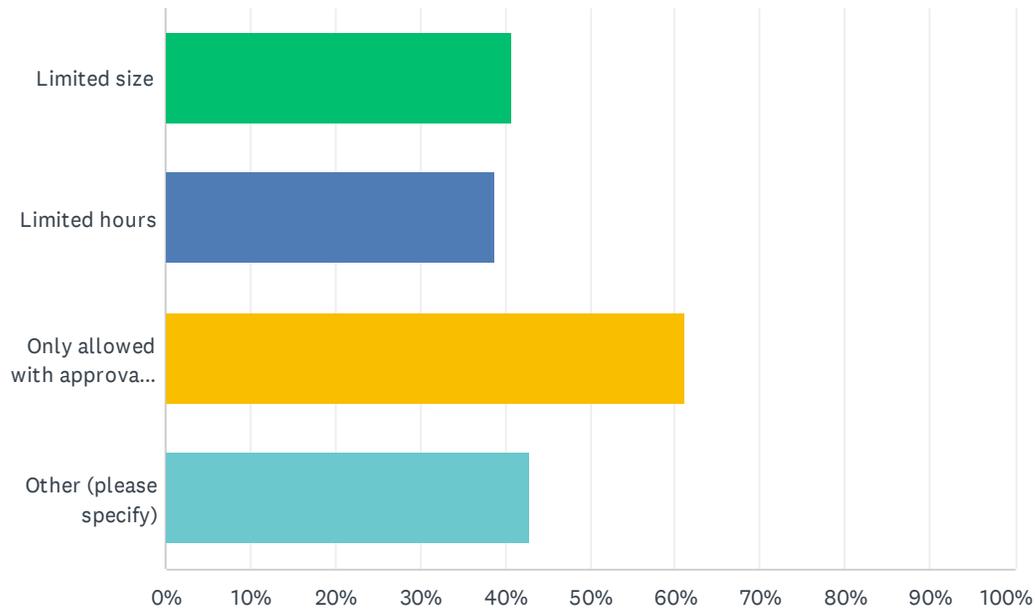
Answered: 234 Skipped: 6



ANSWER CHOICES	RESPONSES	
No.	33.76%	79
Yes, but with some restrictions.	21.79%	51
Yes.	44.44%	104
Comments	0.00%	0
TOTAL		234

Q5 What kind of restrictions would you like to see?

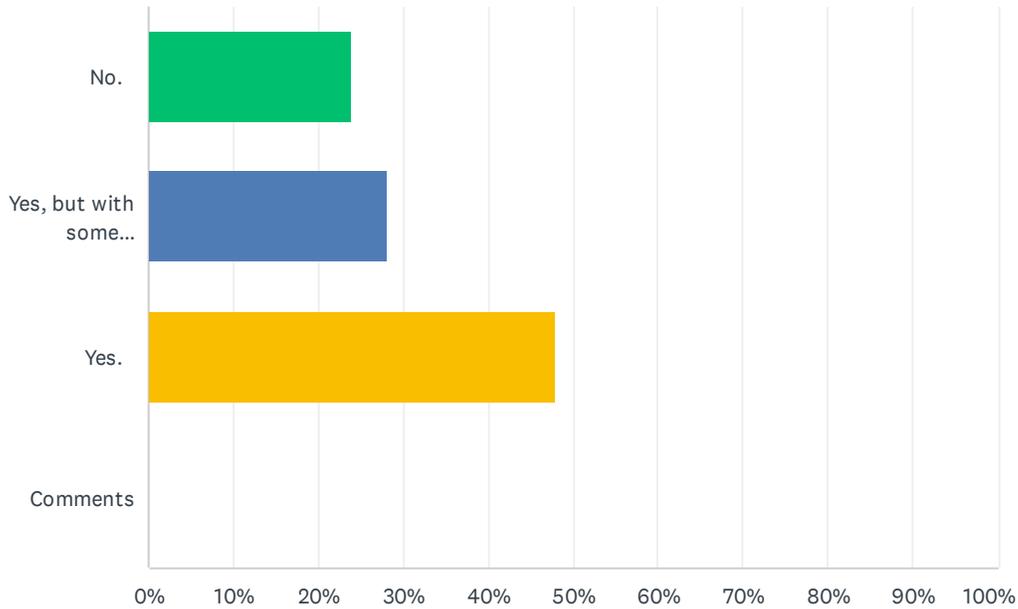
Answered: 49 Skipped: 191



ANSWER CHOICES	RESPONSES	
Limited size	40.82%	20
Limited hours	38.78%	19
Only allowed with approval from City board/commission/Council?	61.22%	30
Other (please specify)	42.86%	21
Total Respondents: 49		

Q6 Do you think that offices for professionals like lawyers or architects would be a good reuse for some of the Greek houses in the district?

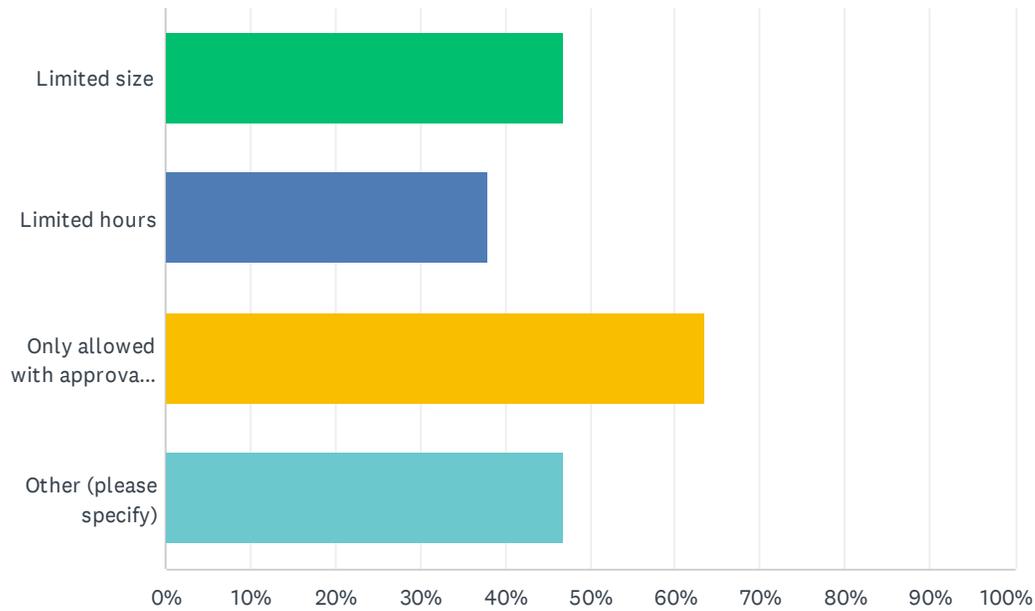
Answered: 231 Skipped: 9



ANSWER CHOICES	RESPONSES	
No.	23.81%	55
Yes, but with some restrictions.	28.14%	65
Yes.	48.05%	111
Comments	0.00%	0
TOTAL		231

Q7 What kind of restrictions would you like to see?

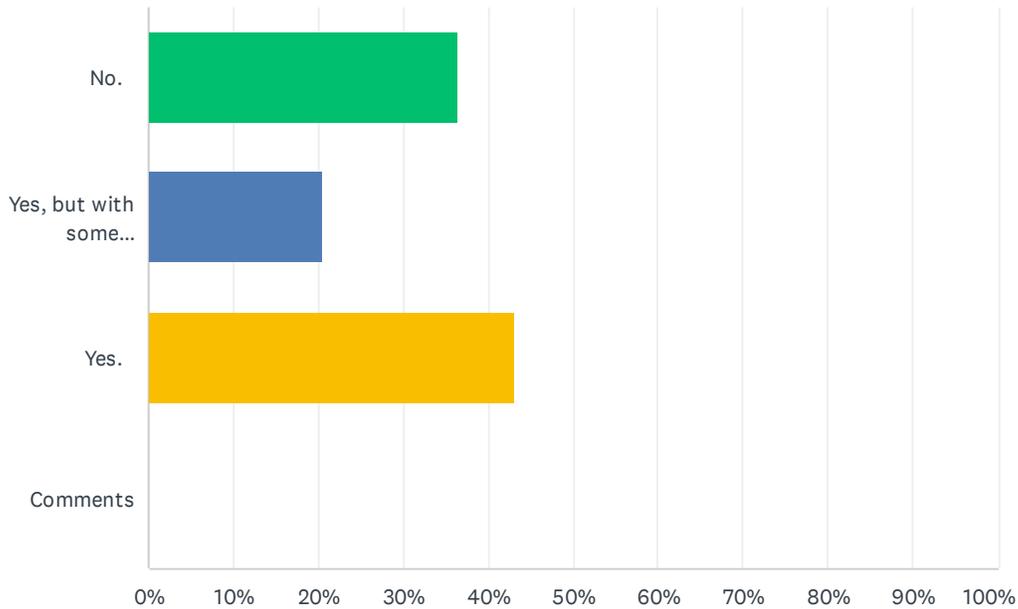
Answered: 66 Skipped: 174



ANSWER CHOICES	RESPONSES	
Limited size	46.97%	31
Limited hours	37.88%	25
Only allowed with approval from City board/commission/Council	63.64%	42
Other (please specify)	46.97%	31
Total Respondents: 66		

Q8 Do you think personal services, like barber or beauty shops, or massage therapy businesses would be a good reuse for some of the Greek houses in the district?

