



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: April D. Getchius, AICP, Director

DATE: May 10, 2000

SUBJECT: Plan Case No. 1742-SU-00, Request for a Special Use Permit to allow a 1,580 square foot addition, more or less, to the Urbana Assembly of God Church located at 2502 South Race Street in Urbana.

Introduction

The Urbana Assembly of God Church is requesting a Special Use Permit to expand the main entry vestibule of the existing church building, located at the northeast corner of South Race Street and Windsor Avenue. The proposed addition would allow for greater ease of movement within the building. The total area of the proposed addition would be 1,580 square feet, including 846 square feet to be located on the east side of the building and 734 square feet to be located on the west side. In addition, two drive-under canopies are planned for the southwest and southeast sides of the building to facilitate visitor drop-off.

The subject site consists of four parcels which are zoned R-3. In the R-3, Single and Two-Family Zoning District, a church is permitted only as a Special Use. Accordingly, a Special Use Permit is necessary to construct the proposed addition at the subject location. The proposed addition would meet other applicable zoning regulations, including setbacks, floor area ratio, and height. The proposed addition would not affect seating capacity, and would therefore not alter the number of required parking spaces.



Building materials in the existing building and in the proposed addition consist of brick and asphalt shingles. These materials are intended by the designer to be residential in character.

On May 4, 2000, the Plan Commission voted 6 to 0 to recommend approval of the request for a Special Use Permit for the church expansion with the condition that the Church stripe over the existing parking spaces in the front yard setback to prohibit parking in this area.

Background

The surrounding property to the north and east of the site is residential, consisting of low and medium density residential development. The area to the west of the site is undeveloped University owned land. The Clark-Lindsay Village retirement community lies to the south. A vacant lot is located to the southwest and lies outside the City of Urbana.

In 1992, a Special Use Permit was granted under City Ordinance No. 9192-98 to allow the expansion of the church use and parking lot. This previous Special Use Permit was approved with several conditions that have generally been satisfied. The parking lot was expanded and paved according to the conditions, except that there are six parking spaces located in the required front yard. The Zoning Ordinance requires a fifteen foot front yard setback in an R-3 Zone. The church has indicated on the currently proposed site plan that it will paint over the spaces within the setback to indicate no parking in these areas.

For more information, please refer to the April 28, 2000 staff memorandum to the Plan Commission and to the minutes of the May 4, 2000 Plan Commission meeting. A corrected zoning map presented to the Plan Commission at their meeting that more clearly identifies surrounding zoning districts is attached.

Summary of Findings

1. The proposed addition is conducive to the public convenience because it will ease congestion within the church building.
2. The proposed addition would not pose a detriment to the district in which it is proposed to be located.
3. The existing parking lot encroaches into the front yard. However, the church has agreed to paint stripes over the spaces within the setback to indicate no parking in these areas.
4. The proposed addition is consistent with the Comprehensive Plan and zoning designations of the subject site and the surrounding area.
5. The proposed addition is compatible with the existing land use pattern of the subject site and the

surrounding area

6. The proposed addition meets with all setback and other requirements established by the Zoning Ordinance.

Options

The City Council has the following options with respect to this request.

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

For the reasons articulated above, the Plan Commission and staff recommend that the City Council **APPROVE** the requested special use permit with the **CONDITION** that the existing parking spaces in the front yard setback be striped over to indicate no parking.

Prepared by:

Tim Ross, Planner

Attachments: Proposed Ordinance to Approve Special Use Permit
Revised Zoning map
Minutes of the May 4, 2000 Plan Commission meeting

c: Urbana Assembly of God, Petitioners

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(to allow a 1,580 square foot addition, more or less, to the Urbana Assembly of God Church located at 2502 South Race Street - Plan Case No. 1742-SU-00)

WHEREAS, the subject property is zoned R-3, Single and Two-Family Residential and a church is allowed only as a Special Use in an R-3 zone.

WHEREAS, on June 1, 1992 City Ordinance number 9192-98 was approved to allow the expansion of The Urbana Assembly of God Church and parking lot with several conditions; and

WHEREAS, the conditions of the previous Special Use Permit have generally been satisfied; and

WHEREAS, the petitioner agrees to fully comply with all appropriate setback requirements, as set forth below in Section 1 herein; and

WHEREAS, the Urbana Assembly of God Church has petitioned the Urbana Plan Commission in Case No. 1742-SU-00 to consider a request for a special use permit to allow a 1,580 square foot addition, more or less, to the Urbana Assembly of God Church located at 2502 South Race Street; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on May 4, 2000 concerning the petition filed by the petitioner in Plan Case No. 1742-SU-00; and

WHEREAS, on May 4, 2000, the Urbana Plan Commission voted 6 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 as outlined in Section 1 herein; and

WHEREAS, the 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, and with the general intent of that 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 expansion of the Urbana Assembly of God Church with the condition that all existing parking spaces currently within the required

front yard setback be striped over to prohibit parking in these areas.

