



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: July 31, 2014

SUBJECT: Plan Case No. 2235-SU-14: Request by Kingdom Hall of Jehovah's Witnesses Church for a Special Use Permit to complete additions to 1407 East Scovill Street in the R-3, Single and Two-Family Residential District.

Introduction

Kingdom Hall of Jehovah's Witnesses Church has submitted a request for a Special Use Permit to allow building additions at 1407 E. Scovill Street. Along with, and as a part of these additions, the church plans to complete external and internal modifications. The lot the church sits on is zoned R-3, Single and Two-Family Residential. According to Table V-1 of the Urbana Zoning Ordinance, churches in the R-3 district require a Special Use Permit. The church was constructed in 1975, and annexed into the city as a legal nonconforming use in 1980. It has never had a Special Use Permit.

Improvements to be made to the subject property include the demolition of a storage shed, the installation of brick veneer along the sides of the building, the replacement of the roof, the addition of storage and mechanical rooms, as well as a portico, and other exterior and interior improvements. These enhancements provide for the safety, comfort, and convenience of the church's visitors. They will bring the building into conformance with the Americans with Disabilities Act (ADA) and current building codes, as well as enhance its energy efficiency and improve its aesthetic value.

The church has become a cornerstone of the community, and has successfully served its congregation from this location. The proposed additions and modifications will enhance its facilities, making them more consistent with the character of the surrounding residential area and other nearby churches.

The Plan Commission held a public hearing on the requested Special Use Permit on July 24, 2014, during which testimonies from the subject property's neighbors and the applicant were heard. At the hearing, the Plan Commission voted five ayes to zero nays to forward the case to City Council with a recommendation for approval, subject to the condition listed at the end of this memo. Per Section VII of the Urbana Zoning Ordinance, the Urbana City Council shall approve, approve with certain conditions, or deny the application.

Background

Site Description

The site (Figure 1) is located at the northwest corner of the intersection of East Scovill Street and South Philo Road. Its zoning designation has remained R-3 since the time of its annexation in 1980. The lot is 25,837 square feet in area. The primary church building has a footprint of 3,651 square feet, and a small storage shed located immediately to its south is 436 square feet in area. The floor area ratio (FAR) of the buildings on the lot is 0.16, while the open space ratio (OSR) of the lot is 1.33, both within the regulations listed in Table VI-3 of the Zoning Ordinance. The shed is setback 10 feet from the south property line, and both the shed and the church building are setback 10 feet from the west property line. The church building is setback 25 feet from the north property line (running parallel to East Scovill Street), and 110 feet from the east property line (running parallel to South Philo Road). Per Table VI-3 of the zoning ordinance, these yards are within their respective requirements (with the exception of the front yard along South Philo Road, which has a maximum depth of 25 feet). The church is one story tall and the shed has a height of roughly nine feet. These heights are below the maximum allowed height of 35 feet.

The church is served by a parking lot that is set back three feet, 10 inches from South Philo Road, and eight feet, nine inches from East Scovill Street. Currently, this lot provides 46 parking spaces, including two ADA-accessible spaces, which is sufficient parking for the 150-seat assembly hall found inside the church, per Table VIII-7 of the Zoning Ordinance. A freestanding sign is located in the church's required front yard along East Scovill Street, and it is setback three feet, six inches from the public right-of-way.



Figure 1: The current site of the Kingdom Hall of Jehovah Witnesses' Church.

Existing Land-Use and Zoning

The site, as well as the lots to its north, west, and south, are zoned R-3, Single and Two-Family Residential. The R-3 district emphasizes low-density residential development. To the east, one finds lots zoned B-3, General Business, which are to serve the commercial needs of local and regional residents. With respect to existing land uses, to the north and west, one finds single-family residences and duplexes, while to the south is the Philo Road Church of Christ. To the east stands a branch of First National Bank and other vacant land, which are outlots of the Meijer site. Located one block to the northeast is St. Matthew’s Lutheran Church.

The following chart identifies the Comprehensive Plan’s future land use designation, current zoning, and current land use of the subject property and those surrounding.

Direction	Zoning	Existing Land Use	Future Land Use
Site	R-3, Single and Two-Family Residential	Institutional (Kingdom Hall of Jehovah Witnesses Church)	Residential-Suburban Pattern
North	R-3, Single and Two-Family Residential	Single-Family Residences	Residential-Suburban Pattern
East	B-3, General Business	Commercial (First National Bank)	Regional Business
South	R-3, Single and Two-Family Residential	Institutional (Philo Road Church of Christ)	Residential-Suburban Pattern
West	R-3, Single and Two-Family Residential	Duplexes and Single-Family Residences	Residential-Suburban Pattern

Comprehensive Plan

The 2005 Urbana Comprehensive Plan calls for the subject property and those areas to its north, south, and west to be defined by a residential-suburban pattern:

Residential- Suburban Pattern: a pattern of development that is typically found in newer, developing neighborhoods. The development pattern encourages a connected street network with pedestrian and bicycle facilities to serve adjoining neighborhoods, schools, parks and business centers. Cul-de-sacs should be minimized but may be appropriate where physical features prohibit a connected street system. Lots are typically larger than those found in the urban pattern of development.

The lots to the east of the subject property are to form a regional business center:

Regional Business centers are intended to serve regional as well as local demand. Typically located in a high-visibility area that offers convenient access and parking. The intensity of development may range from large-scale “big box” uses to smaller-scale buildings supporting out lot business

opportunities. Although Regional Business areas are typically oriented primarily to automobile traffic, their design should include adequate facilities for pedestrians, bicyclists and public transit.

Proposed Modifications

Proposed Additions

The church is proposing a small expansion, which requires approval of a Special Use Permit. A 575-square foot addition on the southern portion of the building will include an expanded chancel, new storage areas, and a new mechanical room. Through this work, the number of seats in the assembly hall will be reduced from 150 conventional seats to 144 conventional seats and four spaces for wheelchairs. This addition will require the demolition of the shed, which will be in keeping with the character of the surrounding area. A 144-square foot portico will be placed at the entrance to the church, reorienting the main entrance to the south (instead of to the west). Both of these additions will increase the area of the building to 4,370-square feet, and increase its FAR to 0.17 (remaining under the maximum allowable FAR of 0.40, per Table VI-3 of the Zoning Ordinance). These additions will not decrease any of the setbacks found on the subject property.

Inside the church's eastern portion, a conference room and mechanical closet will be removed. The men's and women's restroom will be expanded, while both a room for infant care and an unisex restroom will be introduced. The coat room and the library will be refurbished, as well as reoriented to run east-to-west. These changes will better meet the needs of the church's congregation and its managers. The renovations will ensure ADA-compliance for all areas of the structure, while the building's electrical, mechanical, and plumbing work will be brought up to current code.

External Renovations

In addition to the expansion, the church is proposing renovations which do not require Special Use Permit approval. External modifications include new architectural asphalt shingles on the roof, a new decorative brick veneer around the entire building, and new vinyl siding. Two windows and an exterior door will be installed on the west side of the building, while a door accessing a mechanical closet will be included in the southern addition. Along the structure's eastern wall, three windows will be installed. The addition of these windows will enhance the amount of natural light in the structure (reducing heating costs), as well as improve the structure's aesthetic value. The introduction of the windows will also ensure that the church no longer stands out as a structure with only two small windows. Similarly, a decorative veneer will improve cohesion between the existing property and the homes located to its west and north.