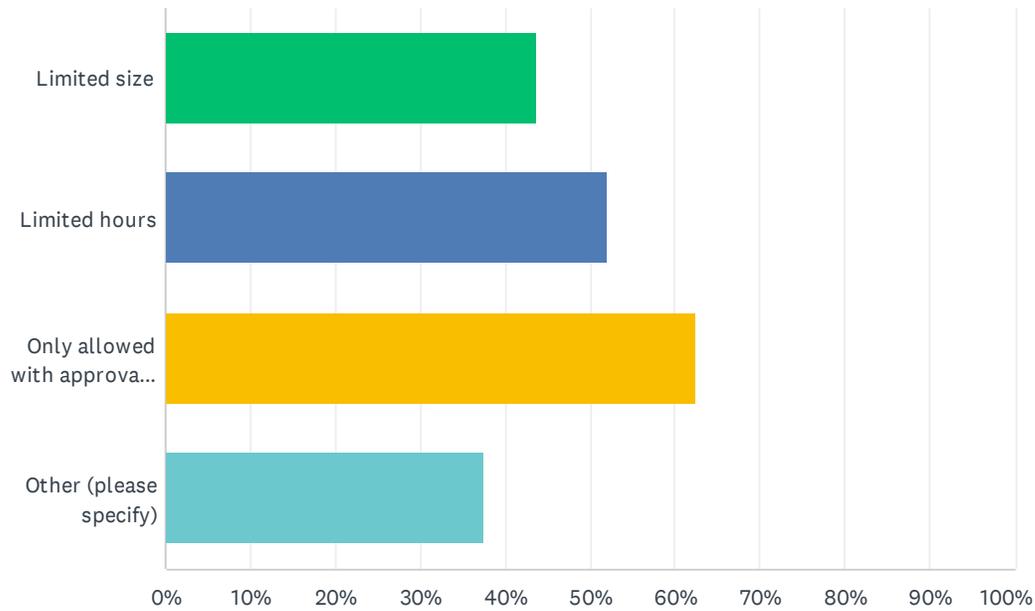
Answered: 230 Skipped: 10



ANSWER CHOICES	RESPONSES	
No.	36.52%	84
Yes, but with some restrictions.	20.43%	47
Yes.	43.04%	99
Comments	0.00%	0
TOTAL		230

Q9 What kind of restrictions would you like to see?

Answered: 48 Skipped: 192



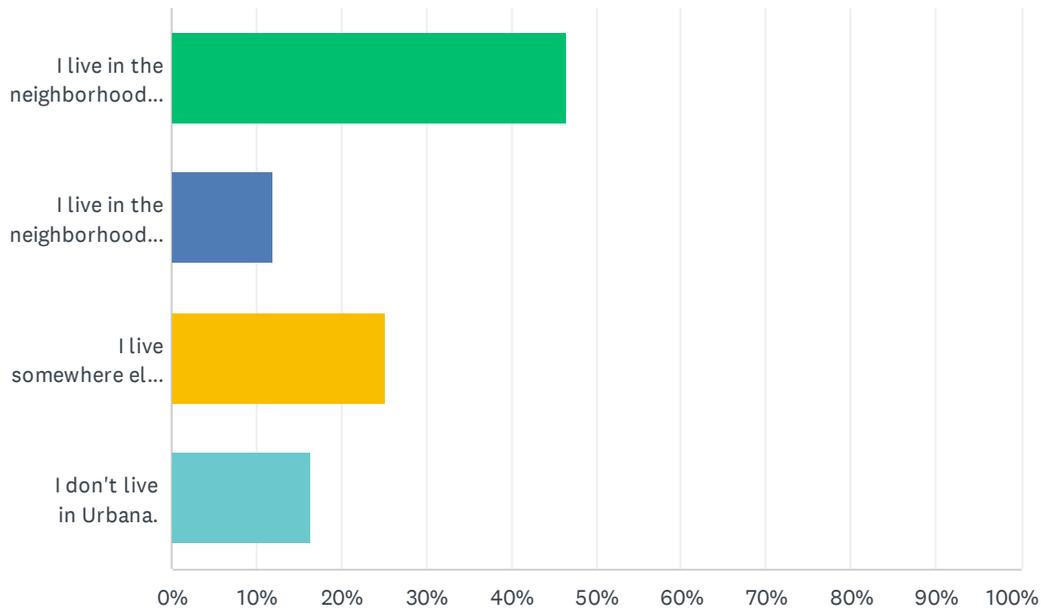
ANSWER CHOICES	RESPONSES	
Limited size	43.75%	21
Limited hours	52.08%	25
Only allowed with approval from City board/commission/Council	62.50%	30
Other (please specify)	37.50%	18
Total Respondents: 48		

Q10 Are there types of uses that you think would be totally incompatible for Greek houses in the district? Please list them here!

Answered: 27 Skipped: 213

Q11 Which of these best describes you?

Answered: 226 Skipped: 14



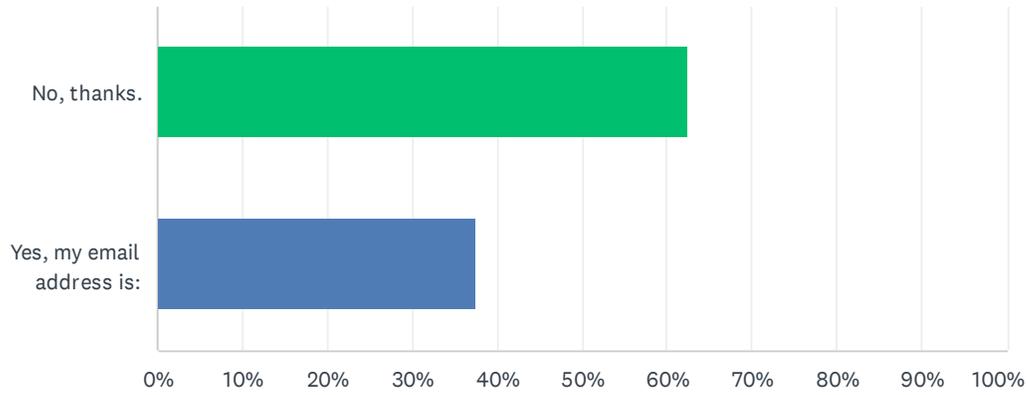
ANSWER CHOICES	RESPONSES	
I live in the neighborhood and own my place.	46.46%	105
I live in the neighborhood and rent my place.	11.95%	27
I live somewhere else in Urbana.	25.22%	57
I don't live in Urbana.	16.37%	37
TOTAL		226

Q12 Do you have any other thoughts about this project?

Answered: 128 Skipped: 112

Q13 Would you like to receive emails about this project or other planning projects in the future?

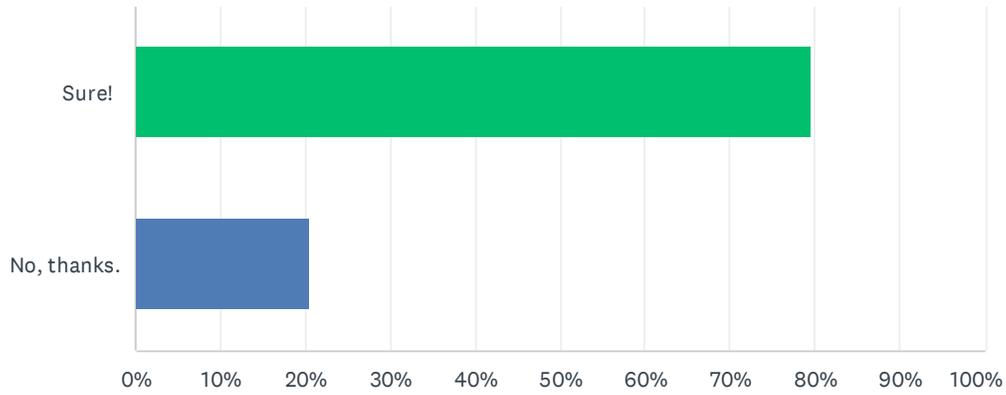
Answered: 213 Skipped: 27



ANSWER CHOICES	RESPONSES	
No, thanks.	62.44%	133
Yes, my email address is:	37.56%	80
TOTAL		213

Q14 Before you go, would you mind answering a few questions about yourself?

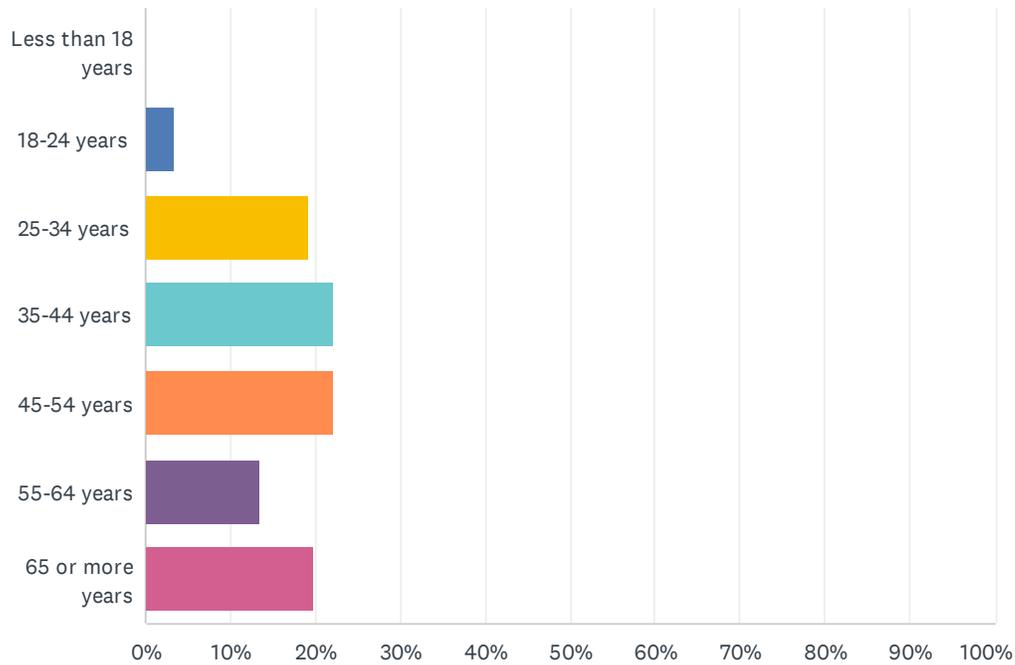
Answered: 220 Skipped: 20



ANSWER CHOICES	RESPONSES	
Sure!	79.55%	175
No, thanks.	20.45%	45
TOTAL		220

Q15 How much life experience do you have?

