



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, City Planner, Director

DATE: September 30, 2005

SUBJECT: Plan Case No. 1956-SU-05, Request by Church of the Living God for a Special Use Permit to establish a “*Church or Temple*” within the R-3 Zoning District.

Introduction

The Church of the Living God has submitted a request to allow a church at 1701 N. Carver Drive, which is zoned R-3, Single- and Two-Family Residential. A Special Use Permit was previously approved by the Urbana City Council in May 2002, though the church never developed the site as planned. Because of the delay, the original Special Use Permit has expired. The church has submitted a revised site plan for the property that relocates the main and auxiliary buildings and the parking lot.

The main church building will be located in the northwest quadrant of the site, adjacent to a retention pond. A covered walkway will connect the main church building to the fellowship hall. In the southeast corner of the site, a youth development center is proposed to be located near Dorie Miller Drive, but there will be no access from this road. The parking lot is comprised of 250 spaces and 8 handicapped accessible spaces, in excess of the requirement. A drop-off drive is located in front of the main entrance on the eastern side of the building. Access to the site is provided through a private access drive off of Federal Drive. As with the previously approved site plan, access to the site will be prohibited from Carver Drive or Dorie Miller Drive. The church’s property will be developed in three phases, though this special use permit will approval all three phases.

Phase I of the project will consist of the 27,000 square foot main church building and parking lot. The building will hold approximately 1,100 seats, plus office space. Additionally, a softball field may be constructed southwest of the main church building. A stormwater retention pond will be created mainly to provide grading material for the parking lot. Drainage for the site will be handled by the City’s regional detention facility north of Kenyon Road.

Phase II will consist of the 15,000 square foot fellowship hall with covered walkway connection to the main church building. This building will be used for larger group events, such as wedding receptions.

Phase III will consist of the 18,000 square foot youth development center in the southeast corner of the lot. The petitioners have indicated that many of the functions of this building would likely be incorporated into the fellowship hall potentially negating the need for the building.

On September 20, 2005, the church held a neighborhood meeting with residents adjacent to the site to discuss their plans for the area. Several residents from the Carver Park subdivision attended the meeting along with parishioners from the church. The greatest concerns were vehicular access from Carver Drive or Dorie Miller Drive and the mass and location of the church facilities. Staff explained the exclusive access via Federal Drive and discussed how the church will be located far away from existing residences. All of the meeting attendees appeared satisfied with the church's site plan and many of these residents are also parishioners.

In addition to the church complex, the church has purchased approximately 20 acres immediately west of the site (located in the City of Champaign), and intend to develop this area for residential uses. The petitioner has indicated that there will be some connection between the church and its residential development to be determined at a later date. Any significant changes to the site plan (see Exhibit G) will require an amendment to the Special Use Permit.

Background

Development Regulations

As submitted, the site plan conforms with all parking, landscaping, drainage, setback, and other regulations of the Urbana Zoning Ordinance.

According to Table VIII-6, a church or temple must provide one parking space for every five seats in the principal assembly area. The main church building will have 1,100 seats, which requires 220 parking spaces and seven handicapped accessible parking spaces. The site plan indicates that 250 parking spaces and eight handicapped accessible parking spaces will be provided, in excess of the requirement. Per Section VIII-2.F.3, one shade tree is required for every nine parking spaces. The entire site will have 49 trees planted, and 19 of these trees will be located in the parking lot. The remainder will serve as perimeter and building landscaping.

The petitioner has indicated that they intend the majority of stormwater to be accommodated by the City's regional detention basin north of Kenyon Road. This has been tentatively approved by the City of Urbana Engineering Department, contingent upon the petitioner submitting an engineered drainage plan.

All buildings and the parking lot exceed the minimum setbacks specified on Table VI-1 for the R-3, Single- and Two-Family Residential Zoning District.

Description of the Site and Surrounding Properties

The site is located at the northern termini of Dorie Miller Drive and Carver Drive in Urbana, just north of the boundary with the City of Champaign. It is zoned R-3, Single- and Two-Family Residential, and

is currently vacant. The 2005 Urbana Comprehensive Plan designates this site as institutional, in anticipation that the church would someday develop the property.

The surrounding neighborhood is predominantly residential to the south and southwest. The Frances Nelson Health Center lies south of the property at the terminus of Carver Drive. Vacant land lies between the site and development to the east, while uses to the north are primarily industrial and oriented towards Cardinal Court. The church has purchased approximately 20 acres immediately west of the site, and intend to develop this area for residential uses.

The following chart identifies the future land use designations, current zoning, and current land use of the site and surrounding properties.

Direction	Zoning	Existing Land Use	Future Land Use
Site	R-3, Single- and Two-Family Residential	Vacant	Institutional
North	IN, Industrial	Industrial Park	Light Industrial/Office
East	R-4, Medium Density Multiple Family Residential	Campus Connection Apartments	Multiple Family
South	City of Champaign SF-1, Single-Family Residential	Residential	City of Champaign Low Density Residential
West	City of Champaign SF-1, Single-Family Residential	Vacant	City of Champaign Low Density Residential

Plan Commission Discussion

On the September 22, 2005, the Plan Commission held a public hearing for this case and voted unanimously to recommend approval. As a result of the discussion, several conditions were modified or added to the case.

- *Landscaping:* Several commissioners wanted assurances that proper landscaping would be installed throughout the site, especially in the parking lot and along the southern property line. Staff recommended that a landscape plan be submitted and constructed contingent upon approval of the Zoning Administrator in consultation with the City Arborist. Both the commissioners and the petitioners were happy with this condition.
- *Site Plan:* There was also a brief discussion on the location of the youth development center. The petitioners indicated that the building will actually be located near the fellowship hall, as depicted in Exhibit G.
- *Access to West:* The commissioners also inquired about potential development on the church’s holdings to the west of the subject property. The main concern was that the church’s parking lot

would work as a de facto road. Several commissioners felt that the city and church should consider a site plan that would permit an adequate road to connect Federal Drive to the church's holdings. The petitioners felt that because most drivers would realize that they are in a parking lot, and not on a formal road, this would not be a significant problem. Staff noted that the City of Champaign is in talks with the petitioners to extend Fourth and Fifth Streets northward into the church's property. As a result of this discussion, Condition 3 was modified to permit access from the west. However, any western access would require the Special Use Permit to be amended.