Landscaping and Parking Modifications

Landscaping on the lot will also be expanded in order to soften the impacts of the existing building and parking. Specifically, 1,380 square feet of green space will be introduced in three separate locations in the parking lot. The increase in landscaping will bring the subject property more in-line with the church located to the south, as well as with the commercial lots located to the east, as these properties utilize landscaping in their parking schemes (Figure 2).

The current parking lot encroaches 22 feet into the required yard along South Philo Road. However, the planned addition of landscaping will introduce a green barrier between the parking lot and two separate segments of the lot's south and west property lines, reducing the intensity of the nonconformity. The increase in landscaping will reduce parking spaces from 46 spaces to 43 spaces, including two ADA-accessible spaces, a net loss of three parking spaces. Under Section VIII-5 of the Zoning Ordinance, 29 parking spaces are required for a church with 144 seats. Parking spaces will be restriped in accordance with requirements set forth in Table VIII-2. The loss of parking spaces will slightly reduce the amount of traffic present at the site.



Figure 2: The subject lot's parking lot currently has no landscaping, and the increased greenery planned for the parking lot will better match the surrounding green space and landscaping.

Signage

The existing freestanding sign fronting East Scovill Street is legally nonconforming for setback and area. The sign is 26 square feet in area, and it is located three feet, six inches from the public right-of-way along East Scovill Street. Per Section IX-4.B of the Zoning Ordinance, institutional signs are limited to 25 square feet in area, and may not be located within a required yard. Under Section X of the Zoning Ordinance, a legally nonconforming sign does not have to be modified if the sign face is replaced and the structure is not altered. Under the renovation plans, the sign will be refaced to improve its aesthetic appearance, but neither its structure nor its footprint will be modified. Additionally, there are currently two wall signs fronting South Philo Road. Both signs will be removed, and a one foot tall by two foot wide sign will be installed next to the new main entrance, on which meeting times will be listed (Figure 3). This signage is allowed by right.



Figure 3: A one foot tall by two foot wide sign similar to the one shown in the image above will be installed at the main entrance, providing meeting times.

Energy Efficiency

Many of the proposed changes will improve the energy efficiency of the subject property. A new HVAC system will be installed, new insulation will be added, and all duct work will be replaced. Moreover, 92% efficient furnaces will be installed, while all new plumbing fixtures will conform to current efficiency standards. Meanwhile, all new electrical wiring and light fixtures will enhance efficiency, and all ballasts shall be efficient T8 electronics. LED wallpacks will be added to the exterior. These new lights will illuminate the outside of the structure, and should not create a nuisance for neighbors.

Impact of Proposed Use

As noted, the church has successfully served its congregation from this site since 1975. Much of the neighborhood was developed around this church, and it has become a cornerstone of the community. The church is benefited by the fact that both South Philo Road and nearby East Windsor Road are minor arterial streets, reducing any negative impact that automobile traffic to-and-from the church may have on the surrounding residential areas. Preserving the site's use as a church helps to generate economic activity for businesses located to the east. Meanwhile, the area surrounding the church is defined by the presence of other churches, including St. Matthew's Lutheran Church and the Philo Road Church of Christ.

As noted in Exhibit H, and in the minutes attached from the Plan Commission meeting on July 24, 2014, several local residents have, and continue to support, the use of this site as a church, and believe the proposed enhancements will improve the quality of their community.

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

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

The church's existing facility does not provide an adequate amount of space for restroom facilities, storage, and mechanical equipment. The proposed additions will supply the amount of space and types of facilities needed. The improvements will also ensure the presence of infrastructure that meets building codes, accessibility requirements, and enhances energy efficiency. This church has become a cornerstone of the community over the course of almost four decades, as well as a destination for attendees. The area is popular for churches, including the Philo Road Church of Christ and Saint Matthew's Lutheran Church. This is in part due to the fact that South Philo Road and East Windsor Road are minor arterial streets that provide good visibility and accessibility.

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

The church has been present on the subject property since 1975, and has not created a significant disturbance for neighbors. The proposed additions will only slightly expand the footprint of the structure. The proposed brick veneer and the addition of windows will improve cohesion between the subject property and nearby homes, while both internal and external work will enhance the aesthetic value and energy efficiency of the structure. Meanwhile, the continued presence of the church will also potentially provide economic activity for nearby businesses. Local residents have voiced their support for the existence of the church, as well as the proposed modifications.

3. *That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

Considering that the proposed church has been standing since 1975, the current use of the site as a church will not alter the character of the neighborhood. The minor additions, and related exterior and interior work, will help the subject property mirror both the residential and institutional character found in the surrounding area. All proposed changes to the structure meet the requirements set forth in the Urbana Zoning Ordinance, while the nonconformities found on the site will remain the same or be reduced.

Summary of Findings

1. The Kingdom Hall of Jehovah's Witnesses Church is requesting a Special Use Permit to allow minor additions at 1407 East Scovill Street in the R-3, Single and Two-Family Residential District;
2. Along with these additions are planned numerous interior and exterior upgrades, as well as landscaping work;
3. The church is a legally nonconforming use and does not have a current Special Use Permit, since it was developed outside of the City of Urbana;
4. The church was constructed in 1975 at its present site, and annexed into the City of Urbana in 1980;
5. The subject property's zoning designation has remained R-3, Single and Two-Family Residential District since the time of its annexation;
6. The proposed use is conducive to the public convenience at this location, as it has successfully served its congregation from this site, and has access to two minor arterial streets;
7. The church has become integrated into the surrounding community;
8. The proposed additions and modifications would allow the church to provide expanded space for parishioners and its managers, as well as improve the aesthetic value and environmental efficiency of the subject property;
9. The proposed additions and modifications would increase cohesion between the subject property and neighboring residential and institutional uses;
10. The proposed use would not be injurious to the surrounding district, as proposed modifications will not increase traffic in the surrounding area, nor come to dominate nearby structures;
11. The continued presence of a church of this site will generate economic activity for those businesses located to the east of the subject property;
12. The proposed church facility is consistent with the Residential-Suburban Pattern, as identified in Future Land Use Map #3 in the 2005 Urbana Comprehensive Plan.

Options

In Plan Case 2235-SU-14 the City Council may:

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

Recommendation

At their July 24, 2014 meeting, the Urbana Plan Commission considered this request for a Special Use Permit. Commissioner Fell noted the importance of allowing the Zoning Administrator to be able approve minor changes to both the site and building plans as needed to meet all zoning requirements. The Plan Commission voted five ayes to zero nays to forward Plan Case No. 2235-SU-14 to the Urbana City Council with a recommendation for APPROVAL, subject to the following CONDITION:

1. Additions will bill be built according to the plans provided by the applicant. The Zoning Administrator may approve minor changes to the site and building plans as needed to comply with the Urbana Zoning Ordinance.

Reflecting on the findings described above, city staff recommends the same.