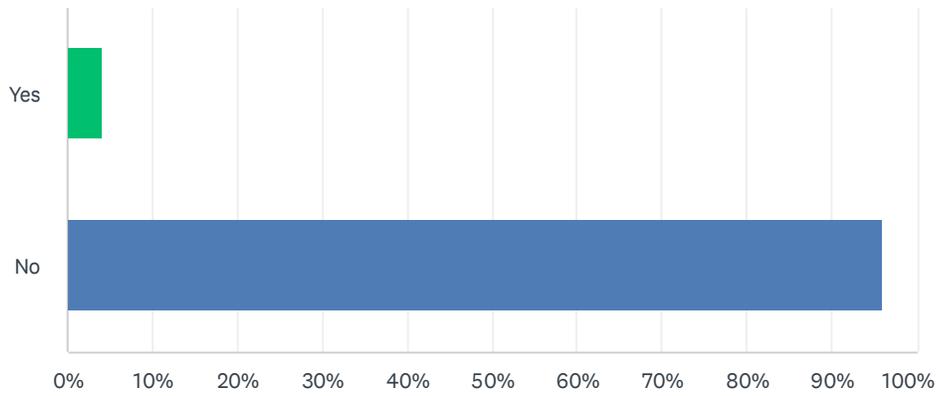
Answered: 172 Skipped: 68



ANSWER CHOICES	RESPONSES	
Less than 18 years	0.00%	0
18-24 years	3.49%	6
25-34 years	19.19%	33
35-44 years	22.09%	38
45-54 years	22.09%	38
55-64 years	13.37%	23
65 or more years	19.77%	34
TOTAL		172

Q16 Are you of Hispanic, Latino or of Spanish origin?

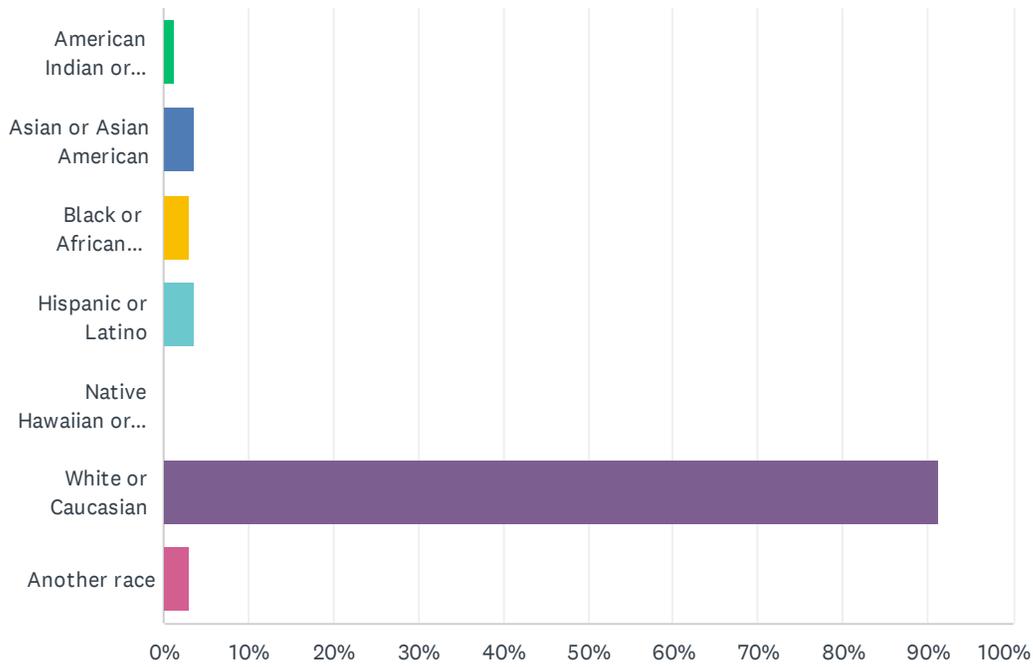
Answered: 172 Skipped: 68



ANSWER CHOICES	RESPONSES	
Yes	4.07%	7
No	95.93%	165
TOTAL		172

Q17 How would you describe yourself?

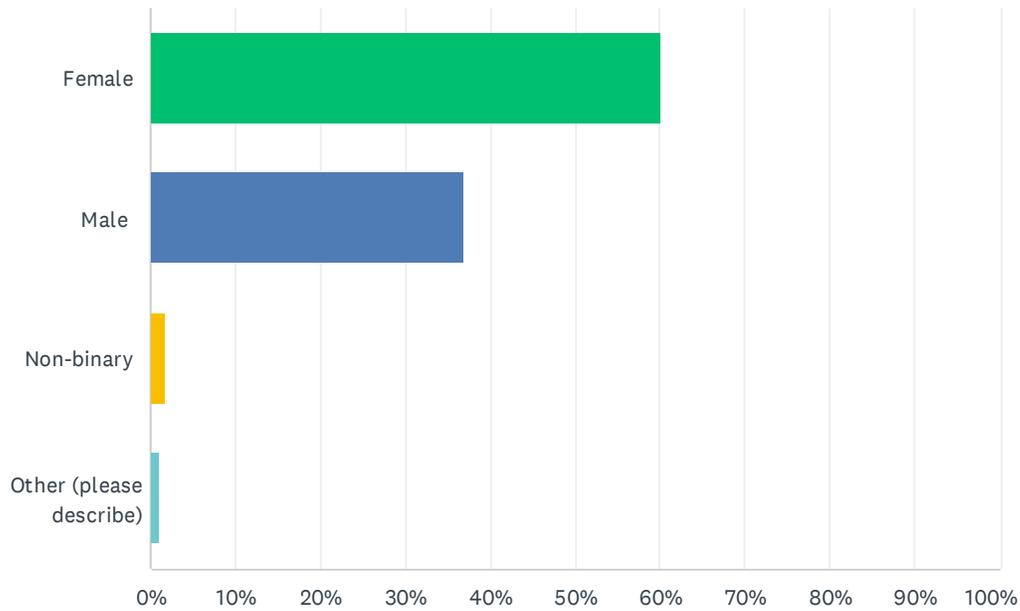
Answered: 170 Skipped: 70



ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	1.18%	2
Asian or Asian American	3.53%	6
Black or African American	2.94%	5
Hispanic or Latino	3.53%	6
Native Hawaiian or other Pacific Islander	0.00%	0
White or Caucasian	91.18%	155
Another race	2.94%	5
Total Respondents: 170		

Q18 Which gender identity best describes you?

Answered: 171 Skipped: 69



ANSWER CHOICES	RESPONSES
Female	60.23% 103
Male	36.84% 63
Non-binary	1.75% 3
Other (please describe)	1.17% 2
TOTAL	171

EXHIBIT I - QUALITATIVE SURVEY RESULTS (4/1/2022)

Greek House Zoning Update Survey

Q10. Are there types of uses that you think would be totally incompatible for Greek houses in the district? Please list them here!

Airbnb
Alcohol establishments
Anything other than housing.
Anything that would cause parking problems, or noise or other disruption that would bother neighbors. Traffic, noise after hours, paving the yard for parking, bright lights (such as those around the new apartment building on Lincoln near Nevada), etc.
Bars
Bars, convenience stores
bars, full service restaurants (coffee houses and small bakeries are ok), gaming parlors
Bars, full-service restaurants, gaming parlors, "adult" establishments, marijuana dispensaries, "chain" businesses, large grocery stores, large event centers
Bars, Music Venues, Adult Stores, Event Venues, Pet Boarding
Bars, restaurants, liquor/convenience stores. Also, there should be on-lot parking required indexed to number of tenants for residential conversions. Also, historical preservation rules to eliminate scrapes.
Bars. Tobacco & beer sales. Firearms sales. Pawn shops. Short-term loan outlets.
Big box retail stores,
Cannabis shops, massage businesses, pawn shops, liquor stores, tattoo shops, bail bonds, adult uses and fast food restaurants.
Condos; I would buy one if it's near a bus stop to go grocery shopping.
Franchise retail, convenience type store
Healthcare/Medical Facility, Dispensary, Alcohol sales, Video Game Gambling Machines, Brothel...
I didn't have the option to say that any conversion to apartments should be one a case by case basis, but I feel that all conversions should be case by case.
I think almost anything goes for Greek houses located on Lincoln Avenue. However, within the neighborhood (i.e., anything east of Lincoln), anything that's not residential is incompatible with the infrastructure of the neighborhood (narrow streets, houses close together, etc.). Thank you!
I would love to see the facades and other historical elements of these buildings preserved.
Large developments that are not in keeping with the residential nature of West Urbana would be incompatible. Creative reuse of the Greek houses should be encouraged & supported by the City. We've witnessed some examples of that in recent years.
large meetings, loud concerts
No. They are just buildings. It doesn't matter what they were, only what they are or what they can become to better serve the community.
non-profit office space
Places open late; noisy establishments; those that attract a lot of traffic.
Single family homes
We don't need more coffee shops but what about private baking offices for small home chefs.

Q12. Do you have any other thoughts about this project?

<p>Ultimately, I wonder about the unintended consequences of not doing anything or those living in the area making it too difficult to do anything with these properties. Just because they have visions of high end apartments or senior living doesn't mean that those buildings make sense for those uses or a developer can make those uses work. So do those rooming houses just fall into more disrepair? Do they end up needing to be tear downs? I don't know but it's those unintended occurrences that I wonder about. This said, we live a few blocks east of the Lincoln Busey Corridor so I would still defer to the thoughts and concerns of those living in that area.</p>
<p>A more useful idea to me it's to have these structures become senior living communities and residential co-ops for any age group. It's residential and the structure itself wouldn't have to change because senior living and co-ops encourage shared spaces. Of course there should be regulations for senior living and co-ops in the areas.</p>
<p>A vocal minority in West Urbana would like to prevent any creative use of these houses. I feel that opening them to select business activity would keep the houses standing, liven up the neighborhood and city, and get a little more tax revenue. I strongly support this zoning change and I'm happy to see the city innovating in this way.</p>
<p>Allowing unused Greek houses encourages people in the Urbana community to support potential local businesses and brings more money/job opportunities into Urbana.</p>
<p>Almost anything that can use the space rather than let these houses sit empty and deteriorate.</p>
<p>Am I the only one that thinks these houses are ugly and would like to see them go?</p>
<p>Apartments that offer affordable or more affordable than the new apartment being built would be the best use of the space. The buildings are too big to be anything else. The space could be converted into offices but I see that going as well as it did when Lincoln Mall was turned into offices, did not attract many businesses and not a good use of the space</p>
<p>As a former Greek Illini (3 years living in 706 W Ohio) and professional architectural historian and preservationist, I feel strongly that historic Greek housing is integral to understanding the history of UIUC and should be protected as much as possible.</p>
<p>As a former resident, I believe it is important to preserve these important pieces of history. It is such a shame when they are torn down.</p>
<p>As a member of one of the Urbana sororities, I managed the property which is still used as a sorority. These facilities serve a greater purpose for the members who live in and create community and support for each other and they present a low cost option for group housing. It is disappointing that the taxes to these non-profit entities are forcing rents to increase without reinvesting in the areas where the properties are situated. While I applaud you for taking steps to preserve the properties, I encourage you first to work with the Greek housing community to identify ways to keep these incredibly valuable housing communities available to students.</p>
<p>As long as these buildings are maintained, would like to see them continue to be utilized. Neighborhood coffee shops, bakeries, small restaurants, etc would be fantastic. Bars and gambling should not be considered in residential areas, but restaurants should have ability to serve wine/beer and not be completely restricted as zoning is addressed.</p>
<p>Biggest preference would be for affordable housing to be created out of these spaces</p>
<p>Boutique hotels, bed & breakfast, air bnb, given proximity to campus-have you discussed with university planning for potential use for student services? (ie, wrap around services for marginalized or first generation college bound students). I also work in this neighborhood and seems that</p>
<p>Concerns about increased car and foot traffic. Concerns about home equity.</p>