Discussion

Requirements for a Special Use Permit

According to Section VII-6 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 intends to provide an expanded variety of services to the community, including a large assembly area, offices and community space. The new buildings would provide adequate space to do so.

- 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.*

As with the previously approved Special Use Permit, vehicular access via Carver Drive and Dorie Miller Drive will be prohibited, and the church's current site plan shows access via Federal Drive. Although less convenient for the church, this will minimize the negative impact of traffic on surrounding properties. Drainage will be accommodated by the City's regional detention facility and to a lesser extent a retention pond that will be constructed on the western half of the property. Lighting for the softball field will be limited to "security lighting" and large lights will be prohibited. A significant number of new trees, combined with existing plantings, will help to beautify the property. The parking lot will be located on the north half of the site, far enough away to negate the impact of lighting on nearby residences.

- 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.*

As submitted, the church has taken measures to minimize the impact on nearby residences. Landscaping will separate the church site and vehicular access is provided via Federal Drive. Campus Connections (formerly Melrose Apartments) has not yet developed the portion of their property adjacent to the church. Industrial uses to the north of the site have a wide buffer from the site, and are oriented towards Cardinal Court.

Summary of Findings

1. The proposed use is conducive to the public convenience at this location. It would allow the church to provide more space for parishioners, and to provide recreation and youth development services for the community.
2. The proposed church facility would not pose a detriment to the district in which it is proposed to be located. Drainage and access considerations have been addressed, and should not create problems for surrounding properties. Access will be prohibited from Carver Drive and Dorie Miller Drive.
3. The proposed church facility meets all applicable standards and regulations of the district in which it is located. A church is an appropriate use in the R-3, Single- and Two-Family Residential Zoning District.
4. The proposed church facility is generally compatible with the existing land use pattern of the subject site and surrounding area.
5. The proposed church facility is consistent with the future land use for the subject property identified in the 2005 Urbana Comprehensive Plan.

Options

The City Council has the following options. In Plan Case 1956-SU-05, the City Council may:

1. Approve the request for a special use permit without any additional conditions.
2. Approve the request for a 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 request for a special use permit.

Recommendation

Based on the evidence presented in the discussion above, the Plan Commission and staff recommend that the City Council APPROVE Plan Case No. 1956-SU-05 with the following CONDITIONS:

1. That the layout of the facility shall closely resemble the submitted Site Development Plan attached as Exhibit G. Any significant deviation from this Site Development Plan will require an amendment to the Special Use Permit, including further review by the Urbana Plan Commission and approval by the Urbana City Council.
2. That an engineered drainage plan, including proper conveyance and detention of Stormwater from the site shall be prepared and constructed consistent with the requirements of the Urbana

Subdivision and Land Development Code and shall be subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.

3. That Federal Drive shall serve as the exclusive vehicular access to/from the site to minimize impacts upon the adjacent residential neighborhood, until such time as vehicular access from the west is developed. Vehicular access via Carver Drive and Dorie Miller Drive shall be prohibited.
4. That there shall be no lighting provided for the softball field except for security purposes. Any lighting that is installed must be approved by the Zoning Administrator.
5. That a pedestrian connectivity plan shall be prepared and constructed, subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.
6. That a landscape plan shall be prepared and constructed, subject to the review and approval of the Urbana Zoning Administrator in consultation with the Urbana City Arborist.

Prepared by:

Matt Wempe, Planner I

Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Existing Land Use Map
Exhibit D: Future Land Use Map
Exhibit E: Aerial Map
Exhibit F: Previously Approved Site Plan
Exhibit G: Site Development Plan
Exhibit H: Development Phases

CC: David Spence Bishop Lloyd E. Gwin
P.O. Box 676 Church of the Living God
Fisher, IL 61843 1109 N. Fourth Street
 Champaign, IL 61820

ORDINANCE NO. 2005-10-146

**An Ordinance Approving A Special Use Permit
(To Allow the Establishment of a "Church or Temple" in the R-3, Single- and
Two-Family Residential Zoning District - Plan Case No. 1956-SU-05)**

WHEREAS, the subject property is located at the end of Federal Drive and identified as 1701 North Carver Drive; and

WHEREAS, the subject property is zoned R-3, Single- and Two-Family Residential according to the Official Zoning Map for the City of Urbana; and

WHEREAS, Church of the Living God has requested a Special Use Permit to establish a church in the R-3, Single- and Two-Family Residential Zoning District; and

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

WHEREAS, Church of the Living God has petitioned the Urbana Plan Commission in Case No. 1956-SU-05 to consider a request to establish a church in the R-3 Zoning District; and

WHEREAS, all applicable development regulations will be met, including those involving setbacks, signage, parking, drainage, and vehicular access considerations; and

WHEREAS, the conditions placed on the approval in Section 1 herein should minimize the impact of the proposed development on surrounding properties; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 22, 2005 concerning the petition filed by the petitioner in Plan Case No. 1956-SU-05; and

WHEREAS, on September 22, 2005, 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 conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the conditions 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 CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow the establishment of a church in the R-3, Single- and Two-Family Residential Zoning Districts with the following conditions upon approval:

1. That the layout of the facility shall closely resemble the submitted Site Development Plan attached as Exhibit G. Any significant deviation from this Site Development Plan will require an amendment to the Special Use Permit, including further review by the Urbana Plan Commission and approval by the Urbana City Council.
2. That an engineered drainage plan, including proper conveyance and detention of Stormwater from the site shall be prepared and constructed consistent with the requirements of the Urbana Subdivision and Land Development Code and shall be subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.
3. That Federal Drive shall serve as the exclusive vehicular access to/from the site to minimize impacts upon the adjacent residential neighborhood, until such time as vehicular access from the west is developed. Vehicular access via Carver Drive and Dorie Miller Drive shall be prohibited.

4. That there shall be no lighting provided for the softball field except for security purposes. Any lighting that is installed must be approved by the Zoning Administrator.
5. That a pedestrian connectivity plan shall be prepared and constructed, subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.
6. That a landscape plan shall be prepared and constructed, subject to the review and approval of the Urbana Zoning Administrator in consultation with the Urbana City Arborist.