Prepared by:

Maximillian Mahalek
Planning Intern

Attachments:

- Draft Ordinance
- Exhibit A: Location and Existing Land-Use Map
- Exhibit B: Existing Zoning Map
- Exhibit C: Future Land Use Map
- Exhibit D: Application for Special Use Permit
- Exhibit E: Site Plan
- Exhibit F: Related Architectural Sketches
- Exhibit G: Site Photos
- Exhibit H: Correspondence
- Minutes

CC: Bradley Kelm, 316 E. Marshall Street, Bement, IL 61813
Kelly Sanner, 6715 Wolfcreek Road, Riverton, IL 62561
Damon McFall, 5501 N. Martin, Champaign, IL 61822
David Robbins, 2007 Belleveue Avenue, St. Louis, MO 63143
Byron Balbach, 102 E. Main Street, Unit 301, Urbana, IL 61801
Kathy and Allen Marquardt, 1404 E. Scovill Street, Urbana, IL 61801

ORDINANCE NO. 2014-08-074

An Ordinance Approving a Special Use Permit

(To allow additions to a church in the R-3, Single and Two-Family Residential District - Plan Case No. 2235-SU-14 / 1407 East Scovill Street - Kingdom Hall of Jehovah's Witnesses Church)

WHEREAS, Kingdom Hall of Jehovah's Witnesses Church has petitioned the City for a Special Use Permit to allow expansion of an existing church in the R-3, Single and Two-Family Residential District; and

WHEREAS, the Urbana Zoning Ordinance identifies *churches, temples or mosques* within the R-3 Zoning District as being permitted with the granting of a Special Use Permit; and

WHEREAS, the Kingdom Hall of Jehovah's Witnesses Church, located at 1407 East Scovill Street, was annexed into the city as a legal nonconforming use in 1980; and

WHEREAS, the proposed use is conducive to the public convenience at this location as the property has been home to a church since 1975, and the Philo Road corridor contains several other churches; and

WHEREAS, the proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare; and

WHEREAS, the proposed development is consistent with the development regulations for properties in the R-3 Zoning District and similar to other uses in the area and therefore preserves the essential character of the district in which it shall be located; and

WHEREAS, the proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the future land use designation of the subject property as "residential suburban"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on July 24, 2014 concerning the petition filed by the petitioner in Plan Case No. 2235-SU-14; and

WHEREAS, the Urbana Plan Commission voted 5 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the condition specified in Section 1 herein; and

WHEREAS, approval of the Special Use Permit, with the condition set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the Special Use Permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow expansion of a church in the R-3, Single and Two-Family Residential Zoning District with the following condition:

1. Additions will bill be built according to the plans provided by the applicant. The Zoning Administrator may approve minor changes to the site and building plans as needed to comply with the Urbana Zoning Ordinance.

LEGAL DESCRIPTION:

Lots #398 and 399 in Ennis Ridge Sixteenth Subdivision, a Subdivision in Champaign, County, Illinois, as per Plat recorded in Plat Book "V" P at Page 24, in the Recorder's Office of said County, subject to easements and restrictions apparent or of record.

Permanent Index No: 93-21-21-381-016

LOCATED AT: 1407 East Scovill Street, Urbana, Illinois

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the Corporate Authorities this _____ day of _____, 2014.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2014.

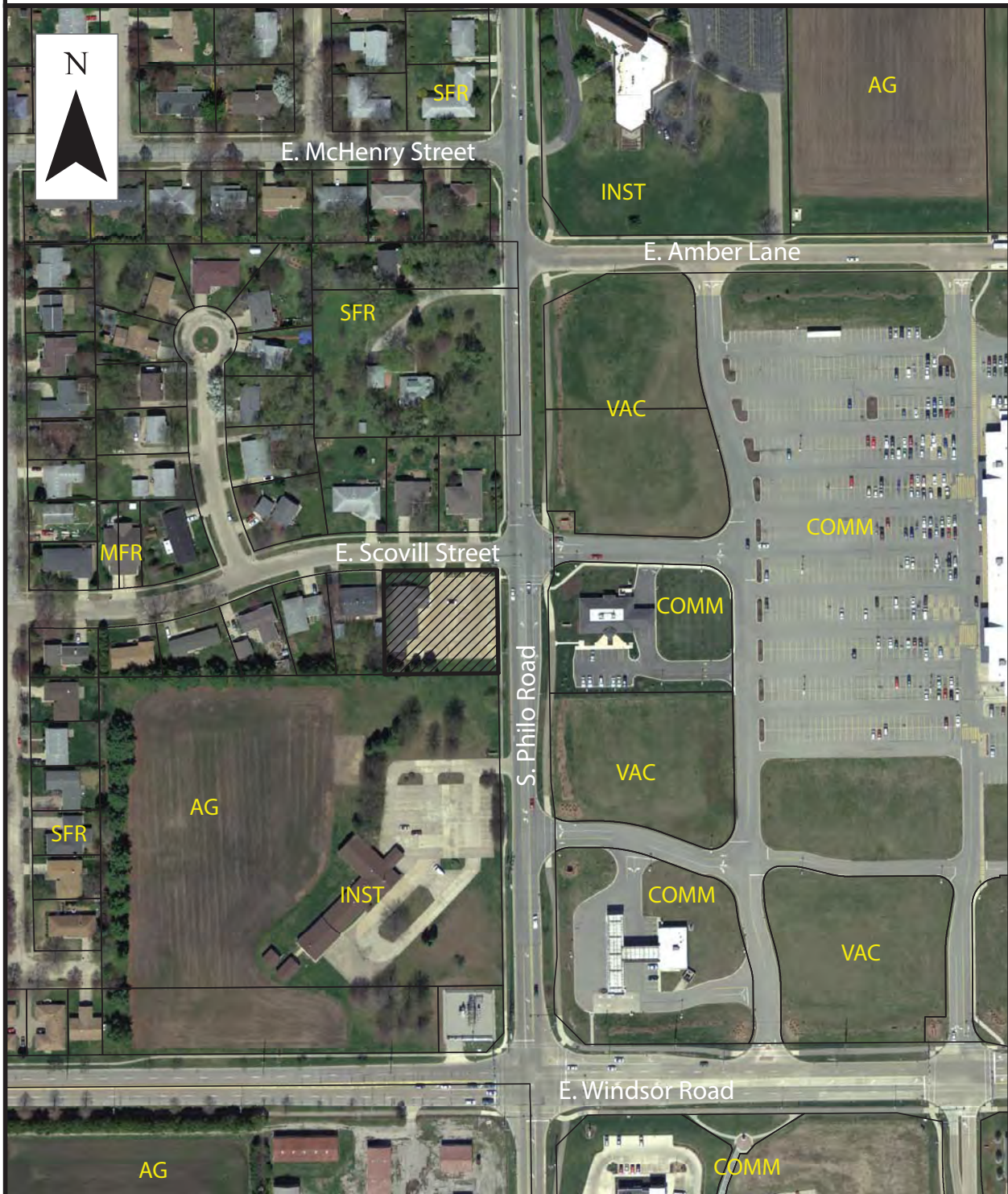
Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the ___ day of _____, 2014, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving a Special Use Permit (To allow additions to a church in the R-3, Single and Two-Family Residential District - Plan Case No. 2235-SU-14 / 1407 East Scovill Street - Kingdom Hall of Jehovah's Witnesses Church)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2014, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2014.