<p>Converting old large houses like this to some kind of mixed use like the hopscotch bakery example would be great. Hopscotch added life to the neighborhood it is in and made the area more attractive generally.</p>
<p>Converting some of these R-7 properties into apartments will help improve the standard of living and quality of life in the surrounding neighborhood.</p>
<p>Co-op housing Graduate student housing Bed and breakfasts Co-op/collab offices for remote workers and small businesses Art studio spaces Concert/event spaces (especially the ones on Lincoln) Halfway/homeless housing</p>
<p>could these be used for emergency housing and very low income housing</p>
<p>Developments that encourage families to move to our neighborhood would be great</p>
<p>Don't want them razed to make room for ugly apartment buildings.</p>
<p>Elder communal housing: not a nursing home, but a place where older folks can have their own space (a small suite or just one room) but share common spaces (living room, kitchen, laundry, etc....). Not everyone has Clark-Lindsey money.</p>
<p>Get neighborhood input and treat each property individually, taking immediate neighbors into consideration.</p>
<p>Glad to see consideration being put into this project.</p>
<p>Glad to see open-minded thinking at work!</p>
<p>Great idea if implemented properly. We need intensive housing close to campus and these houses are more attractive than high rises.</p>
<p>Greek houses and rooming houses should be treated differently. Only residential uses should be allowed by right and other uses should require community input and special use or conditional use permits.</p>
<p>I actually live and work in a sorority house as a house director. I am also an alumna of another sorority and a collegiate advisor. The new apartments on campus are so expensive. Could some of the unused Greek housing be utilized as communal living for other students? I don't believe it's good for students to live in the dorms for only one year and then move out to apartments where they no longer grow socially or benefit from the help of resident advisors or house directors.</p>
<p>I am a U of I alumni, and a former member of a U of I co-ed fraternity. I think the first priority should be finding ways to fund preservation of these buildings while maintaining residential use. I think that using former fraternity houses for commercial uses is acceptable if residential use is not possible, but I think that they should be businesses that are open and accessible to university students. Students should be able to experience the architecture and the buildings should continue to serve the student experience/interest.</p>
<p>I am generally in favor of any adaptive reuse of these properties. Given that their use as residential housing for students is highly unlikely given current enrollment trends, housing preferences, etc, all possible uses should be considered. What should not happen is for these properties to be allowed to deteriorate while the neighbors decide what they would like to happen, as if they should have a veto over any possible changes to the neighborhood.</p>
<p>I am grateful that the city is working on this. I think it is bad for the neighborhood to have these large vacant properties.</p>
<p>I am strongly against a proposed zoning change to all R-7 properties. These existing properties widely vary and there should be no zoning change that applies to all. I support residential reuse of Greek houses but do not support increases in zoning density for R-7 rooming houses.</p>

<p>I am very supportive of preserving these houses. I live on Ohio Street and so am co-located with several of these. I don't know how the need for parking and increased traffic could be accommodated on a street like Ohio St. which is why I indicated a lack of interest in retail/professional service options. But there may be other locations, such as fronting on Lincoln Ave., where this would be more easily accommodated.</p>
<p>I applaud this effort! Often, it seems like West Urbana residents are reluctant to acknowledge the reality that their home is only a few blocks away from one of the most populous university campuses in the country. The considered uses provide an opportunity to make the most of that location and bring assets into the neighborhood, while still preserving the built character that residents (understandably) love.</p>
<p>I believe that if the land was originally used for Greek housing this would be the same or at a minimum similar to Multifamily residential housing. Most of these structures do not have a demand for the original use as Greek housing. This is evident in the fact that most of these have tried to sell these properties for that use with no success. The City should allow for the structures to be torn down and redeveloped. If historical preservation was as valuable and demanded in this district the market would support it. If you are trying to preserve a look or design for the neighborhood create design requirements and allow redevelopment of the land with these requirements. The demand for "Greek" houses is in decline and these structures are far outside current life safety standards.</p>
<p>I don't think these buildings should be preserved at any cost. rezone if it makes them more attractive for multipurpose use. But I'd be fine with tearing them down too.</p>
<p>I don't want to see these properties stand empty. But it is already difficult enough to navigate the streets without uses causing extra traffic.</p>
<p>I grew up in Urbana and remember full well these buildings, which were next to classmates. They are gorgeous structures with much history, and I'm happy that people want to preserve them. My concern is that if food businesses are allowed in these structures, that the integrity of the building will be changed, or make it impossible for the building to revert to a home in the future.</p>
<p>I hope the buildings are restored and used! They are a nice compliment to a modern campus!</p>
<p>I just think older historical buildings should be preserved. They added so much character to the town.</p>
<p>I like the idea of making the Greek houses into high end apt or condos.</p>
<p>I live in a block (Ohio St) with four frat/sorority houses with one repurposed into a church. My concerns about any other uses would be increased vehicle traffic, loose trash from customers leaving the business (e.g. coffee shop/bakery). I do want to see alternate uses considered for these historic structures to keep them maintained and never replaced with higher density apartments in our beautiful residential neighborhood.</p>
<p>I live in Champaign currently but have lived near some of these buildings in the past.</p>
<p>I live on a street with *multiple* Greek houses, including empty ones. They are beautiful and historic. But they are also in the middle of a SHORT residential street. I am concerned about safety, traffic, and noise -- preschoolers live in my house. The survey is a blunt instrument. I think the appropriate use of buildings varies widely depending on specific location. Neighbors must be able to weigh in for each separate case. I previously lived in another college town/another state: noise, trash, speeding cars, and endless uber/lyft traffic late at night became a serious menace in the residential neighborhood. I hope that doesn't unfold in Urbana. I want children, mine, others, those coming in the future, to be able to continue to walk and bicycle safely throughout this neighborhood, and for this neighborhood to continue to feel like a welcoming, livable neighborhood for people of all ages, including students.</p>
<p>I lived in one of the houses so I have a very vested interest in the outcome of your work.</p>
<p>I lived in one of those houses. I want to see the buildings put to good use. They are filled with memories for lots of people.</p>

I love neighborhoods with mixed residential and commercial uses. I'd love to see bookstores or art studios considered as well.
I love this idea!
I support keeping R-7 zoning as it is. Any alternative use for any property should be decided on a case by case basis - one size does not fit all. West Urbana is an excellent place to live - quality housing should be the focus. It works!
I think all of these ideas are great and fall in line with what I was thinking would be good uses for these buildings. However I think the maintenance of these buildings should be stricter than your average apartment/office space to ensure the historical preservation of the building.
I think any economic development would be helpful for the community. I would like to see a coffee shop in my own neighborhood.
I think any use for affordable housing or small businesses would be beneficial for the entire city
I think housing like apts good. Close to campus and maybe something for seniors too although probably no elevators
I think something creative and different should be done with these old fraternity/sorority houses that would promote more community interactions. I live very close to several of those houses and have seen their use or unuse over the years and I believe that either a business, like a cafe, massage salon, small shop, community arts and culture space, yoga studio, children's museum, bakery, etc. would work well for several of those houses, or apartments. A couple different businesses could be in one house. We need people with creative visions and dollars to get some things going in those spaces. Perhaps the Urbana Park district can get one or two of those houses to make them into multi-purpose spaces where folks who are musicians, artists, do all sorts of different things can use or rent the space for their activities. There are not enough community spaces like this in CU. Otherwise, convert them into apartments. We are in a diverse and active neighborhood that would draw people to those houses if they were converted into community spaces and/or businesses.
I think that providing a space for the community to use would be helpful. I know it's super radical and it would need to be staffed but maybe use the space for more mental health or substance treatment. It's just a thought that would need to be better fleshed out.
I think the each building should be rezoned to allow for various options. Apartments would certainly be a suitable use of these buildings, but I think a cafe, bakery, restaurant, or small business would really benefit the neighborhood. MOR would probably be the most suitable zoning.
I think we need to imagine how it would feel to live next door to a proposed use, and respect the wishes of folks who have lived in the area and pay property taxes, who have invested in Urbana over the long haul.
I think we should consider community resource centers too. These buildings don't all have to be for-profit.
I think we should have more inclusionary zoning in these areas. Repurposing old, seldom used greek houses (Or houses in general) as apartments such as Chateau Normand is a good way to improve renting supply in desirable neighborhoods and is a more efficient and sustainable use of space in my opinion. I also think that allowing storefronts like Hopscotch brightens neighborhoods.
I think you should allow more density in the area as a whole. Either affordable housing or market rate. There is an increasing demand for housing as vacancy rates keep falling, it is in the best interest of us renters for the housing supply to increase. I am cool with you using this for anything but also please consider just revising your zoning rules to increase supply in this important area of Urbana as well as everywhere in Urbana. This would of course mean revising your zoning regulations.
I understand you're dealing with a lot of legacy problems, but please consider infrastructure (sewer capacity, parking, road capacity) when approving conversions. Would also be beneficial to incentivize

mixed section 8 occupancy requirements and solar investment (perhaps by requiring full electrical builds on any residential/mixed use and/or net-metered installs on conversions where the savings are passed along to tenants).

I was thrilled to see the Chateau Normand property restored and put to use. I will be glad if more fraternities and sororities are reused in ways that make the city a better place to live.

