



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce K. Walden, CAO

FROM: Elizabeth H. Tyler, AICP, Director

DATE: April 17, 2003

SUBJECT: Plan Case 1853-SU-03, Request by Gregory Place, LLC for a Special Use Permit for a mixed-use development known as the East Campus Commercial Center located on the west side of Gregory Place between Oregon Street and Nevada Street.

Introduction and Background

Gregory Place, LLC is requesting a Special Use Permit to establish a mixed-use development referred to as the 'East Campus Commercial Center' at 703 S. Gregory Place, 705 S. Gregory Place, 1101 W. Oregon Street, 1103 W. Oregon Street, and 1102 W. Nevada Street. The proposed development would consist of approximately 21,000 square feet of first floor commercial space and three upper-stories of one and two-bedroom apartments. The site is located in the CCD, Campus Commercial District Zoning District which allows both residential and commercial uses with the granting of a Special Use Permit.

The Urbana Plan Commission considered the case with a public hearing on April 10, 2003 and unanimously recommended the City Council to approve the request. For additional background information on the request, please refer to the attached staff memorandum to the Urbana Plan Commission dated April 4, 2003.

The following offers a brief timeline of the process for the East Campus Commercial Center:

November 2001 – The University of Illinois issues a Request for Proposals to develop the property on Gregory Place with a mixed-use, multi-story development to be called the East Campus Commercial Center.

December 2001 – The Urbana City Council adopts the CCD, Campus Commercial District Zoning District which encourages development similar to the East Campus Commercial Center in the East Campus area.

January 2002 – The Urbana Plan Commission conducts a public hearing on the rezoning of the property on Gregory Place from R-5, Multi-Family Residential to the new CCD District.

February 2003 – The Urbana City Council adopts minor text amendments to the CCD district in relation to the application of open space standards.

March 2003 – The University of Illinois Board of Trustees selects Gregory Place, LLC (also known as JSM Development) as the developer and approves the proposed design of the project.

April 2003 – The Urbana City Council approves two separate development agreements with both the Developer and the University. These agreements outline the details of tax revenues, relocation of metered parking, street vacation and other related matters.

April 2003 – The Urbana City Council approves the rezoning of the property which was tabled in January 2002.

April 10, 2003 – The Urbana Plan Commission conducts a public hearing on the proposed Special Use Permit for the development and unanimously recommends approval to the Council.

Should the Special Use Permit request be granted, the University intends to clear the site immediately and the developer will begin construction on the project in June. The project is expected to be completed by August 2004. Although the land will continue to be owned by the University, the development will be a private development owned and operated by Gregory Place, LLC.

Discussion

Proposed East Campus Commercial Center

The East Campus Commercial Center proposes a mixed-use development that will feature an urban style of architecture, massing and scale. The development will front on Gregory Place and will have a shallow setback in order to create a strong pedestrian feel similar to a development typically found in a downtown area. The development proposes approximately 21,000 square feet of leasable commercial space on the first floor. The exact layout of commercial spaces will depend on actual tenants to be signed in the near future. The first-floor commercial uses are expected to be marketed primarily to pedestrian traffic created from the campus and the immediate neighborhood. The project will also feature 42 one-bedroom and 54 two-bedroom apartments. The square footage of the apartments will range from approximately 450 square feet to 650 square feet. The residential units are expected to be marketed to students, faculty, staff and young professionals. The development also proposes 59 parking spaces to be provided underground. Site plans illustrating the apartment layout and the parking facilities are attached to this memorandum.

The attached staff memorandum to the Urbana Plan Commission offers further analysis of the proposed development and describes the proposed structure and design, site design, parking, and proposed uses.

Urbana Plan Commission Discussion

The minutes of the April 10, 2003 Urbana Plan Commission are also attached to this memorandum. In summary, the Plan Commission discussed the following major points:

Parking

There was general concern from one Commission member about parking demand that will be generated and the potential negative impacts to the area. It was noted that the Developer will be providing 59 parking spaces on site and has contractual arrangements with the University to provide the remainder of the required parking in the surface lot on the east side of Gregory Place.

Access

The Plan Commission discussed the plans to vacate Gregory Place and discussed the impact that could have on the development. It was noted by the University that the long-term intent is to mirror a Phase II development on the east side of Gregory Place and convert Gregory Place into a pedestrian plaza. A Phase II project would be coordinated with a planned parking garage in the vicinity as well. Members of the Commission commented that closing Gregory Place to traffic could have a negative impact to the business and that access and parking issues should be considered in any future Phase II plans. It was noted that the City and University have previously agreed to have Gregory Place vacated and that process will happen shortly. Even though Gregory Place will not be City right-of-way, it is expected to remain accessible to vehicles at least in the short term.

Scale and Massing

One Commissioner felt that the overall scale of the project was too intense for the surrounding land uses including the nearby residential uses and that provisions for landscaping need to be included.

Additional Conditions

The Plan Commission recommended to impose two additional conditions of approval to the recommended conditions drafted by staff. These conditions include:

- That the Developer provide landscaping as generally depicted in the site plan and that a landscape plan be reviewed by City staff.
- That prior to the issuance of a Certificate of Occupancy for any uses, it be demonstrated that the required number of parking spaces are provided and that evidence of a commitment of off-site parking by the University be submitted to City staff.