Exhibit A: Location and Existing Land-Use Map

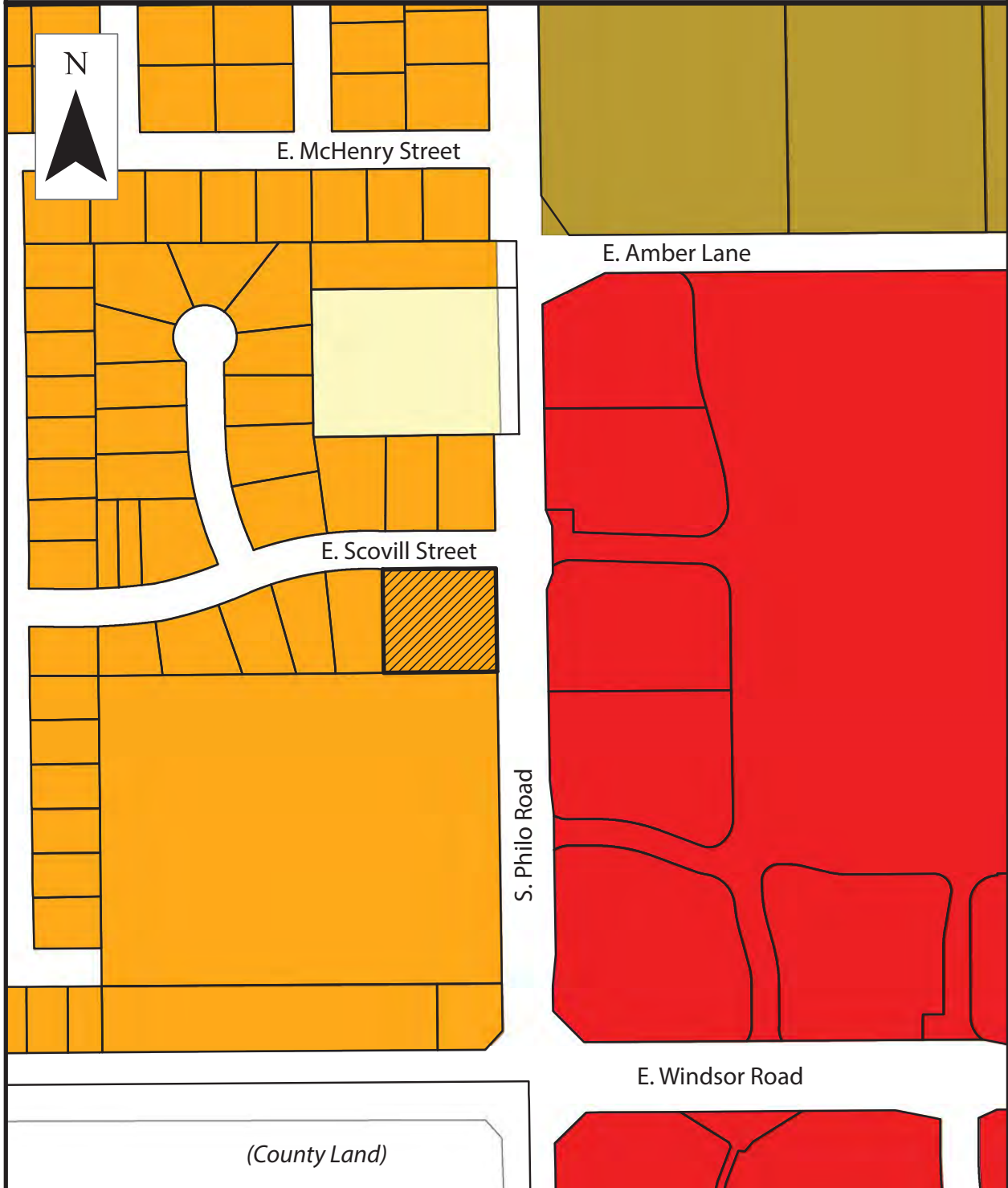


Case: 2235-SU-14
Subject: Application for Special Use Permit to Allow Additions and Enhancements
Location: 1407 E. Scovill Street
Petitioner: Bradley Kelm

0 75 150 300 Feet

 Subject Property

Exhibit B: Existing Zoning Map

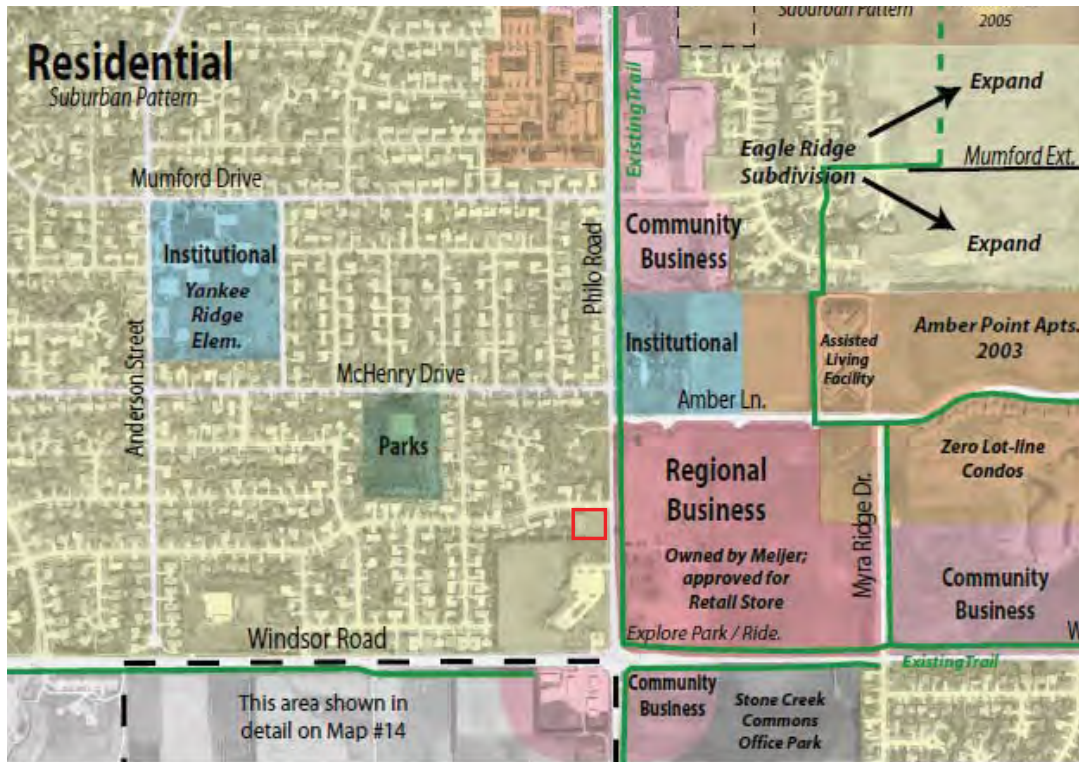


Case: 2235-SU-14
Subject: Application for Special Use Permit to Allow Additions and Enhancements
Location: 1407 E. Scovill Street
Petitioner: Bradley Kelm

- Subject Property
- R-1: Single-Family District
- R-3: Single and Two-Family District
- R-4: Medium Density Multi-Family District
- B-3: General Business District



Exhibit C: Future Land Use Map



Case: 2235-SU-14
 Subject: Application for Special Use Permit to Allow Additions and Enhancements
 Location: 1407 E. Scovill Street
 Petitioner: Bradley Kelm

Subject Property

RECEIVED JUN 25 2014
VP 11-15



Application for Special Use Permit

Plan Commission

APPLICATION FEE - \$175.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 06-25-2014 Plan Case No. 2235-SU-14
Fee Paid - Check No. 1685 Amount \$175.00 Date 06-25-2014

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section XI-2.C.4 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* CHURCH on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **BRADLEY KELM** Phone: **217-377-2856**
Address (street/city/state/zip code): **316 EAST MARSHALL STREET, BEMENT, IL 61813**
Email Address: **BKELM@MCHSI.COM**

2. PROPERTY INFORMATION

Address/Location of Subject Site: **1407 EAST SCOVILL**
PIN # of Location: **93-21-21-381-016**
Lot Size: 176'X145.75'X177.27'X145.75'-.059AC
Current Zoning Designation: **R-3**
Current Land Use (vacant, residence, grocery, factory, etc): **CHURCH**
Proposed Land Use: **CHURCH**
Legal Description: LOTS #398 AND 399 IN ENNIS RIDGE SIXTEENTH SUBDIVISION, A SUBDIVISION IN CHAMPAIGN COUNTY, ILLINOIS. AS PER PLAT RECORDED IN PLAT BOOK "V" P AT PAGE 24, IN THE RECORDER'S OFFICE OF SAID COUNTY, SUBJECT EASEMENTS AND RESTRICTIONS APPARENT OR OF RECORD.