I work for a 501c3 Faith-based organization called International Friendships, Inc. that extends assistance, hospitality, friendship, and spiritual opportunities to international students and their family members who are here with them. An international friendship center could be an ideal use for one of these sororities or fraternities. The U of I ranks right up at the top among public universities across the nation for international student enrollment. Sadly, 70% of these students leave our universities never having made a genuine American friend. We can do so much better in extending a sincere welcome from our faith-based community to these international guests that we are blessed to have among us! An international friendship center would quickly become known by international students as a place where they can find authentic friendship, practical assistance, cultural exchange and opportunities to grow in many valuable arenas of life. A center like this can be made a reality if the possibility is embraced by a sufficient nucleus of motivated individuals, churches, organizations such as the one I am with, and businesses that give back to help others. It can draw individuals, organizations, churches and businesses together in a common cause to love our neighbor as our own self. A center like this could include a voluntary staff from around the community who could have set hours there to assist international students with practical needs they have. It could include a coffee house, study areas, fun activities during the week with day trips to nearby attractions on the weekends. Office space, meeting rooms, a dining area for special dinners, holiday celebrations and festivities, a fireplace room for relaxing, storage areas for furniture lending and even a landscaped outdoor garden-room are all potential uses. Our community has successfully performed in this type of unified way in the past. The Urbana Mission's Conference was held here every 3 years from 1948 to 2003. It was a wonderful effort that pulled together caring people from the community of faith to prepare a welcoming stay for the thousands of college students who came here between Christmas and New Years to attend the conference. It would be wonderful to see that togetherness restored to focus on the global benefit that international student friendship can bring! It is likely that similar types of organizations will need to combine their resources and volunteer efforts to purchase the facility and maximize the potential for its use. A key ingredient would be to allow for the necessary creativity of the facility's mission to be unhindered by too many limiting residential zoning restrictions. This would be a campus ministry center and will need the necessary freedom to express that purpose. Bill Erickson (217) 621-3846

I work in Urbana School District and care about the city. It ana needs all the help it can get to raise it's image as a destination for people to spend \$ and pay taxes!

I would be SO sad to see these houses torn down (at least the ones that still have their original facades). I have lived in the neighborhood since 2002, when I lived in a dorm across the street from these houses. I've just always admired them! I would love to see the traffic situation in that area addressed too. I find Lincoln pretty impassible at some times of day. And it's super dangerous for cyclists!

I would like to see them converted to high-quality housing for non-student adults (faculty/professionals/young families, etc). There is a lack of rental/condo housing for long-term residents who would keep the neighborhood residential in feel, while there are so many student-oriented buildings going up around C-U.

I'd like to see a mix of retail and residential in these old, large houses. But, I want them sold to business that will maintain them. So may multi-family rentals in Urbana are going to the dogs.

<p>I'm an alum of Delta Gamma and currently on the advisory board - so I'm very familiar with these buildings and the frequently problematic interiors. I've also seen other similar vintage buildings used for commercial purposes. Most of most these adaptive reuses were failures - only a conversion to some sort of residential purpose really works.</p>
<p>I'm glad we're saving them. I hope someone buys and converts them into nice apartments/condos/small businesses.</p>
<p>I'd like to see affordable housing and neighborhood amenities (community center, public spaces, etc.). Apartments make sense too!</p>
<p>Ideally these buildings will be preserved through revitalization and creative reuse. The suggestions in the survey have merit but come with drawbacks for full-time residents who own property in the area. My concern is finding ways to encourage adaptations that will not contribute to a rise in occupancy numbers, noise levels, and/or traffic including parking woes for tenants and/or patrons.</p>
<p>If the fraternities and sororities had allowed racial integration they would still be in business. However, their racist admission policies caused them to be hoist on their petard.</p>
<p>In general, business uses are good, with restrictions to ensure the original qualities of the building are kept. I guess mixed use would be preferred (businesses below and apartments on top). What about encouraging business types that we don't already have in Urbana.? For one, I would love to go to the eye doctor in Urbana. A combo of cafe with another business? Something inviting that would get people to go there for the business but then hang out awhile. I would love to see some kind of daytime-only small time performance spaces too (probably the neighbors would not appreciate nighttime performances). Ice cream shop? Plant store?</p>
<p>it's a great idea to think of ways to reuse these beautiful buildings</p>
<p>It's disingenuous to think that a quaint, trendy store , such as Hopscotch, would want to locate in the residential neighborhood of West Urbana. Take a look at the empty storefronts of Gregory Place! despite the higher residential density there. Take a look at the new, large apt buildings in Champaign that were initially required to have ground level commercial. They have since rescinded that requirement. And these structure have significantly high density and are located in very high residential district than R1 and R2 Urbana. It just won't work in West Urbana.</p>
<p>Just keep it for family housing</p>
<p>Let people invest in their property so that it does not become blighted. Student housing should be concentrated near Campus, so we should encourage that</p>
<p>Let's have businesses and shops where people live. This will reduce cars on the road because people will be able to walk/bike instead of driving out to the business district or downtown. This will also allow small businesses to start and grow before becoming something larger, which helps our local economy and provides jobs.</p>
<p>minimal unfunded mandates. 801 Oregon was a debacle a few years ago.</p>
<p>Mixed-use is best! Also consideration should be made to making these houses co-ops or group/retirement homes.</p>
<p>Need to ensure very high quality if any rehab is made to the Greek houses. Best use would be spacious upscale apartments for faculty and other responsible adults - there is a demand for this type residence and this type is not readily available elsewhere in community. We don't need more small student apartments- there is an over abundance already.</p>
<p>No</p>
<p>no</p>
<p>No</p>
<p>No blanket use of PUDs for R-7. Think Comprehensive Plan and Lincoln-Busey Corridor restrictions.</p>

none at this time
Only residential uses are appropriate. Nothing by right.
Open-Ended Response
Parking is extremely limited in these areas so the type of business needs to rely on foot traffic.
Please bear in mind the historic nature of West Urbana and seek change consistent with the character of the neighborhood & that the overwhelming use of space should be residential
please pay more attention to the voices of people who live here. we are so tired of organizing to fight proposals after our input has been ignored during the planning process. please, we want to work with you
Please, please work to develop and preserve these spaces. We live in the neighborhood and do not agree with those concerned with neighborhood "character" deterioration due to this development. In our opinion those thoughts are not inclusive of the wider community and work to continue to prevent Urbana from becoming a more attractive place to live and work to a wider community. The realities of living blocks away from a major university require creative thinking such as these development ideas and we appreciate Urbana being forward-thinking in these proposals. Please give us more opportunities to spend our money in Urbana and pay more tax to Urbana, instead of constantly driving to Champaign to fund their tax base.
Preservation of the structures is important. Don't let them be torn down and replace with apartment boxes.
Preserve those great buildings!
Prioritize affordable housing. Would also be nice to have mixed use and provide small business' opportunities, what would it be like to actually see spaces immediately adjacent to Lincoln as a destination area, rather than an area to move through quickly to get somewhere else...? I think it'd be nice.
Quiet at night is paramount. Rowdiness is a concern because gun violence seems to go with getting drunk & loud. I want to be & feel safe.
Reuse is excellent, but nothing should be guaranteed by right beyond what is now in place. Each place is unique and its use should be subject to input from residence and review by the city.
Reusing old Greek buildings to transform it into a mixed zone area would make the city a more accessible and walkable location.
Survey questions do not allow for nuanced consideration of these issues. Please protect residential uses for these properties and allow careful consideration of any exceptions with close consultation with residents on a case by base basis.
Tear down a few.....they are going to be just a big money drain to upkeep...way too expensive to maintain.
Temporary housing for relatives of patients at McKinley, or relatives of students -who could use a few nights close to Lincoln Ave.
The buildings could also be used as small museums, art exhibits, daycare facilities, hobby shops, or internet cafes.
The city ought to give some incentives in funding or tax relief to homeowners and buyers that revive former rentals that have declined. Also, for houses built on split (aka half) lots, you should consider incentive programs to allow the owner of a house on one half of the lot to buy and demolish or relocate the house on the other half lot, thereby reducing density, parking demand, and increasing green space. And not related to this query, but Urbana really really ought to contract with one or more haulers for city-provided (at fee, like recycling) consolidated, regular trash removal. No area with this many rentals should leave trash handling to tenants to subscribe to and manage. thank you

The Greek houses could be excellent boutique hotels or bed-and-breakfasts, or possibly converted to condo/co-op type housing
THE HOME OWNERS WHO LIVE IN THIS NEIGHBORHOOD HAVE THE RIGHT TO VOTE IN OR VOTE OUT WHAT THEY WANT OR DON'T WANT. THIS VOTE SHOULD NOT BE FOR RENTERS OR FOR ANY OTHER PEOPLE WHO DO NOT OWN AND LIVE IN THEIR PROPERTY.
There is an national 501(c)3 charitable organization called Society for the Preservation of Greek Housing. Please involve them in discussions.
These are beautiful buildings that could/should easily be renovated into apartments/condos/retail to serve Urbana and the college community.
These are in residential neighborhoods. The neighbors might or should have issues about them being used for something other than residential. Having been involved as a board member and president of the Society for the Preservation of Greek Housing for over 25 years, the city might want to get input from the current board. Please do not encumber these houses with landmark status which would only hamstring the owners or developers for future development. All Greek houses of a certain age are already part of a multiple property listing on the National Register of Historic Places.
These houses are U of I's history. They should be landmarked and not torn down. I feel they can be converted to boutiques, even dorms for students. What about using some of them for classrooms? Some of my fondest memories were spent in the old horticulture college that was a former house.
They might make nice bed and breakfasts inns
They should remain student housing, with the lack of parking I don't see any business wanting to relocate to campus.
They would make good offices for campus departments that don't need easy access to students. Or why not turn them into additional dorms?
This area needs more accessible businesses. They have been here in the past and it worked. Now we have to drive or travel much further to the drugstore, coffee shop, professional services.
This is a great idea to save these buildings and reuse the space. Urbana is on the right track to keeping its neighborhoods intact with good housing and reuse options.
This is a great opportunity to rethink how we can integrate a diversity of uses along the Lincoln Busey corridors where these buildings are. However, any changes to more high intensity use should take into consideration traffic calming measures along Lincoln to make it safe for business users and residents.
This is the first I've been aware of this survey! While you can seduce folks with the appeal of a Hopscotch Bakery, the fact is that you cannot guarantee what type of business will move into a neighborhood -- especially when there is so little on-street parking. Champaign has learned that with new high-density residential buildings, street-level business have just not taken hold -- and in fact, the City has rescinded the requirement of street-level business for a number of recently built structures. This seems a patchwork approach to zoning/planning. R7 is an obsolete zoning -- especially in an R1/R2 zone. Thoughtful renovation with limited density seems the best option to preserving the broader neighborhood.
This neighborhood pays more than it share of property taxes compared to the rest of the city. People are willing to pay those taxes because of the character of the neighborhood. So preserving that character is important given any changes.
To avoid: selling the buildings to developers, allowing them to raze them and replace them with multistory apartment buildings. This is basically a neighborhood of single-family dwellings; it should stay that way. In addition, some of the houses are not economically worth the cost of refurbishment; the former AXE house on Ohio St. is a good example. It formerly housed a pre-professional