LEGAL DESCRIPTION:

Lot "B" In Ennis Ridge Eleventh Subdivision, And The North Sixty (60) Feet Of Tract "C" In Ennis Ridge Eleventh Subdivision, A Subdivision In Champaign County, Illinois, As Per Plat Recorded In Plat Book "S" At Page 5 In The Recorder's Office Of Champaign County, Illinois.

And Also:

The South 40 Feet Of Tract "C" Of Ennis Ridge Eleventh Subdivision, Champaign County, Illinois, As Per Plat Recorded In Plat Book "S" At Page 5 In The Recorder's Office Of Champaign County, Illinois, And Commencing At The Southwest Corner Of Said Tract "C", Thence West 40 Feet To The Centerline Of The Race Street Road, Thence South Along The Centerline Of Said Road A Distance Of 52 Feet, Thence East And On A Line Parallel With The South Line Of Said Tract "C" To A Point Which Is 52 Feet South Of The Southeast Corner Of Said Tract "C", Thence North 52 Feet To The Southeast Corner Of Said Tract "C", Thence West Along The South Line Of Tract "C" To The Place Of Beginning, All In Section 20, Township 19 North, Range 9 East Of The Third Principal Meridian, In Champaign County, Illinois.

And Also:

Commencing At The Southwest Corner Of The Southeast Quarter Of Section 20, Township 19 North, Range 9 East Of The Third Principal Meridian, Thence North Along The West Line Of The Southeast Quarter Of Said Section 20, 318.63 Feet To A Point 40 Feet West Of The Southwest Corner Of Tract "C" Of Ennis Ridge Eleventh Subdivision, Thence East Along Said South Line Of Tract "C" Extended West And The South Line Of Said Tract "C", 435.6 Feet To The West Line Of University Downs Fourteenth Subdivision, Then South Along Said West Line, 318.63 Feet To The South Line Of Said Southeast Quarter Of Section 20, Thence West Along The South Line Of Said Southeast Quarter Of Section 20, 435.6 Feet To The Place Of Beginning, Except The North 52 Feet Thereof, Which Exception Was Conveyed In Document No. 74r 13085, Recorded In Recorder's Office Of Champaign County, Illinois, September 16, 1974, In Book 1039, Page 475, In Champaign County, Illinois.

Except:

Beginning At The Southwest Corner Of Tract "C" Of Ennis Ridge Eleventh Subdivision; Thence Southerly Along A Line Parallel With The North-South Quarter Section Line Of Said Section 20, 52 Feet; Thence Westerly 20.00 Feet To The Existing East Right-Of-Way Line Of Race Street; Thence Northerly Along Said East Right-Of-Way Line 52 Feet; Thence Easterly 20.00 Feet To

The Point Of Beginning. The Above Described Tract Of Land Contains 0.0239 Acres, More Or Less.

And Also Except:

A Part Of The Southeast Quarter Of Section 20, Township 19 North, Range 9 East Of The Third Principal Meridian, Champaign County, Illinois, Which Is More Particularly Described As Follows:

Beginning At A Stone At The South Quarter Section Corner Of Said Section 20; Thence N 0° 00' 00" E (An Assigned Bearing) Along The North-South Quarter Section Line Of Said Section 20, 318.63 Feet To The Southwest Corner Of Ennis Ridge Eleventh Subdivision; Thence Easterly Along The South Line Of Said Subdivision, 40.00 Feet To The Existing Right-Of-Way Line Of Race Street; Then S 0° 00' 00" E, 52.00 Feet To A Point On The South Line Of A Parcel Of Land As Described By Warranty Deed Document #74r 13085 And Recorded On Page 475 Of Book 1039 In The Champaign County Courthouse, Urbana, Illinois, Said Point Is The True Place Of Beginning; Thence S 0° 00' 00" E, 177.13 Feet; Thence S 45° 00' 00" E, 56.67 Feet; Thence 89° 38' 42" E 355.90 Feet; Thence S 0° 21' 18" W, 30.00 Feet To The Existing North Right-Of-Way Line Of Windsor Road; Thence N 89° 38' 42" W Along Said North Right-Of-Way Line 415.72 Feet To The Existing East Right-Of-Way Line Of Race Street; Thence N 0° 00' 00" E Along Said East Right-Of-Way Line, 246.75 Feet; Thence Easterly, 20.00 Feet To The True Place Of

Beginning. The Above Described Tract Of Land Contains 0.404 Acres, More Or Less.

PERMANENT PARCEL #: 93-21-50-451-003, 004, 010, and 011

LOCATED AT: 2502 South Race Street

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 _____, _____.

Tod Satterthwaite, 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 _____, 2000, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled “AN ORDINANCE APPROVING A SPECIAL USE PERMIT (to allow a 1,580 square foot addition, more or less, to the Urbana Assembly of God Church located at 2502 South Race Street - Plan Case No. 1742-SU-00)” 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 _____, 2000, 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 _____, 2000.

C:\My Documents\Special Use Permits\UAG\su.uag.memocc.doc