3. CONSULTANT INFORMATION

Name of Architect(s): KELLY A. SANNER Phone: 217-566-3583

Address (*street/city/state/zip code*): 6715 WOLFCREEK ROAD, RIVERTON, IL 62561

Email Address: KELLYSANNER@AOL.COM

Name of Engineers(s): DAMON MCFALL Phone: 217-369-4470

Address (*street/city/state/zip code*): 5501 NORTH MARTIN, CHAMPAIGN, IL 61822

Email Address: DAMON.MCFALL@GMAIL.COM

Name of Surveyor(s): DAVID L. ROBBINS Phone: 314-645-7055

Address (*street/city/state/zip code*): 2007 BELLEVUE AVE, ST. LOUIS, MO 63143

Email Address: SLSURVEY@SBCGLOBAL.NET

Name of Professional Site Planner(s): KELLY A. SANNER Phone: 217-566-3583

Address (*street/city/state/zip code*): 6715 WOLFCREEK ROAD, RIVERTON, IL 62561

Email Address: KELLYSANNER@AOL.COM

Name of Attorney(s): BYRON BALBACH Phone: 217-367-1011

Address (*street/city/state/zip code*): 102 EAST MAIN #301, URBANA, IL 61801

Email Address:

4. REASONS FOR SPECIAL USE PERMIT

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

THE KINGDOM HALL OF JEHOVAH'S WITNESSES HAS BEEN IN THIS LOCATION SINCE 1974. WE ARE UPDATING THE BUILDING TO MAKE IT MORE ATTRACTIVE AND FUNCTIONAL. WE WILL BE UPGRADING THE ELECTRICAL, HVAC AND PLUMBING TO A MORE ENERGY EFFICIENT SYSTEMS.

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

THE BUILDING WILL BE USED AS A PLACE OF WORSHIP. THIS IS CURRENTLY WHAT IT IS BEING USED FOR. THE UPDATES WILL NOT CHANGE THE INTENDED

USE AND PURPOSE OF THE BUILDING.

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

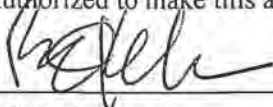
We are adding on a small addition to make the auditorium larger, a mechanical room and a Portico. The design of the building conforms to the standards that have been set in the existing area. All new brick with an attractive decorative block will be used on the exterior. A new roof, windows and interior upgrade will bring this building up to current code and will tie into the existing character of the neighborhood.

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

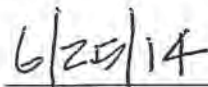
By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

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



Applicant's Signature



Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

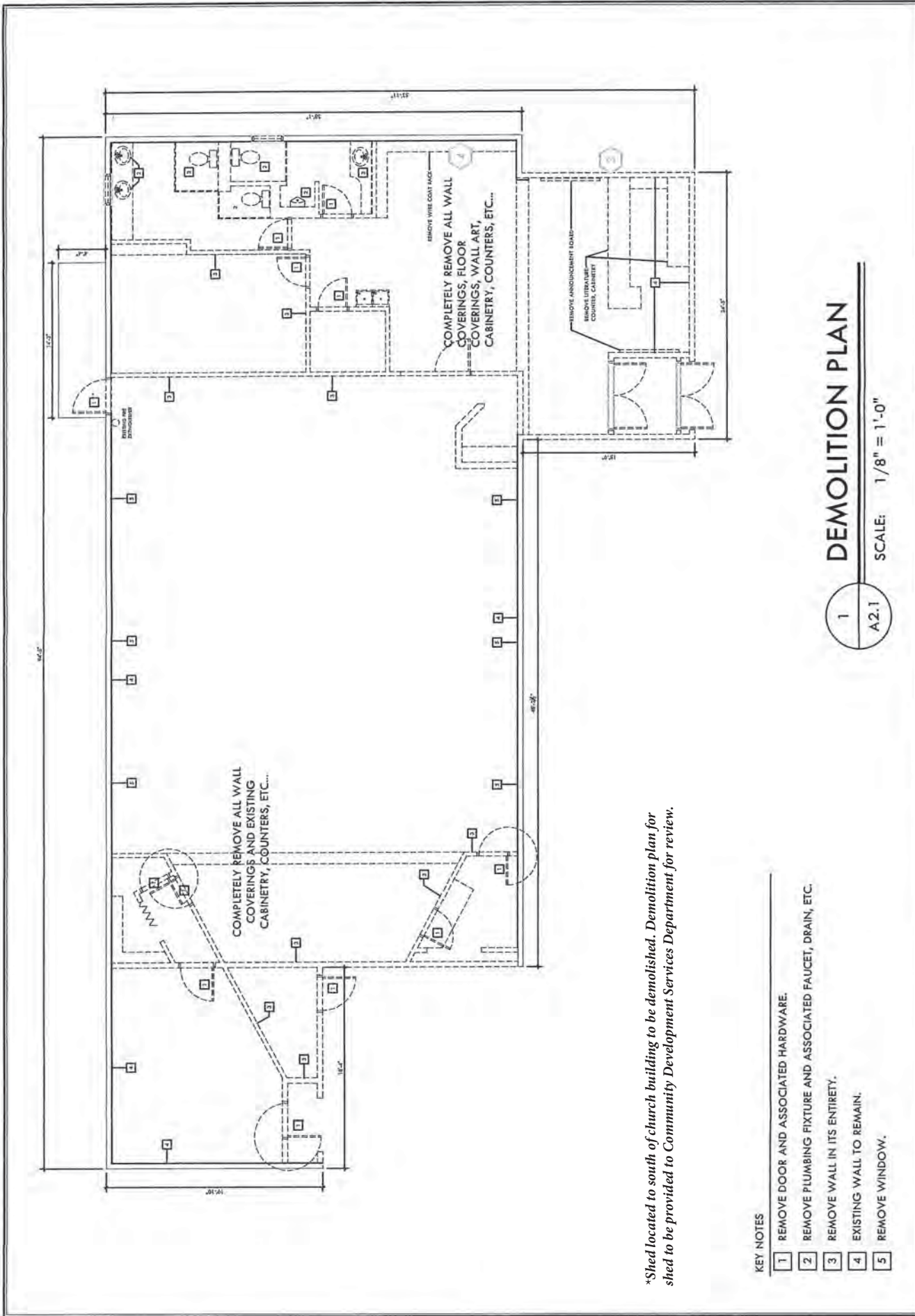
PROJECT TITLE:
 URBANA CONGREGATION
 KINGDOM HALL REMODEL
 1407 E SCOVILL STREET
 URBANA, IL 61801

SHEET TITLE:
 NOT FOR CONSTRUCTION
 DEMOLITION PLAN

REVISIONS	DATE

ISSUE DATE:
 CHECKED BY:
 DRAWN BY:
 PROJECT:
 SHEET NUMBER:

A2.1



*Shed located to south of church building to be demolished. Demolition plan for shed to be provided to Community Development Services Department for review.