(chemistry) fraternity. One reason that group left was cost of refurbishment. In such cases, the buildings should be razed and replaced with single-family dwellings.
Turn them into hostels or co-ops!
Use them for homeless shelters.
We bought this house knowing full well we were near a fraternity house. We invested in our home and in the Urbana community. I think you need to take careful consideration of our interests and rights and investment when you consider the multiple uses for the larger Greek homes. I don't want some church with a big parking lot paving over the whole backyard like TCBC. I sincerely hope you are looking across the country for examples of how other communities are transitioning these larger properties to enhance the neighborhood and community.
What about a multigenerational living community? Or a new monastic community? Or short term rentals/Air BNB? Or a work-life community? Or SRO housing?
What plans are there for artists spaces - workshops, galleries, coops, spaces available for rent/use by smaller musical groups, teachers of arts, rehearsal spaces etc.
What this city doesn't need is more apartments that are completely outside of the average family's budget. Developers should not receive incentives from our community unless they are able to commit 10% of their units to affordable housing.
why am I afraid you will do the wokest thing imagineable?
Why aren't fraternities and sororities still currently occupying these houses?
With the sexual violence that takes place within the Greek lifestyle I think it would be great to make these houses a place for women to escape their abusive partners. I would love to see these places be torn down or reutilized to use them for rehabilitation centers for drug and alcohol abuse. Undo the terrible Greek culture that is promoted on campus!
Womens shelters, crisis centers, community centers, dance studios, youth centers, lgbtq safe spaces
Would be great to continue to see students living in these buildings - perhaps with small businesses (bakery, coffee shop) on main level and apartments above
Yes to coffee shops, mico-hotels, micro-breweries, wine bars, restaurants, assisted or elder care facilities! re: car traffic. To ensure car traffic does not increase reconfigure Lincoln Avenue so the safety of people on foot and bike is prioritized. Extremely limit R-7 District car parking and require property owners to add accessible well-lit covered bike parking.

EXHIBIT J - PUBLIC INPUT

PUBLIC INPUT

Plan Commission April 7, 2022

R-7 Text Amendment Case No. 2438-T-22

Name	Case No.
Annie & Bruce Adams	Plan Case 2438-T-22
Bob Stillinger	Plan Case 2438-T-22
Dannie Otto	Plan Case 2438-T-22
Esther Patt	Plan Case 2438-T-22
Georgia & Phillip Garcia	Plan Case 2438-T-22
Lynn Wiley	Plan Case 2438-T-22
Michael & Elizabeth Plewa	Plan Case 2438-T-22
Paul Hixson	Plan Case 2438-T-22
Peggy Patten	Plan Case 2438-T-22
Ruth Ross	Plan Case 2438-T-22
Sarah McEvoy & Huseyin Sehitoglu	Plan Case 2438-T-22

I support dense development & business on Lincoln Ave.

Annie Feldmeier Adams [REDACTED]

Tue 2/22/2022 8:28 PM

To: Trotter, Katherine <krtrotter@urbanaininois.us>; Garcia, Kevin <kjgarcia@urbanaininois.us>;

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Hi Kevin and Kat,

My husband and I are very interested in making sure the city of Urbana allows for the development of Lincoln Avenue with density along with mixed use housing and businesses.

We would very much like to walk over to a restaurant or coffee shop on Lincoln Avenue. We would like to welcome more people to live in our neighborhood. We might even like a hotel nearby or even an assisted or elder care facility.

We would also like Lincoln Avenue to be developed so bikes can safely use the corridor and pedestrians can safely cross it.

Currently Lincoln Avenue is a barrier to Urbana, not a bridge.

A few persistent voices do not represent everyone that lives in West Urbana. There are residents in the neighborhood who do not see the need to create barriers to the development of Lincoln Avenue and who want to see the city grow.

Thank you for all your efforts on this project.

Annie F Adams & Bruce Adams
[REDACTED]

Trotter, Katherine

From: Mitten, Carol
Sent: Tuesday, March 29, 2022 5:01 PM
To: Garcia, Kevin; Trotter, Katherine
Subject: FW: Proposed Changes to R-7 Zoning

FYI

From: Bob Stillinger [REDACTED]
Sent: Tuesday, March 29, 2022 3:31 PM
To: !City Council <CityCouncil@urbanillinois.us>; wuna list <wuna-main@googlegroups.com>
Subject: Proposed Changes to R-7 Zoning

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Dear Mayor and Council:

I do not support the proposed changes to R-7 zoning. Any changes to zoning should be considered on a case by case basis because circumstances in each case may vary substantially.

Shelly Ogle and I live at [REDACTED] which is next door to one of the houses subject to the proposed change at the southwest corner of Iowa and Busey. We share a driveway easement with this property.

My family has lived at 1003 Busey for fifty years. Shelly and I purchased the property from my mom's estate three years ago or so. When my mom purchased the property in 1972, there was a house behind us (the McDonald house) with large trees in the backyard providing a buffer to the Nabor House on Lincoln. Since then, the Nabor House has been rebuilt and is much larger. The Nabor House obtained the house behind us, tore it down, and chopped down the century-old trees. The city allowed them to turn the McDonald house into a parking lot that now abuts our backyard.

Lately, the leadership at Nabor House has been responsive to our complaints of loud amplified music until the wee hours of the morning and drunken screaming. (They would party in the back and their brick wall acts as an amplifier.) Problems have eased but there is new leadership every year and we will likely have to start anew.

I feel that the our proximity to the subject property at Iowa and Busey, the shared easement, and the sacrifices my family have already made in the interest of commercial expansion are substantial circumstances that should be considered separately from the other properties subject to a proposed zoning change. I am certain that each of the other properties subject to the proposed change also have unique substantial circumstances that should be considered separately.

I do not have the means or wherewithal to do computer meetings but I wanted to make sure my opposition was on the record.

Thank you.

Bob Stillinger
[REDACTED]

Proposed R-7 zoning changes

Dannie L Otto [REDACTED]

Sun 3/6/2022 9:35 PM

To: Trotter, Katherine <krtrotter@urbanaillinois.us>; Garcia, Kevin <kjgarcia@urbanaillinois.us>;

Cc: Marlin, Diane <dwmalin@urbanaillinois.us>;

1 attachment

VOW letter to city 03 06 2022 final.docx;

*** Email From An External Source ***

Use caution when clicking on links or opening attachments.

Mr. Kevin Garcia
Ms. Katherine Trotter
Community Development Services
City of Urbana

March, 1, 2022

Dear Kevin and Katherine

This letter is written on behalf of the VOW working group which has been meeting since last summer to address planning issues in the WUNA neighborhood. At your February 22nd meeting with West Urbana residents, you presented some ideas and asked us for our reactions and mark-up. We thank you for this opportunity and share the consensus of our group after a follow-up review. Many of our points were expressed in our meeting and we wish to re-emphasize our commitment to them and their importance to the residents of this neighborhood. This letter is in line with the petition organized by VOW and signed by 200 West Urbana residents and presented to Urbana City Council last fall.

1. Maintain Lincoln Avenue as a Dividing Line: The R-7 properties west of Lincoln should be treated differently than the properties east of Lincoln. Those properties are not in a residential neighborhood and are surrounded by university owned property and have a different set of problems and opportunities than the properties east of Lincoln.
2. Treat Greek Houses and Rooming Houses Differently. For the properties east of Lincoln, the Greek houses should be treated differently than the rooming houses. They are different types of structures, they were generally built of higher quality materials than the rooming houses, they have more historical significance and are part of the fabric of the neighborhood in ways that the rooming houses are not, they have more possibilities of re-use than the rooming houses
3. Only Residential Uses Should be Allowed By Right. We are strongly opposed to listing any non-residential uses that are allowed by right. Changes from residential to non-residential by right do not provide opportunities for neighborhood input on how the new use will affect the neighborhood, which we believe to be essential. While we represent the VOW committee alone, experience supports our conviction that there will be strong neighborhood opposition if the proposed zoning change permitting such uses by right is presented to the Plan Commission and the City Council.
4. Do Not Start from MOR Table of Uses. In light of these three principles, we discussed and then moved away from your suggestion to review the MOR table of uses and strike objectionable uses. We believe it will be confusing to include such a list in the code. We believe the existing city process for seeking a special use or conditional use permits is a good one, and that Community Development should work with those owners of these properties who seek a non-residential proposal using the existing process. It is appropriate for the neighborhood to have input on each of these conversions to non-residential as they are proposed.

As a group we are puzzled by your commitment to a "one size fits all" solution for all properties in the existing R7 category. This has been discussed with the Plan Commission in your study session and, there too, doubts were expressed by several commissioners about the wisdom of treating all of these properties in the same way, given their significant differences.

The Photo Catalog of R-7 properties shows 17 non-Greek rooming/boarding houses properties. Of these, three are currently used by religious groups and we are not aware that these are problem properties. At least two are already listed as duplex apartments, and from exterior photos appear to be well maintained and do not show signs of distress.

There are several properties that have collected numerous complaints about noise and illegal activity. We urge city staff to address these properties directly. Seeking to address them by lumping them with other properties where current processes are working well will create a whole new set of problems that can be avoided by a more focused set of changes that respect the neighborhood and the needs of the city.

We thank you for your willingness to meet with us and hear our concerns. We are available for additional meetings as we work through this issue.