LEGAL DESCRIPTION:

Beginning at the Northwest corner of Lot 48 of Carver Park Addition to the City of Champaign, Illinois, thence West 190 feet to the West line of the Southeast Quarter (SE $\frac{1}{4}$) of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, thence North along said line 611 feet, thence East 765 feet to the East line of Carver Park Subdivision extended North thence South along said extended line 726 feet to the Northeast corner of Lot 16 of said subdivision, thence West 450 feet to the Southeast corner of Lot 48 of said Subdivision, thence North along East line of said Lot 48, 115, thence West 125 feet along North Line of Lot 48; to the place of beginning situated in Champaign County, Illinois, EXCEPTING there from the following described tract:

Begging at the Northeast corner of Lot 48 of Carver Park Addition to the City of Champaign, Illinois, a Subdivision; thence Easterly parallel with the North line of Lot 21 of said Subdivision, 55 feet; thence Shoutherly parallel with the East line of the said Lot 48, 115 feet to the common North Corner of Lots 20 and 21 of said Subdivision; thence westerly along the North line of Lot 21 of said Subdivision, 55 feet to the common corner of Lots 21 and 48 of said Subdivision; thence Northerly along the East line of said Lot 48, 115 feet to the point of beginning, containing 6.325 square feet (0.145 acres) more or less, all situated in the City of Urbana, Champaign County, Illinois, and having its Westerly and Southerly boundaries contiguous to the limits of the City of Champaign, Illinois.

ALSO EXCEPTING:

Beginning 55 feet East of the Northeast corner of Lot 48 of Carver Park Addition to the City of Champaign, Illinois, as a point of beginning; thence Easterly parallel with the North line of Lots 20, 19, and 18 of said Subdivision, 165 feet; thence Southerly parallel to the East line of the aforesaid Lot 48, 115 feet to the Northeast corner of Lot 18 of said subdivision; thence Westerly along the North line of Lots 18, 19 and 20 of said subdivision; thence Northerly parallel to the East line of Lot 48 of said subdivision, 115 feet to the point of beginning, situated in Champaign County, Illinois containing 11.33 acres.

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 City Council this _____ day of _____, _____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,

_____.

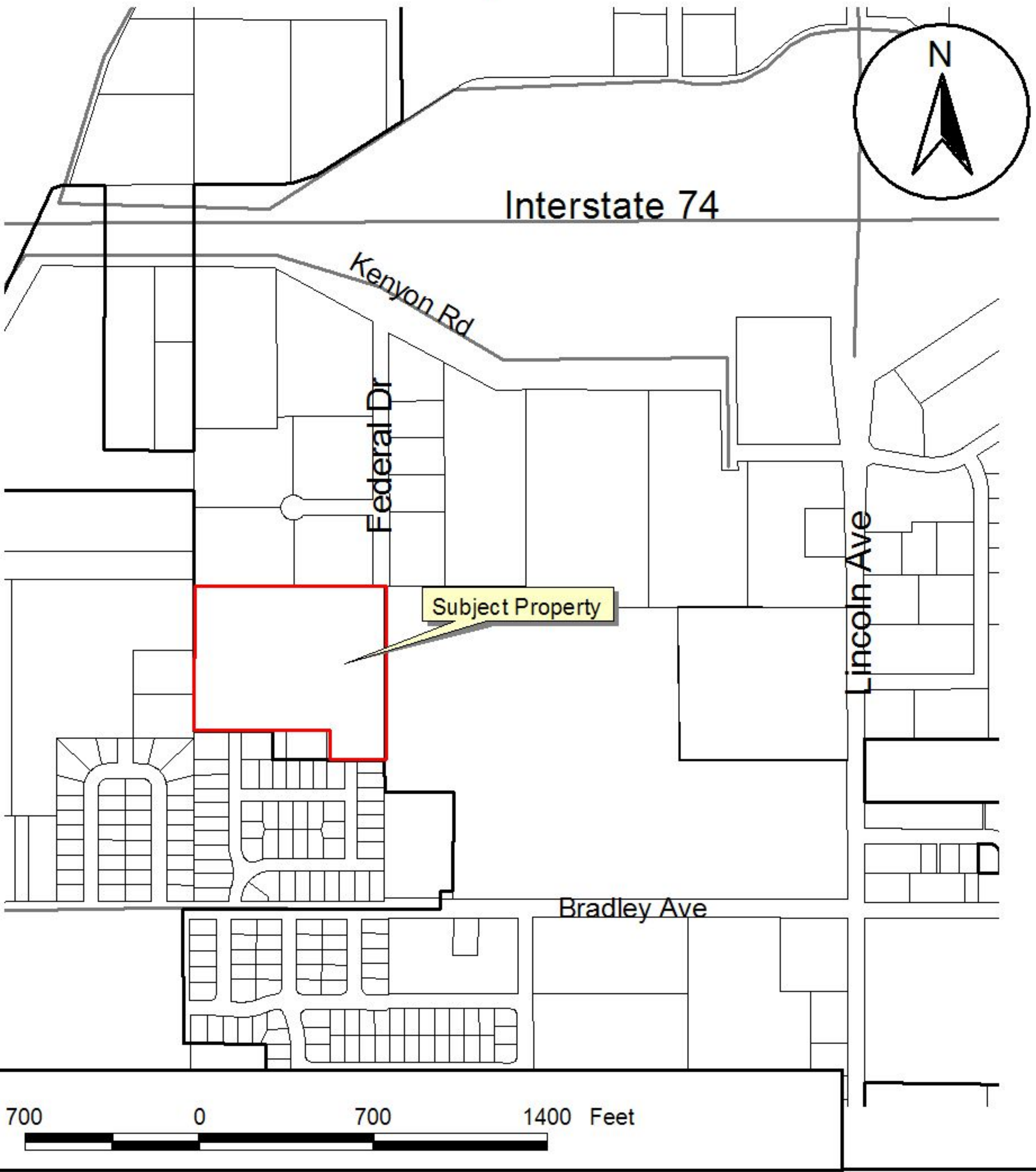
Laurel Lunt Prussing, Mayor

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 3rd day of October, 2005, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. 2005-10-146, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT (To Allow the Establishment of a *Church or Temple*" in the R-3, Single- and Two-Family Residential Zoning District - Plan Case No. 1956-SU-05) which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. 2005-10-146 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2005, 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 _____, 2005.