KEY NOTES

- 1 REMOVE DOOR AND ASSOCIATED HARDWARE.
- 2 REMOVE PLUMBING FIXTURE AND ASSOCIATED FAUCET, DRAIN, ETC.
- 3 REMOVE WALL IN ITS ENTIRETY.
- 4 EXISTING WALL TO REMAIN.
- 5 REMOVE WINDOW.

DEMOLITION PLAN

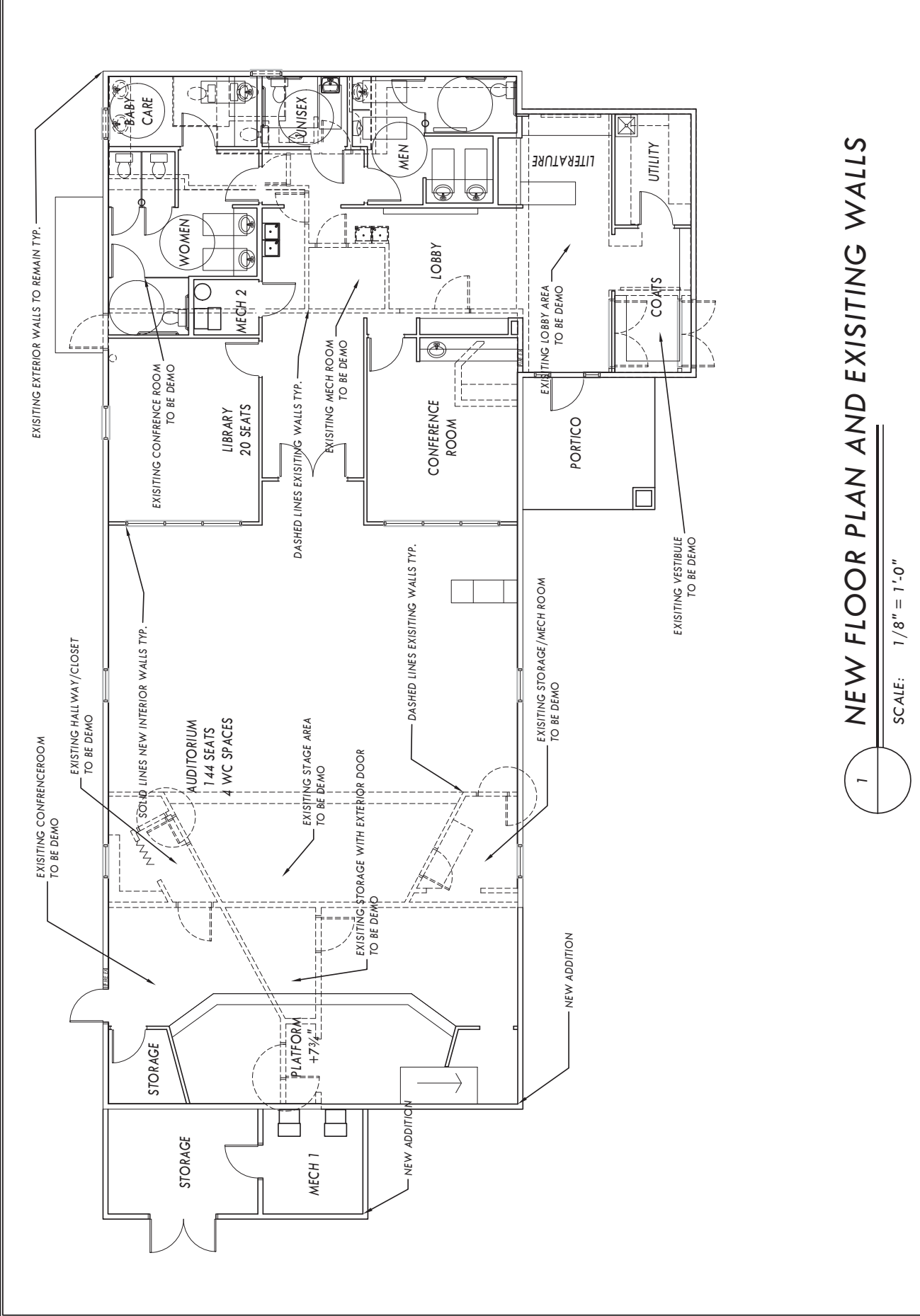
SCALE: 1/8" = 1'-0"

1
 A2.1

URBANA CONGREGATION
KINGDOM HALL REMODEL
1407 E SCOVILL STREET
URBANA, IL 61801
PROJECT TITLE:

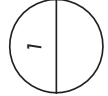
NOT FOR CONSTRUCTION
FLOOR PLAN
SHEET TITLE:

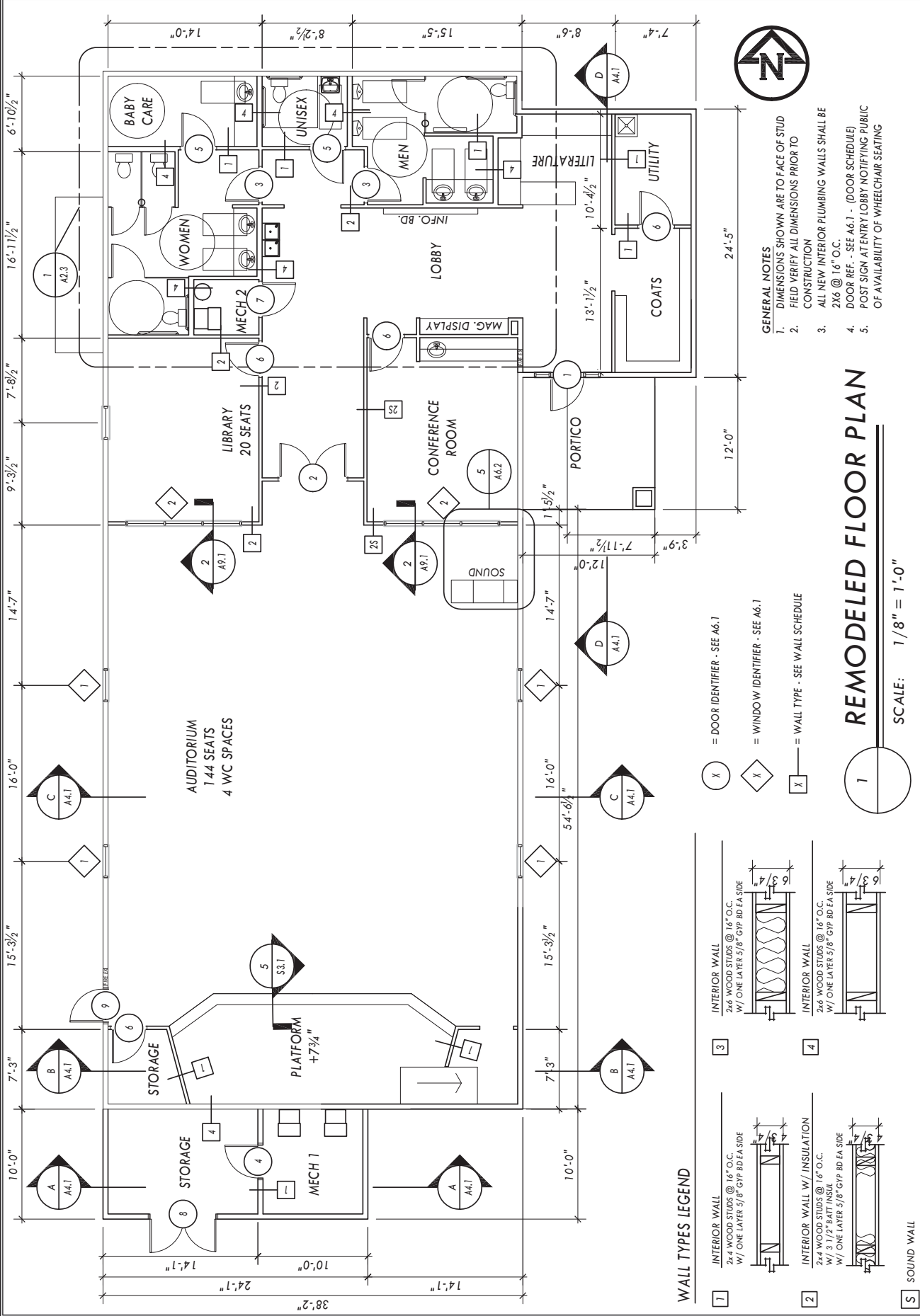
DATE	
REVISIONS	
ISSUE DATE	
CHECKED BY	
DRAWN BY	
PROJECT	00038
SHEET NUMBER	A2.31