Sincerely yours,

Dannie Otto
(on behalf of the VOW working group)

Cc: Ms. Diane Wolfe Marlin, Mayor
Members of City Council
Members of Plan Commission

Sent from [Mail](#) for Windows

Trotter, Katherine

From: Mitten, Carol
Sent: Tuesday, March 29, 2022 8:31 AM
To: Garcia, Kevin; Trotter, Katherine
Subject: FW: Proposed changes to R-7 Zoning

FYI

From: Esther Patt [REDACTED]
Sent: Tuesday, March 29, 2022 7:58 AM
To: !City Council <CityCouncil@urbanillinois.us>
Cc: wuna list <wuna-main@googlegroups.com>
Subject: Proposed changes to R-7 Zoning

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

Dear Mayor Marlin and Urbana City Council members:

I write to ask you to oppose any text amendment to the Zoning Ordinance that would allow by right, conversion of R-7 rooming houses to any use not currently allowed. If you look at the locations of each of the properties that would be affected, you will see a big difference in the land uses immediately abutting or close to each property.

There are a few R-7 properties that I think could be converted to a multi-family use without a negative impact on the neighboring properties, especially if the original structure is maintained and the site provides adequate parking under current zoning standards. Conversion to multi-family at other locations would have a negative impact.

Redevelopment of these properties should be handled on a case by case basis. The sole purpose of an across-the-board policy for all properties, despite their differences, is to eliminate public input about each project.

City council members ultimately get the final decision about each property. All the public wants is an opportunity to inform you, on a case by case basis, of our concerns about a proposed development at a specific location. Since you have the power to do whatever you want regardless of what we say, the people from whom you derive your decision-making power want to retain the right to have our say.

Thank you for your service. I really do appreciate the volume and difficulty of your work.

Sincerely,
Esther Patt
[REDACTED]

From: [Garcia, Kevin](#)
To: [Trotter, Katherine](#)
Subject: FW: Possible rezoning of properties west of Lincoln Ave.
Date: Wednesday, March 16, 2022 10:31:35 AM

-----Original Message-----

From: Mitten, Carol <cjmitten@urbanailinois.us>
Sent: Monday, March 14, 2022 8:38 AM
To: Garcia, Kevin <kjgarcia@urbanailinois.us>
Subject: FW: Possible rezoning of properties west of Lincoln Ave.

FYI

-----Original Message-----

From: Georgia Garcia [REDACTED]
Sent: Thursday, March 10, 2022 7:06 PM
To: !City Council <CityCouncil@urbanailinois.us>
Subject: Possible rezoning of properties west of Lincoln Ave.

*** Email From An External Source ***

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We support the WUNA proposal regarding rezoning properties west of Lincoln. Please safeguard the residential values of these properties. We own a house at [REDACTED]

Thank you,
Georgia and Philip Garcia

Sent from my iPhoneal regarding

From: [Garcia, Kevin](#)
To: [Trotter, Katherine](#)
Subject: FW: Proposed zoning changes to Greek and Boarding houses (R7)
Date: Wednesday, March 16, 2022 10:31:44 AM

From: Mitten, Carol <cjmitten@urbanaininois.us>
Sent: Monday, March 14, 2022 8:38 AM
To: Garcia, Kevin <kjgarcia@urbanaininois.us>
Subject: FW: Proposed zoning changes to Greek and Boarding houses (R7)

FYI

From: Wiley, Lynn Norine <lnwiley@illinois.edu>
Sent: Thursday, March 10, 2022 7:27 PM
To: !City Council <CityCouncil@urbanaininois.us>
Cc: Beshers, Samuel N <beshers@illinois.edu>
Subject: Proposed zoning changes to Greek and Boarding houses (R7)

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Dear City Council,

I am writing to endorse the (VOW) Voices of West Urbana's opposition to city staff's proposal to treat all R-7 properties the same way. My husband and I are long term residents of WUNA having moved here in 1995 and wish to remain here.

This is a wonderful neighborhood and all residents and in particular, those who own and occupy houses in R-7 must have a say in how residences such as the fraternity houses and rooming houses are utilized. I emphatically disagree with the proposal to allow conversions BY RIGHT as I understand that no public input will be required through a hearing and no permission from the Plan Commission, Zoning Board of Appeals or City Council will be needed. Residents must be have a voice in decisions about their neighborhood.

I agree completely with the points outlined by VOW. They make sense. I copied them here from Erik Sacks' VOW report and note in particular "It is appropriate for the neighborhood to have input on **each** of these conversions to non-residential as they are proposed." I believe this is critical to maintaining our neighborhood.

Thank you for your time.
Sincerely,

Lynn Wiley


From Eric Sacks VOW member

1. Maintain Lincoln Avenue as a Dividing Line: The R-7 properties west of Lincoln should be treated differently than the properties east of Lincoln. Properties west of Lincoln are not in

a residential neighborhood and are surrounded by university owned property and have a different set of problems and opportunities than the properties east of Lincoln.

2. Treat Greek Houses and Rooming Houses Differently. For the properties east of Lincoln, the Greek houses should be treated differently than the rooming houses. They are different types of structures, they were generally built of higher quality materials than the rooming houses, they have more historical significance and are part of the fabric of the neighborhood in ways that the rooming houses are not, and they have more possibilities of re-use than the rooming houses.

3. Only Residential Uses Should be Allowed By Right. We are strongly opposed to listing any non-residential uses that are allowed *by right*. Changes from residential to non-residential **by right** do not provide opportunities for neighborhood input on how the new use will affect the neighborhood, which we believe to be essential. Experience supports our conviction that there will be strong neighborhood opposition if the proposed zoning change permitting such uses by right is presented to the Plan Commission and the City Council.

4. Require Community Input. We believe the existing city process for seeking a **special use or conditional use permits** is a good one, and that Community Development should work with the owners of these properties who propose a non-residential use by going through the existing process. It is appropriate for the neighborhood to have input on **each** of these conversions to non-residential as they are proposed.

There are several properties that have collected numerous complaints about noise and illegal activity. We urge city staff to address these properties directly. Seeking to address them by lumping them with other properties where current processes are working well will create a whole new set of problems that can be avoided by a more focused set of changes that respect the neighborhood and the needs of the city.

To WUNA residents:

An *ad hoc* group of WUNA residents (Voices of West Urbana-VOW) has been meeting about the city's new Comprehensive Plan that will guide development for the coming decades. We initiated the petition that was presented and discussed at a Council meeting last November, in which the concerns and wishes of the neighborhood were heard. We have yet to see any specifics from city staff, and we continue to monitor the situation.

In meantime, City planning staff has been studying the situation of R-7 zoned properties (Greek houses and rooming houses) in West Urbana. On March 24th, they will present a proposal to allow conversion of currently existing R-7 properties from residential to mixed business and/or residential use with a list of acceptable uses that will be allowed on these properties **by right**. This new zoning would mean that no public input will be required through a hearing and no permission from the Plan Commission, Zoning Board of Appeals or City

Council will be needed. We met with staff to learn more, and attended their neighborhood meeting.

We strongly oppose what we understand to be the staff's proposal to treat all R-7 properties the same way. We sent a letter representing our views to city staff, the mayor, the Plan Commission and to City Council, making four key points. If you agree with some or all of these points, we urge you to write a note to the Plan Commission and your city council rep (<https://www.urbanaininois.us/city-council>).

Points we think are particularly important to make are:

- 1. Maintain Lincoln Avenue as a Dividing Line:** The R-7 properties west of Lincoln should be treated differently than the properties east of Lincoln. Properties west of Lincoln are not in a residential neighborhood and are surrounded by university owned property and have a different set of problems and opportunities than the properties east of Lincoln.
- 2. Treat Greek Houses and Rooming Houses Differently.** For the properties east of Lincoln, the Greek houses should be treated differently than the rooming houses. They are different types of structures, they were generally built of higher quality materials than the rooming houses, they have more historical significance and are part of the fabric of the neighborhood in ways that the rooming houses are not, and they have more possibilities of re-use than the rooming houses.
- 3. Only Residential Uses Should be Allowed By Right.** We are strongly opposed to listing any non-residential uses that are allowed *by right*. Changes from residential to non-residential **by right** do not provide opportunities for neighborhood input on how the new use will affect the neighborhood, which we believe to be essential. Experience supports our conviction that there will be strong neighborhood opposition if the proposed zoning change permitting such uses by right is presented to the Plan Commission and the City Council.
- 4. Require Community Input.** We believe the existing city process for seeking a **special use or conditional use permits** is a good one, and that Community Development should work with the owners of these properties who propose a non-residential use by going through the existing process. It is appropriate for the neighborhood to have input on **each** of these conversions to non-residential as they are proposed.

There are several properties that have collected numerous complaints about noise and illegal activity. We urge city staff to address these properties directly. Seeking to address them by lumping them with other properties where current processes are working well will create a whole new set of problems that can be avoided by a more focused set of changes that respect the neighborhood and the needs of the city.

Sincerely,
Erik Sacks

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To read the WUNA-Main Policies and Procedures, visit <https://westurbana.org/wuna-main-listserv/> or navigate elsewhere on our website to learn about WUNA, how to join, and for resources about the neighborhood and city.

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Trotter, Katherine

From: Mitten, Carol
Sent: Tuesday, March 29, 2022 8:38 AM
To: Garcia, Kevin; Trotter, Katherine
Subject: FW: R7 zoning

FYI

From: Plewa, Michael Jacob [REDACTED]
Sent: Monday, March 28, 2022 7:32 PM
To: !City Council <CityCouncil@urbanaininois.us>
Cc: WUNA-Main <wuna-main@googlegroups.com>
Subject: R7 zoning

***** Email From An External Source *****

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Urbana City Council

Dear City Council members.

We strongly request that the City Council **reject** the city planning staff's proposal to allow conversion of currently existing R-7 properties from residential to mixed business and/or residential use with a list of acceptable uses that will be allowed on these properties **by right**. This new zoning would mean that no public input will be required through a hearing and no permission from the Plan Commission, Zoning Board of Appeals or City Council will be needed.

The quality of life for residents within the neighborhoods that you represent demand that you are the voice of the people. The people elected you to make decisions in our name. It is your responsibility to deliberate issues such as planning, and zoning because such decisions directly affect the people who elected you. In this city planning staff proposal your rights as elected representatives are abridged in that you would give up our right to public input on the mass rezoning of R7 properties. You would be prevented to hear the concerns of the people, nor could you act in the best interests of your constituents. By accepting city staff proposal, you would give up your rights to review specific issues of individual R7 properties. With this proposal you would cede your power to the city planning staff. These unelected technocrats would be allowed to act without the decision of the peoples' representatives. This issue is not limited to the R7 properties in the West Urbana neighborhood, it would be viewed as a precedent that may lead to the further erosion of your powers to represent the people.