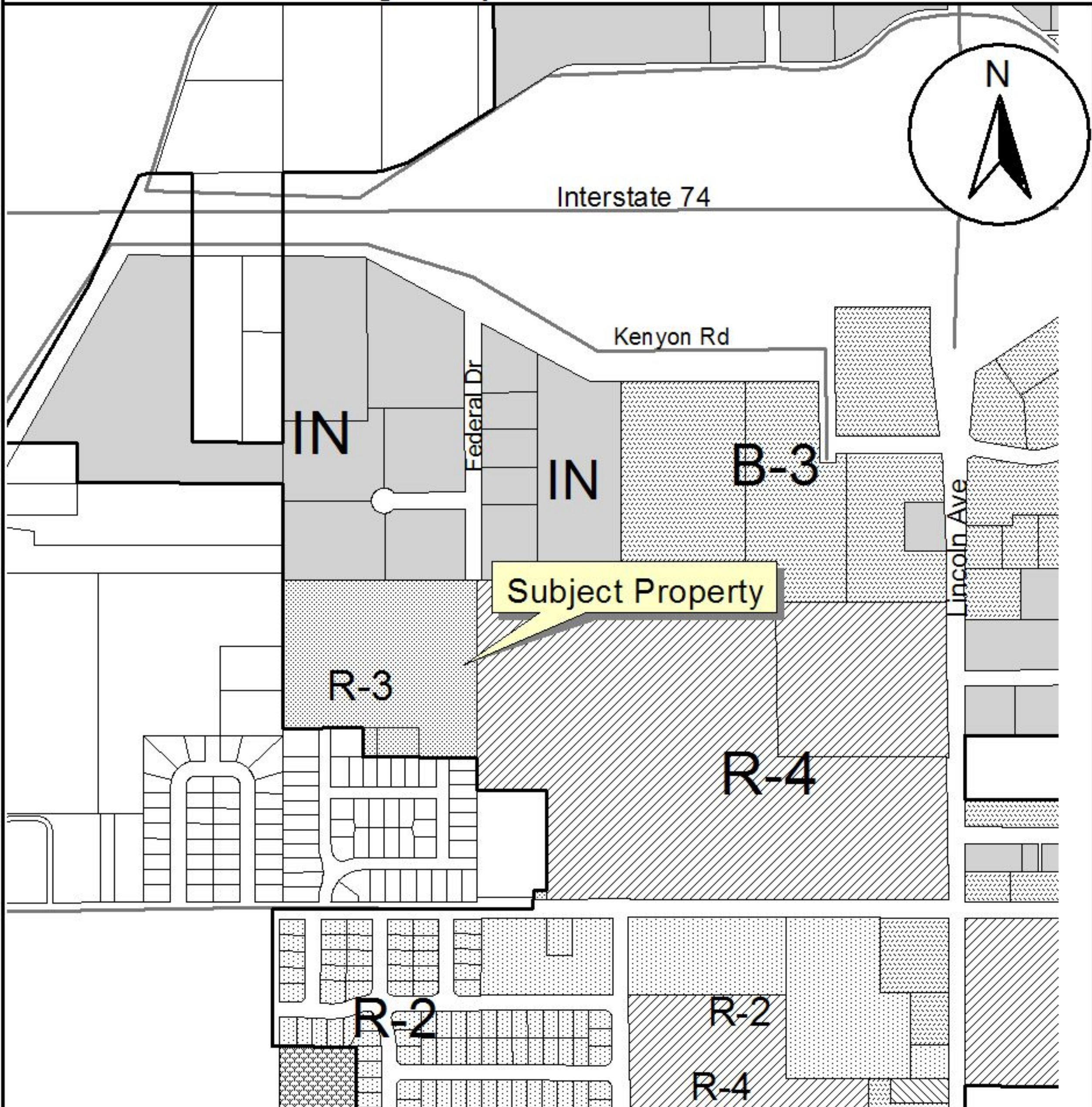
Exhibit A: Location Map



ZBA Case: 1949-SU-05
Petitioner: Church of the Living God
Location: At the end of Federal Drive
Zoning: R-3 Single and Two-Family Residential
Description: Allow a "Church or Temple" in the R-3, Single and Two-Family Residential Zoning District