NEW FLOOR PLAN AND EXISTING WALLS

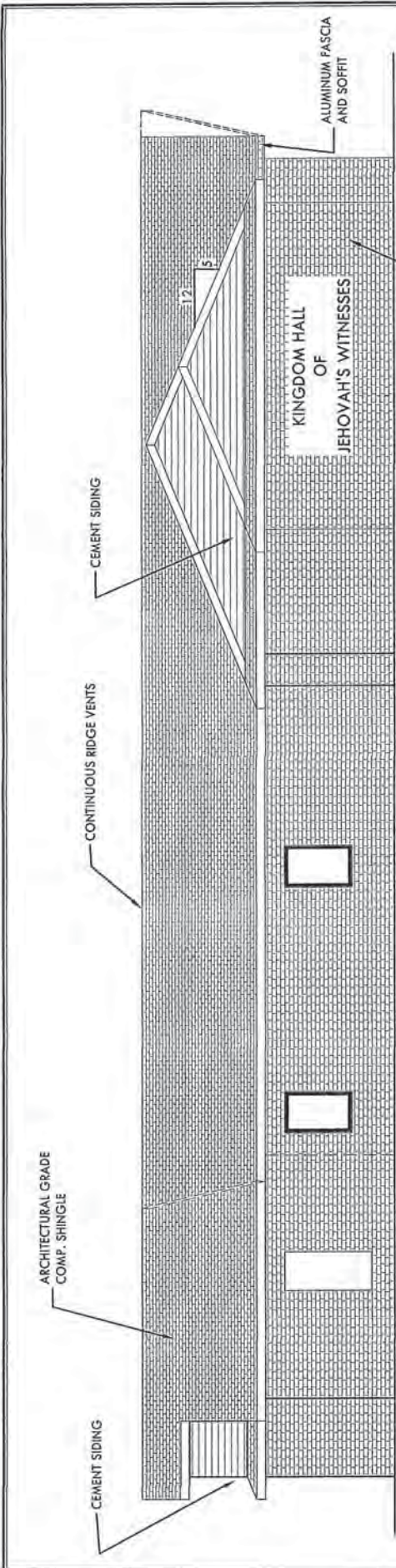
SCALE: 1/8" = 1'-0"





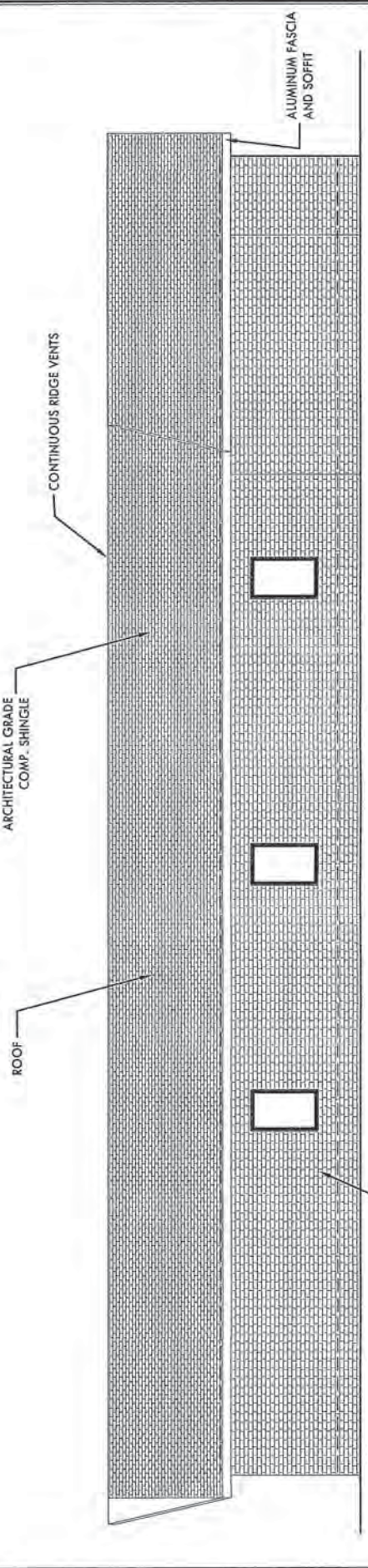
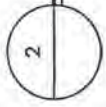
REVISIONS	DATE

ISSUE DATE: _____
 CHECKED BY: KAS
 DRAWN BY: _____
 PROJECT: DOGSE
 SHEET NUMBER: _____



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



GENERAL NOTES

*West door to be shown in sealed elevations.

PROJECT TITLE:
 URBANA CONGREGATION
 KINGDOM HALL REMODEL
 1407 E SCOVILL STREET
 URBANA, IL 61801

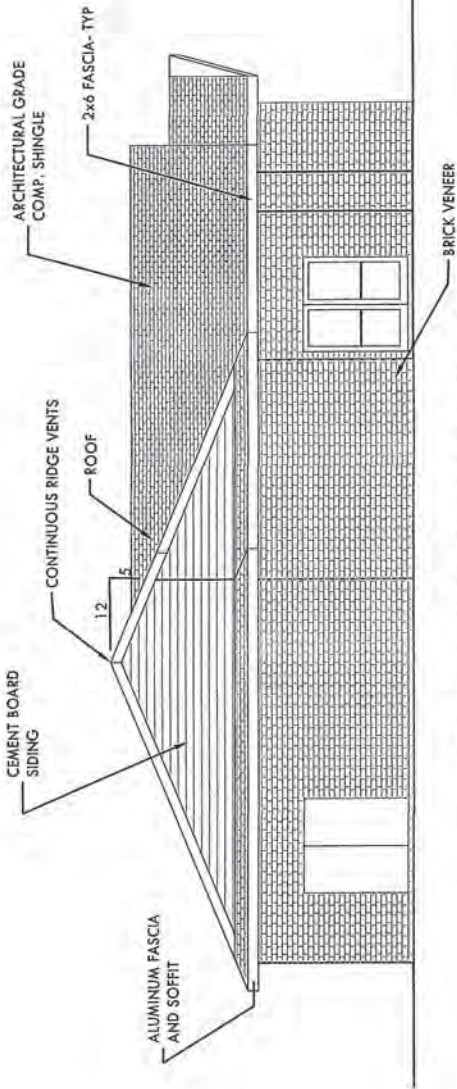
SHEET TITLE: NOT FOR CONSTRUCTION

ELEVATIONS

REVISIONS	DATE

ISSUE DATE: ...
 CHECKED BY: KAS
 DRAWN BY:
 PROJECT: 8003B
 SHEET NUMBER:

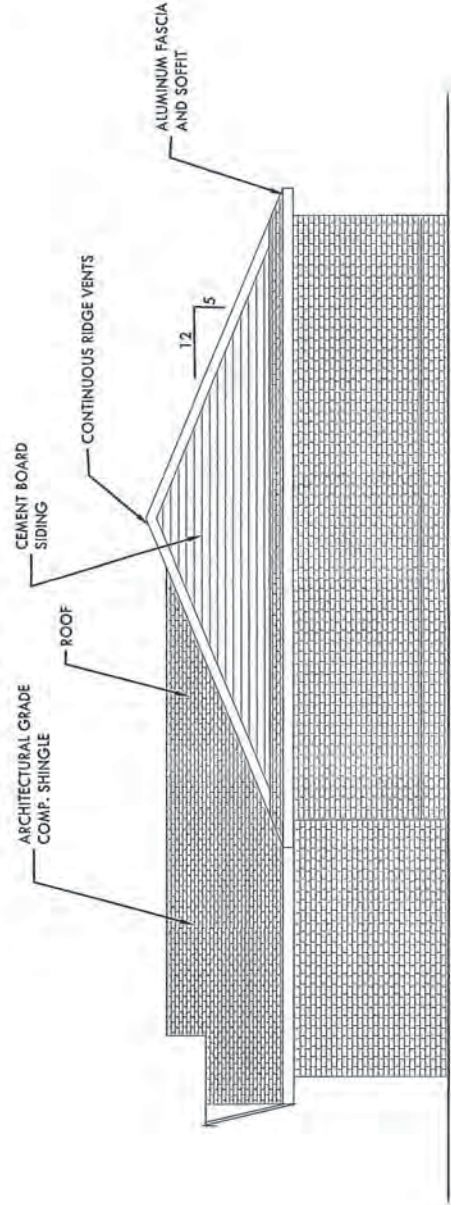
A3.2



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Exhibit G: Site Photos





Andel, Teri

From: Kathy Marquardt <kamarqu@gmail.com>
Sent: Tuesday, July 22, 2014 9:52 AM
To: Andel, Teri
Subject: Re: PLAN COMMISSION: E-Packet

Hi Teri,

Thank you very much for the information.

As the homeowners living directly across the street from the Kingdom Hall of Jehovah's Witnesses Church on Scovill for the past 24 years, we support their plans to expand and update as we understand them.

Sincerely,

Kathy and Al Marquardt
1404 Scovill St.
Urbana, IL

On Fri, Jul 18, 2014 at 2:38 PM, Andel, Teri <tmandel@urbanainlinois.us> wrote:

Hi,

Attached is a copy of the agenda for the upcoming Plan Commission meeting. As the agenda states, the meeting will be held on Thursday, July 24, 2014 at 7:30 p.m. in the City Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois.

Also, attached is a copy of the written staff report regarding Plan Case No. 2235-SU-14, which is a request for a special use permit for the Kingdom Hall of Jehovah's Witnesses Church located on 1407 East Scovill Street. If you have any questions or concerns, please contact us at [\(217\) 384-2440](tel:(217)384-2440).

Have a Great Day!

Teri Andel

Planning Secretary

City of Urbana – Planning Division

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: July 24, 2014

TIME: 7:30 P.M.

PLACE: Urbana City Building
Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBER PRESENT: Maria Byndom, Andrew Fell, Tyler Fitch, Lew Hopkins,
Bernadine Stake

MEMBERS EXCUSED: Dannie Otto

STAFF PRESENT: Jeff Engstrom, Interim Planning Manager; Kevin Garcia, Planner II; Max Mahalek, Planning Intern; Teri Andel, Planning Administrative Assistant

OTHERS PRESENT: Ronald Barcus, Bill Brown, Miles Burgess, Marvin Folker, Bradley Kelm, Damon McFall, Carol McKusick, Rodney A. Meikamp, Janice Mouschovias, Nancy Nash, Forman Pursley, Kelly Sanner, Anthony Tate, Susan Taylor, Dave Waline, Jay Warendorff

NEW PUBLIC HEARINGS

Plan Case No. 2235-SU-14: A request by Kingdom Hall of Jehovah's Witnesses Church for a Special Use Permit to complete additions to the building at 1407 East Scovill Street in the R-3, Single and Two-Family Residential Zoning District.

Chair Fitch opened this public hearing. Max Mahalek, Planning Intern, began by giving a brief history of the proposed site and explanation for the proposed special use permit, which is to expand and make improvements to the existing structure. He noted the location, existing land use, zoning and future land use designation of the subject property and of the surrounding properties. He discussed the proposed addition, external renovations, landscaping and parking modifications and signage. He reviewed the requirements for a special use permit according to Section VII-6 of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented City staff's recommendation for approval with the condition that the additions be built according to the plans provided by the applicant.

Mr. Fitch asked if the Plan Commission had any questions for City staff. There were none. After reviewing the procedures for a public hearing, Chair Fitch opened the hearing for public input.

Kelly Sanner, architect for the proposed project, stated his appreciation for the Plan Commission's consideration. He mentioned that the church had tried to sell the building for many years. After being unsuccessful, they have taken the proposed approach, especially since it is time to upgrade the facility.

Janice Mouschovias, of 1303 Scovill, spoke on behalf of almost everyone in the neighborhood. The neighborhood wants the church to be able to make whatever improvements they want. The church is a great neighbor, and the residents do not want the church to move. When the church was trying to sell the property in the previous years, the neighborhood was concerned about a new owner wanting to rezone the property which would drastically change their neighborhood.

Ms. Stake wondered if they didn't want a large church building on the proposed site. Ms. Mouschovias stated that the existing building is extremely modest for a church use. Anything that the church would want to do to expand would be met with the approval of the neighbors.

With no further input from the audience, Chair Fitch closed the public input portion of the hearing. He, then, opened the hearing up for Plan Commission discussion and/or motion(s).

Mr. Fell moved that the Plan Commission forward Plan Case No. 2235-SU-14 to the City Council with a recommendation for approval including the condition recommended by City staff and modified by the Plan Commission to read as such, "Additions will be built according to the plans provided by the applicant. The Zoning Administrator may approve minor changes to the site and building plans as needed to comply with the Urbana Zoning Ordinance." Mr. Hopkins and Ms. Stake seconded the motion simultaneously.

Ms. Stake commented that it is wonderful for the neighbors to be in agreement to the church's plans.

Roll call on the motion was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Ms. Stake	-	Yes
Ms. Byndom	-	Yes			

The motion was approved by unanimous vote. Mr. Mahalek announced that this case would go before the City Council on August 4, 2014.