As voiced by the people in the area most affected by the ill-advised City staff proposal, we repeat the Voices of West Urbana statement as listed below.

1. Maintain Lincoln Avenue as a Dividing Line: The R-7 properties west of Lincoln should be treated differently than the properties east of Lincoln. Properties west of Lincoln are not in a residential neighborhood and are surrounded by university owned property and have a different set of problems and opportunities than the properties east of Lincoln.

2. Treat Greek Houses and Rooming Houses Differently. For the properties east of Lincoln, the Greek houses should be treated differently than the rooming houses. They are different types of structures, they were generally built of higher quality materials than the rooming houses, they have more historical significance and

are part of the fabric of the neighborhood in ways that the rooming houses are not, and they have more possibilities of re-use than the rooming houses.

3. **Only Residential Uses Should be Allowed By Right.** We are strongly opposed to listing any non-residential uses that are allowed *by right*. Changes from residential to non-residential **by right** do not provide opportunities for neighborhood input on how the new use will affect the neighborhood, which we believe to be essential. Experience supports our conviction that there will be strong neighborhood opposition if the proposed zoning change permitting such uses by right is presented to the Plan Commission and the City Council.

4. **Require Community Input.** We believe the existing city process for seeking a **special use or conditional use permits** is a good one, and that Community Development should work with the owners of these properties who propose a non-residential use by going through the existing process. It is appropriate for the neighborhood to have input on **each** of these conversions to non-residential as they are proposed.

There are several properties that have collected numerous complaints about noise and illegal activity. We urge city staff to address these properties directly. Seeking to address them by lumping them with other properties where current processes are working well will create a whole new set of problems that can be avoided by a more focused set of changes that respect the neighborhood and the needs of the city.

Sincerely,

Michael J. Plewa
Elizabeth Wagner Plewa



Trotter, Katherine

From: Mitten, Carol
Sent: Wednesday, March 30, 2022 8:31 AM
To: Garcia, Kevin; Trotter, Katherine
Subject: FW: Opposition to proposed changes to R-7 zoning

FYI

-----Original Message-----

From: Paul Hixson [REDACTED]
Sent: Tuesday, March 29, 2022 8:21 PM
To: !City Council <CityCouncil@urbanaininois.us>
Subject: Opposition to proposed changes to R-7 zoning

*** Email From An External Source ***

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Dear Mayor Marlin and City Council Members,

I am writing to express my strong opposition to the proposed changes to R-7 zoning.

I also find myself in total agreement with others who have already written on this subject such as Esther Patt, Michael and Esther Plewa, and Eric Sacks — so much so that all I can add is to say that they spoke for my concerns and viewpoints in their letters more eloquently than I could have done on my own.

I urge the council to reject the proposed changes to R-7 zoning and to take more seriously the views of those of us who live in this area of town. Please help us protect and maintain this as a welcoming area that has for over the 45 years that I have lived in WUNA been a beautiful mix of young and old; owners and renters. As a loyal Urbana resident and taxpayer, I sincerely believe that all neighborhoods are important for the future health of our hometown, but nowhere is that more true than the one neighborhood that serves as the gateway buffer between the largest employer in the county (the UIUC campus) and the heart of Urbana's downtown and our county seat — the West Urbana Neighborhood. We live in a beautiful part of town, but it is also a fragile part of town that could easily lose its charm and appeal if unwise zoning rules were to be adopted.

Thanks you for taking these views and recommendations into consideration.

Sincerely,

Paul Hixson
[REDACTED]

From: [Garcia, Kevin](#)
To: [Trotter, Katherine](#)
Subject: FW: R-7 zoned properties
Date: Wednesday, March 16, 2022 10:31:55 AM

From: Mitten, Carol <cjmitten@urbanaininois.us>
Sent: Monday, March 14, 2022 8:31 AM
To: Garcia, Kevin <kjgarcia@urbanaininois.us>
Subject: FW: R-7 zoned properties

FYI

From: Peggy Patten <mspeggypatten@gmail.com>
Sent: Friday, March 11, 2022 1:31 PM
To: !City Council <CityCouncil@urbanaininois.us>
Subject: R-7 zoned properties

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Hello Members of Urbana City Council,

I understand the City is discussing the situation of R-7 zoned properties (Greek houses and rooming houses) in West Urbana. After reviewing some of the proposed changes under review, I wish to state that I am opposed to the conversion of currently existing R-7 properties from residential to mixed business and/or residential use with a list of acceptable uses that will be allowed on these properties by right. I understand that this new zoning would mean that no public input will be required through a hearing and no permission from the Plan Commission, Zoning Board of Appeals or City Council will be needed..

I am opposed to what appears to treating all R-7 properties the same way.

I believe we need to maintain Lincoln Avenue as a dividing line. The R-7 properties west of Lincoln are quite different then those east of Lincoln which are ensconced in a residential neighborhood.

I also believe that our Greek Houses are different from rooming houses on campus. I live within blocks of several Green Houses. They are well built with significant architecture & have more options for re-use than do rooming houses.

Finally I believe the City should follow the existing process for seeking special use of conditional use permits & allow for neighborhood input on each proposed conversion to non-residential use.

Thank you for your service to the City of Urbana.

Peggy Patten



Trotter, Katherine

From: Mitten, Carol
Sent: Wednesday, March 30, 2022 8:32 AM
To: Garcia, Kevin; Trotter, Katherine
Subject: FW: [WUNA-Main] Proposed Changes to R-7 Zoning

FYI

From: Ruth Ross [REDACTED]
Sent: Tuesday, March 29, 2022 7:11 PM
To: Bob Stillinger [REDACTED]
Cc: !City Council <CityCouncil@urbanillinois.us>; wuna list <wuna-main@googlegroups.com>
Subject: Re: [WUNA-Main] Proposed Changes to R-7 Zoning

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I would like to add my support with Mr. Stillinger. I live at [REDACTED] and am surrounded by rental housing. Each case should be taken separately.

Thank you for considering those of us who live in this neighborhood.

Sent from my iPad

On Mar 29, 2022, at 3:33 PM, Bob Stillinger [REDACTED] wrote:

Dear Mayor and Council:

I do not support the proposed changes to R-7 zoning. Any changes to zoning should be considered on a case by case basis because circumstances in each case may vary substantially.

Shelly Ogle and I live at 1003 S. Busey which is next door to one of the houses subject to the proposed change at the southwest corner of Iowa and Busey. We share a driveway easement with this property.

My family has lived at [REDACTED] for fifty years. Shelly and I purchased the property from my mom's estate three years ago or so. When my mom purchased the property in 1972, there was a house behind us (the McDonald house) with large trees in the backyard providing a buffer to the Nabor House on Lincoln. Since then, the Nabor House has been rebuilt and is much larger. The Nabor House obtained the house behind us, tore it down, and chopped down the century-old trees. The city allowed them to turn the McDonald house into a parking lot that now abuts our backyard.

Lately, the leadership at Nabor House has been responsive to our complaints of loud amplified music until the wee hours of the morning and drunken screaming. (They would party in the back and their brick wall acts as an amplifier.) Problems have eased but there is new leadership every year and we will likely have to start anew.

I feel that the our proximity to the subject property at Iowa and Busey, the shared easement, and the sacrifices my family have already made in the interest of commercial expansion are substantial circumstances that should be considered separately from the other properties subject to a proposed zoning change. I am certain that each of the other properties subject to the proposed change also have unique substantial circumstances that should be considered separately.

I do not have the means or wherewithal to do computer meetings but I wanted to make sure my opposition was on the record.

Thank you.

Bob Stillinger



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From: [Garcia, Kevin](#)
To: [Trotter, Katherine](#)
Subject: FW: R-7
Date: Wednesday, March 16, 2022 10:30:43 AM

From: Mitten, Carol <cjmitten@urbanailinois.us>
Sent: Wednesday, March 16, 2022 10:23 AM
To: Garcia, Kevin <kjgarcia@urbanailinois.us>
Subject: FW: R-7

FYI

From: Sarah McEvoy [REDACTED]
Sent: Tuesday, March 15, 2022 9:50 PM
To: !City Council <CityCouncil@urbanailinois.us>
Subject: R-7

***** Email From An External Source *****

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Dear City Council Members,

We disagree with the city planning staff's proposal to allow conversion of currently existing R-7 properties from residential to mixed business and/or residential use with a list of acceptable uses that will be allowed on these properties by right. This new zoning would mean that no public input will be required through a hearing and no permission from the Plan Commission, Zoning Board of Appeals or City Council will be needed.

We strongly oppose what we understand to be the staff's proposal to treat all R-7 properties the same way.

We urge you to:

1. **Maintain Lincoln Avenue as a Dividing Line:** The R-7 properties west of Lincoln should be treated differently than the properties east of Lincoln. Properties west of Lincoln are not in a residential neighborhood and are surrounded by university owned property and have a different set of problems and opportunities than the properties east of Lincoln.
2. **Treat Greek Houses and Rooming Houses Differently.** For the properties east of Lincoln, the Greek houses should be treated differently than the rooming houses. They are different types of structures, they were generally built of higher quality materials than the rooming houses, they have more historical significance and are part of the fabric of the neighborhood in ways that the rooming houses are not, and they have more possibilities of re-use than the rooming houses.
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residential **by right** do not provide opportunities for neighborhood input on how the new use will affect the neighborhood, which we believe to be essential. Experience supports our conviction that there will be strong neighborhood opposition if the proposed zoning change permitting such uses by right is presented to the Plan Commission and the City Council.

4. **Require Community Input.** We believe the existing city process for seeking a **special use or conditional use permits** is a good one, and that Community Development should work with the owners of these properties who propose a non-residential use by going through the existing process. It is appropriate for the neighborhood to have input on **each** of these conversions to non-residential as they are proposed.

We have attended most of the city's Zoom meetings to voice our opposition to watering down the intent of the Comprehensive Plan and the intent of the regulations protecting the Lincoln Busey Corridor.

Thank you for listening to the literally hundreds of neighbors impacted by the proposed changes. Please do not privilege the dollars of developers over the tax paying neighbors living near Lincoln Ave.

Sarah McEvoy and Huseyin Sehitoglu