Prepared 9/6/05 by Community Development Services - rkg

Exhibit B: Zoning Map



0 600 1200 1800 2400 Feet

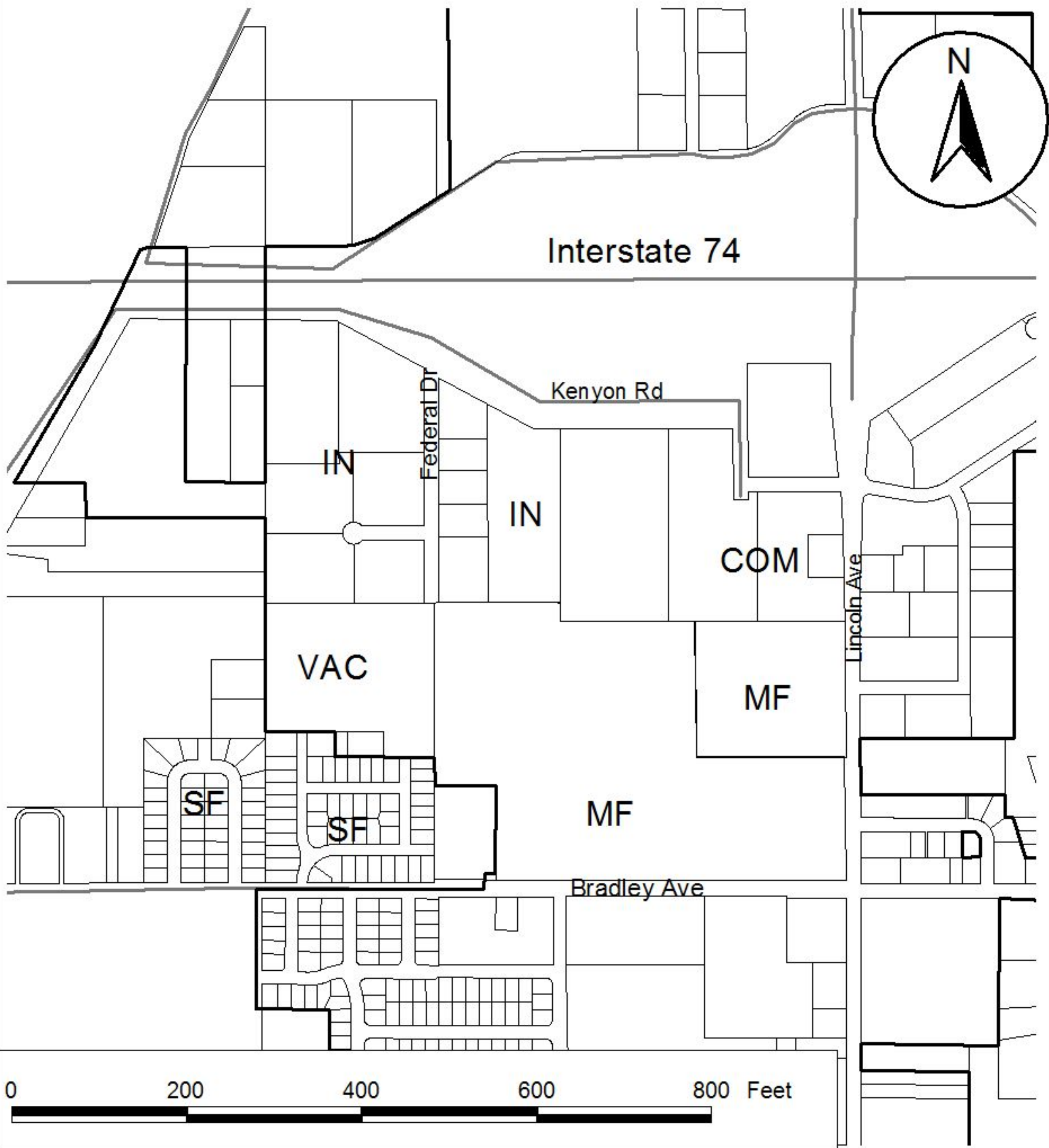


ZBA Case: 1949-SU-05
 Petitioner: Church of the Living God
 Location: At the end of Federal Drive
 Zoning: R-3 Single and Two-Family Residential
 Description: Allow a "Church or Temple" in the R-3, Single and Two-Family Residential Zoning District

Prepared 8/6/05 by Community Development Services - rkg

B3 - General Business
 IN - Industrial
 R2 - Single Family
 R3 - Single- and Two-Family
 R4 - Medium Density Multiple-Family

Exhibit C: Existing Land Use Map



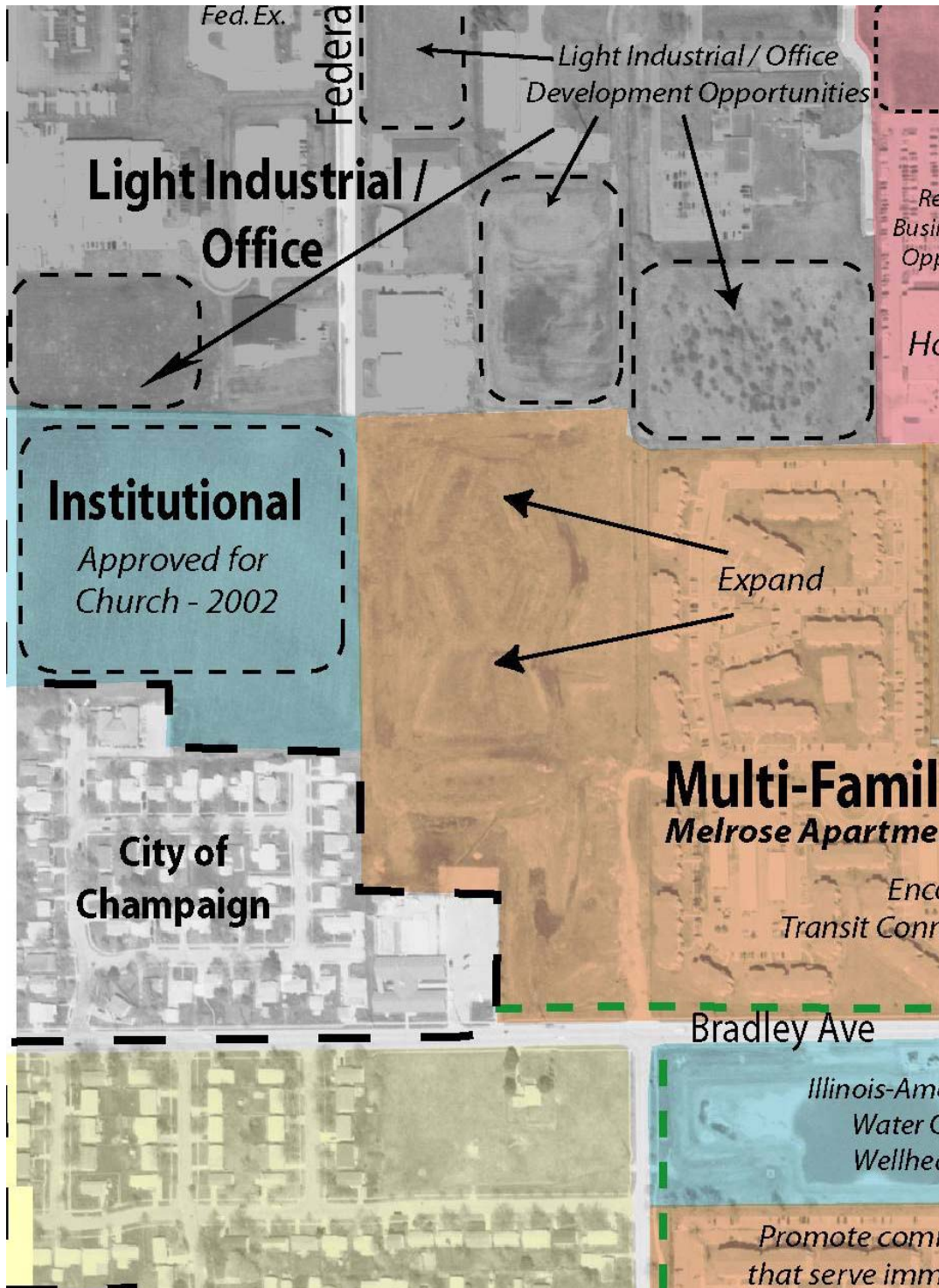
ZBA Case: 1949-SU-05
Petitioner: Church of the Living God
Location: At the end of Federal Drive
Zoning: R-3 Single and Two-Family Residential
Description: Allow a "Church or Temple" in the R-3, Single and Two-Family Residential Zoning District

Prepared 9/6/05 by Community Development Services - rkg

SF - Single Family
MF - Multi Family
COM - Commercial
IN - Industrial
VAC - Vacant Land

Exhibit D: Future Land Use Map

Source: Comprehensive Plan Future Land Use Map # 3, p.74



Plan Case: 1956-SU-05
Petitioner: Church of the Living God
Location: At the end of Federal Drive
Zoning: R-3, Single and Two-Family Residential
Description: Allow a "Church or Temple" in the R-3, Single and Two-Family Residential Zoning District

Prepared 9/6/05 by Community Development Services - rkg

Exhibit E: Aerial Map



ZBA Case: 1949-SU-05
Petitioner: Church of the Living God
Location: At the end of Federal Drive
Zoning: R-3 Single and Two-Family Residential
Description: Allow a "Church or Temple" in the R-3, Single and Two-Family Residential Zoning District

Prepared 9/6/05 by Community Development Services - rkg

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: September 22, 2005

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Lew Hopkins, Ben Grosser, Randy Kangas, Michael Pollock, James Ward

MEMBERS EXCUSED: Laurie Goscha, Bernadine Stake, Marilyn Upah-Bant, Don White

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services; Matt Wempe, Planner I; Teri Andel, Secretary

OTHERS PRESENT: Tim and Irene Edwards, Bishop Lloyd Gwin, David Spence

NEW PUBLIC HEARINGS

Plan Case No. 1956-SU-05 – Request by the Church of the Living God for a Special Use Permit to establish a “church or temple” within the R-3 Zoning District.

Matt Wempe, Planner I, presented the case to the Plan Commission. He began by explaining that the petitioner, the Church of the Living God, had previously been approved for a special use permit for the construction of the proposed church. However, the special use permit had expired, and as a result, the petitioner is seeking approval of the proposed special use permit. He mentioned that the Church of the Living God held a neighborhood meeting on September 20, 2005 to discuss their plans for the proposed site.

The largest change to the proposed special use permit from the original 2002 application is that the petitioner has acquired approximately 20 acres immediately west of the site, and they intend to develop this area for residential uses. The residential development to the west would be located in the City of Champaign. The petitioner has indicated that there would be a connection between the residential development and the site for the church development.

Mr. Wempe discussed the development regulations including parking, landscaping, drainage, setback and other requirements. He gave a brief description of the proposed site and of its surrounding properties, noting their current zoning and land uses. He discussed the requirements for a special use permit according to Section VII-6 of the Urbana Zoning Ordinance. He

summarized staff findings and read the options of the Plan Commission. He presented staff's recommendation, which was as follows:

Based on the evidence presented in the written staff report, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommended that the Plan Commission forward Plan Case No. 1956-SU-05 to the Urbana City Council with a recommendation for approval with the following conditions:

- 1. That the layout of the facility shall closely resemble the submitted Site Development Plan attached as Exhibit G. Any significant deviation from this Site Development Plan will require an amendment to the Special Use Permit, including further review by the Urbana Plan Commission and approval by the Urbana City Council. This includes any access connection to the church's proposed residential development immediately west of the subject property.*
- 2. That an engineered drainage plan, including proper conveyance and detention of Stormwater from the site shall be prepared and constructed consistent with the requirements of the Urbana Subdivision and Land Development Code and shall be subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.*
- 3. That Federal Drive shall serve as the exclusive vehicular access to/from the site to minimize impacts upon the adjacent residential neighborhood.*
- 4. That there shall be no lighting provided for the softball field except for security purposes. Any lighting that is installed must be approved by the Zoning Administrator.*
- 5. That a pedestrian connectivity plan shall be prepared and constructed, subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.*

Mr. Wempe noted that there was a staff recommended change to Condition 3. Staff added language on the end of Condition 3, so that it would read as follows: *"That Federal Drive shall serve as the exclusive vehicular access to /from the site to minimize impacts upon the adjacent residential neighborhood until such time as the church develops its 20-acre holdings to the west."* Mr. Ward pointed out that this was already recommended in the last sentence of Condition 1, which states, *"This includes any access connection to the church's proposed residential development immediately west of the subject property."* Mr. Wempe suggested that they delete the last sentence in Condition 1.

Mr. Hopkins understood that there would not be any access to the proposed property through Carver Drive or Dorie Miller Drive. He suggested that they clarify this by adding it to Condition 3. Mr. Pollock stated that Condition 3 would now read as follows: *"That Federal Drive shall serve as the exclusive vehicular access to/from the site to minimize impacts upon the adjacent residential neighborhood until such time as the church develops the residential area to the west. No access will be permitted from Dorie Miller or Carver Drives to the church site."*

Mr. Pollock asked staff to explain what changes were made to the proposed Site Plan from the original Site Plan. Mr. Wempe stated that the petitioner has gone from four buildings to three buildings, and the function of some of the buildings has slightly changed. The petitioner also relocated the parking lot to the north.

Mr. Pollock inquired as to what type of screening would be used on the entire south side of the proposed property. Mr. Wempe replied that they had not specifically discussed screening. Mr. Pollock questioned if anyone in the neighborhood had any comments on what type of screening they preferred. Mr. Wempe pointed out that the residents of the adjacent residential property to the south had expressed interest about the church being located as far away as possible from the southern property line, because they do not want to feel boxed in by the proposed development. Staff had not really talked about whether a fence or vegetation screening should be used. Although they do not want any vehicular access to the southern subdivision, they do not want to create a physical barrier that would prevent parishioners living in the southern subdivision from walking to church. Elizabeth Tyler, Director of Community Development Services, added that the Site Plan shows tree plantings. Therefore, they might want to ask for additional landscaping materials to be used. Mr. Pollock mentioned that this could be added as a condition if the Plan Commission deemed necessary.

David Spence, Architect for this project, and Bishop Lloyd Gwin, minister for the Church of the Living God, approached the Plan Commission to make comments and answer any questions. Mr. Spence acknowledged that Mr. Wempe and other staff had been very helpful in working with the petitioner on this project. The Church of the Living God had been involved in community activities for many years in this neighborhood. He believed that this would be a good project and good for the City of Urbana.

Mr. Grosser inquired as to where the Church of the Living God was currently located. Mr. Spence replied that it was located on the corner of Fourth Street and Bradley Avenue.

Mr. Hopkins questioned what the youth development building would be used for. Bishop Gwin responded by saying that they envisioned this building serving as a place where they could help young people develop academically and socially and prepare them for a future in society where they are involved.

Mr. Hopkins recalled that in the original Site Plan, the youth development building was located in this spot because of the shape of the parking lot, which has now been changed. So, now he was wondering why the youth development building would still be located in this spot, which now would be about 400 feet from the parking lot and 25 feet from the southern property line. Mr. Spence commented that in the evolution of events and in the community building, it had been brought up that the youth development building would be moved closer to the fellowship hall. He believed this would be a better location for the youth development building. However, since it would not be constructed immediately, the Site Plan did not get revised in time for the Plan Commission meeting.

Mr. Hopkins asked about the time of use for the youth development building. Bishop Gwin responded by saying that it would probably be used more in the evening. The church uses

Sunday mornings for service and then the rest of the day is for family time, which they really encourage. During the weekdays, they would probably use the youth development building up till 8:00 in the evenings. They generally cut off their activities at 8:00 p.m., because they want the children to get a good night's rest, so they can learn in school the next day.

Mr. Pollock stated that the special use permit would require the Church of the Living God to build what is resembled on the Site Plan. He suggested that if the church was planning on moving the youth development building to be closer to the parking lot and the fellowship hall, then they should have the Site Plan changed to reflect this before going to the City Council. He believed that more people would be comfortable with this if the youth development building was moved further away from the residential subdivision to the south. Would it be possible for the petitioner to revise the Site Plan or make a commitment before the City Council approves the special use permit request? Mr. Spence replied yes, the church could do that. The church was planning on moving the youth development building west and north of where it is shown on the Site Plan, approximately 20 feet away from the fellowship hall.

Mr. Kangas remarked that the area in Phase III was a pretty big area. Would it just be left as green space? Mr. Spence commented that they were leaving a small area just south of the parking area to be used for future parking expansion if needed.

Mr. Wempe stated that staff would like to add Condition 6 to read as such, *"That a landscape plan shall be prepared and constructed subject to the review and approval by the Urbana Zoning Administrator in consultation with the Urbana City Arborist."*

Mr. Kangas asked if the petitioner ties into the City's regional detention basin north of Kenyon Road, then would they still need to build the stormwater retention pond. Mr. Wempe explained that the petitioner would be using the material that they dig out for the pond to help grade their parking lot. The petitioner is not required to build a retention, and they will be required to pay a fee, as everyone else is that connects to the Regional Basin.

Mr. Grosser inquired about the pedestrian connectivity plan to the south subdivision. He asked if the City staff would review that before it was built, since it would not be brought back to the Plan Commission for review. Mr. Wempe commented that it was the idea that the City staff review the sidewalk plan, when and if they decided to construct a sidewalk connecting to the subdivision to the south, rather than having to amend the special use permit. Mr. Grosser inquired if the petitioner intended to build a sidewalk from Dorie Miller or Carver Drive to the church. Mr. Wempe said no, not from his understanding. Ms. Tyler noted that Condition 5 referred to a pedestrian connectivity plan to the residential development that the petitioner intended to build to the west. Bishop Gwin added that they currently did not have any plans of constructing a sidewalk to the south, because residents in the subdivision to the south previously during the public hearing for the original special use permit that was approved had stated that they did not want any access to the church's property. However, there has since been a great softening of that position. The petitioner was very open to having a pedestrian access or not having an access. They would just like to please the residential neighbors to the south.

Mr. Pollock understood that any connectivity from the proposed site to any future development to the west would be reviewed and would require approval of the Zoning Administrator as stated

in Condition 5. However, any type of connectivity to and/or from the subdivision to the south would require an amendment to the Special Use Permit, because the language currently recommended in Condition 3 generally states that no access to Dorie Miller or Carver Drives would be permitted. It does not specify sidewalk or vehicular access. Ms. Tyler said that was correct.

Mr. Grosser commented that he could understand why residents of the subdivision to the south did not want vehicular traffic moving through their subdivision to get to the proposed site or to Federal Drive. However, he would be open to having a pedestrian path leading from Dorie Miller or Carver Drive to the proposed site, because it would be nice for the residents who belong to the church to be able to use rather than trudging through grass and mud when it rains. Mr. Pollock stated that the easiest way to leave it open for a pedestrian path to happen would be to specify *no vehicular traffic* in Condition 3.

Mr. Ward stated that if people want to walk then they will walk regardless of whether there are sidewalks or not. If the residents from the neighborhood decide that they want to walk to the church, then he would prefer to see some sort of walkway built. However, he did not feel that it would be something that needed to come before the Plan Commission. He believed that the Zoning Administrator could make that judgment.

Mr. Kangas moved that the Plan Commission forward Plan Case Number 1956-SU-05 to the City Council with a recommendation for approval along with the conditions recommended by staff including the three adjustments that the Plan Commission and staff had made during the meeting, which were to: 1) Delete the last sentence of Condition 1; 2) Add Condition 6; and 3) Add two sentences onto Condition 3. As a result the conditions for the special use permit would read as follows:

1. *That the layout of the facility shall closely resemble the submitted Site Development Plan attached as Exhibit G. Any significant deviation from this Site Development Plan will require an amendment to the Special Use Permit, including further review by the Urbana Plan Commission and approval by the Urbana City Council. ~~This includes any access connection to the church's proposed residential development immediately west of the subject property.~~*
2. *That an engineered drainage plan, including proper conveyance and detention of Stormwater from the site shall be prepared and constructed consistent with the requirements of the Urbana Subdivision and Land Development Code and shall be subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.*
3. *That Federal Drive shall serve as the exclusive vehicular access to/from the site to minimize impacts upon the adjacent residential neighborhood until such time as the church develops the residential area to the west. No vehicular access will be permitted from Dorie Miller or Carver Drives to the church site.*

4. *That there shall be no lighting provided for the softball field except for security purposes. Any lighting that is installed must be approved by the Zoning Administrator.*
5. *That a pedestrian connectivity plan shall be prepared and constructed, subject to the review and approval of the Urbana Zoning Administrator and Urbana City Engineer.*
6. *That a landscape plan shall be prepared and constructed subject to the review and approval by the Urbana Zoning Administrator in consultation with the Urbana City Arborist.*

Mr. Ward seconded the motion.

Mr. Hopkins asked where the 20-acres were located that the church planned to develop as residential. Bishop Gwin stated that the Church of the Living God owns almost everything west of the subject property on Exhibit E: Aerial Map.

Mr. Hopkins inquired as to the size of the subject property was. Mr. Wempe answered by saying the subject property was approximately 11.33 acres.

Mr. Hopkins expressed that he has concerns regarding the feasibility and logic of the future development of the tract to the west. The current site layout essentially precludes connection of vehicular access of right-of-way to a very large parcel. What is the future residential parcel zoned as? Mr. Wempe believed that it was zoned as low-density residential in the City of Champaign. Mr. Spence added that the City of Champaign was planning to extend both Fourth and Fifth Street north into the 20± acres and connect to the proposed subject property.

Bishop Gwin stated it was the church's intent to connect to the worship area from the future residential area in the west. They do not plan to have any vehicular access through Dorie Miller or Carver Drives. They were in the process of working with the City of Champaign to work out how to connect Fifth Street and possibly Fourth Street to the church area. Mr. Hopkins commented that there was a right-of-way problem, and the proposed Site Plan did not solve the problem. Mr. Spence remarked that it was a right-of-way issue in the City of Champaign. He went on to say that in the same way that Federal Drive would connect to the north side of the church parcel, the connection from the west would be used as a feed to the church property. It would not be used as a through way.

Mr. Hopkins stated that it seemed to him that if they were planning to develop to the west, then they should be seeing on the Site Plan how that connection would occur and make it occur well, because at the moment it was not clear that the retention pond was not in the way and that the design of the parking lot would be consistent with creating what amounts to a through street that was not intended to be a through street. He would like to see an indication on the Site Plan about how the connection would be feasible and what the intent is. Ms. Tyler mentioned that this might be a phasing problem. She was not sure how far along the church was with planning the residential portion. They only recently purchased the property and may not have had sufficient time to do the site planning for the western portion. It would certainly be a more ambitious project than the church development. Bishop Gwin stated that Ms. Tyler's speculation was

correct. The church only recently started investigating what it would take for them to develop the land to the west. They were in the very early stages of doing this. They would like to have vehicular and pedestrian access to the west without having a thorough way.

Mr. Hopkins questioned if it would be conceivably acceptable if the access to Federal Drive would be closed after the residential development to the west occurred and there was a vehicular access from/to the west. This would prevent traffic from going through to Federal Drive. Bishop Gwin felt this would be a good idea.

Mr. Spence mentioned that they had two civil engineers helping them with their final Site Plan. They were beginning the topographical study and could show how the street plan would work in the final Site Plan.

Mr. Pollock stated that the Site Plan had to be substantially in conformance with what is built. He really did not see too much of a problem. If they had to move the stormwater retention pond to the south to make room for a right-of-way to construct a vehicular path the church's parking lot, then it would not be considered a major change. Mr. Kangas pointed out that the retention pond was not mandatory. He also stated that truck drivers want to take the most direct route. They also use roads that are more conducive to big trucks. Going through the church parking lot and through some street maze in the future residential neighborhood to the west would not suit their needs. It probably also depends on what kind of roads are built.

Mr. Hopkins suggested making a change to Condition 3, so that it would read as such: *That Federal Drive shall serve as the exclusive vehicular access to/from the site to minimize impacts upon the adjacent residential neighborhood until such time as a vehicular access from the west is developed. ~~the church develops the residential area to the west.~~ No vehicular access will be permitted from Dorie Miller or Carver Drives to the church site.* He also suggested excluding Phase III from the special use permit. His logic is that by approving it as is, the church would not have to resolve the location of the youth development building. He believed it would be difficult to resolve because it would be a trade off between parking and the location of the building. By moving the building further north, it might force parking to the southern portion of the property, which may be worse. Mr. Pollock stated that if the petitioner changes the Site Plan by deciding that they did not want the youth development building closer to the parking area, then they would have to come back before the Plan Commission and the City Council for an adjustment to the special use permit. Therefore, the City is protected on making sure that the youth development building did not get built in a place that the City finds unacceptable. Any additional parking that might be constructed in the future would require a review of the special use permit. Mr. Hopkins remarked that if the church builds the youth development building in the wrong location, then the City would not have much choice in the matter.

Mr. Spence commented that the petitioner's vision in Phase III was to build the youth development building to the south and somewhat to the east of the Phase II building, the fellowship hall. Because of the easement to Illinois-American Water Company, the church cannot place the building on the easement. So, it protects the expansion of a future parking lot in the area immediately east of the fellowship hall and north of the proposed parking lot. Mr. Pollock pointed out that staff will work with the petitioner before this goes to the City Council to make sure that there is an updated Site Plan.

Mr. Kangas inquired as to how many members belonged to the church. Bishop Gwin replied that there were about 1500 members.

The roll call was as follows:

Mr. Ward	-	Yes	Mr. Pollock	-	Yes
Mr. Kangas	-	Yes	Mr. Hopkins	-	Yes
Mr. Grosser	-	Yes			

The motion was passed by unanimous vote. Mr. Wempe noted that this case would go before the City Council on October 3, 2005.