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 three primary criteria objectives related to the public convenience, the design and the conformance to applicable development standards. On April 10, 2003 the Urbana Commission considered the following criteria with staff's analysis:

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

The development is located in an area that has been transitioning to institutional uses for several years. The proposed East Campus Commercial Center will be conducive to the public convenience at this location because it will offer convenient residential opportunities in close proximity to the University of Illinois. The development will also offer commercial and retail services in the East Campus area which will be convenient for students, faculty, staff and the immediate neighborhood. The establishment of new commercial businesses will help replace some of the many businesses that have been lost in recent years due to University expansion.

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 East Campus Commercial Center will be designed with a mixed-use, urban-style layout with shallow setbacks. The concept is to construct a development that is of a pedestrian scale and encourages walk-up access. Nevertheless, the development will contain both on-site and off-site parking to serve residents and customers with cars. Further, the building will contain a strong architectural appeal not typically found in new private development. This is due to the Developer's requirement to adhere to the University of Illinois design standards. It is the opinion of staff that the development will not be injurious to the public welfare or the district in general.

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.*

The development is proposed to be constructed fully within the requirements of the Urbana Zoning Ordinance and the CCD, Campus Commercial District regulations. There are no variances or waivers requested along with the Special Use Permit.

Summary of Findings For Plan Case 1853-SU-03:

On April 10, 2003 the Urbana Plan Commission adopted the following findings:

1. The proposed East Campus Commercial Center will consist of a mixed-use commercial center built with an urban-style and campus feel. The development will consist of approximately 21,000 square feet of first floor commercial space, 96 one and two-bedroom apartments on the upper three floors and 59 on-site parking spaces underground.
2. The proposed East Campus Commercial Center project will foster new retail development in the east campus area which has seen a loss of such business and service establishments over the past 20 years. New retail development will be a benefit to the east campus area and the immediately surrounding neighborhood.

3. The proposed mixed-use development will be generally compatible with surrounding land uses including multi-family, institutional and commercial. The proposed East Campus Commercial Center is designed to offer services and residential opportunities primarily to users of the university but also to the surrounding neighborhoods.
4. The proposed development would be consistent with the University of Illinois master plan for the area.
5. The proposed use would be conducive to the public convenience at this location by offering commercial and residential opportunities in close proximity to the campus and surrounding neighborhoods.
6. The proposed development would not pose a detriment to the district in which it is proposed to be located. The traffic generated by visitors and residents is expected to be primarily pedestrian although parking is to be provided both on-site and off-site.
7. The proposed development meets all applicable standards and regulations of the district in which it is located.
8. The East Campus Commercial Center will serve as an example of smart growth planning by offering infill development within the City where existing infrastructure and city services can readily serve the development.
9. The East Campus Commercial Center will be a benefit to the City of Urbana by offering private, taxable development that will contribute to the revenues of the City.

Options

The City Council has the following options regarding Plan Case No. 1853-SU-03:

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

For the reasons articulated above, the Plan Commission and staff recommend that the City Council **APPROVE** the requested special use permit with the following **CONDITIONS**:

1. The Developer shall consult with City staff indicating the exact commercial uses that will be located within the commercial space. City staff shall confirm that the uses are permitted in the CCD district and that adequate parking is accommodated to satisfy the development regulations.

2. The development on the property be in substantial conformance with the attached Site Plan labeled as “Exhibit E”
3. The Developer shall provide landscaping as generally depicted in the site plan and that a landscape plan shall be reviewed by City staff including the City Arborist.
4. Prior to the issuance of a Certificate of Occupancy for any uses, it shall be demonstrated that the required number of parking spaces are provided and evidence of a commitment of off-site parking by the University shall be submitted to City staff.

Prepared by:

Rob Kowalski, Planning Manager

Attachments: Draft Ordinance to Approve Special Use Permit
 Site Plan
 Minutes of the April 10, 2003 Plan Commission meeting
 Staff Memorandum to the Urbana Plan Commission dated April 4, 2003

c: Scott Kunkel, Gregory Place, LLC
 April Getchius, University of Illinois

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(to allow a mixed use development known as the 'East Campus Commercial Center' in the CCD, Campus Commercial District located on the west side of Gregory Place between Oregon Street and Nevada Street - Plan Case No. 1853-SU-03)

WHEREAS, the subject properties, 703 S. Gregory Place, 1101 W. Oregon Street, 1003 W. Oregon Street, and 1102 W. Nevada Street, is zoned CCD, Campus Commercial District and a mixed-use development with commercial and residential uses is allowed only as a Special Use in the CCD zone.

WHEREAS, Gregory Place, LLC has petitioned the Urbana Plan Commission in Case No. 1853-SU-03 to consider a request for a special use permit a four-story mixed-use development called the 'East Campus Commercial Center' at said location; and

WHEREAS, the attached site plan in Exhibit "A" for the East Campus Commercial Center proposes approximately 21,000 square feet of leasable commercial space on the first level and 96 one and two-bedroom residential dwelling units on three upper stories, as well as 59 underground parking spaces; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on April 10, 2003 concerning the petition filed by the petitioner in Plan Case No. 1853-SU-03; and

WHEREAS, on April 10, 2003, 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 conditions as outlined in Section 1 herein; 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, 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, 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 mixed-use center with commercial and residential uses at 703 S. Gregory Place, 1101 W. Oregon Street, 1003 W. Oregon Street, and 1102 W. Nevada Street with the following conditions upon approval:

1. The Developer shall consult with City staff indicating the exact commercial uses that will be located within the commercial space. City staff shall confirm that the uses are permitted in the CCD district and that adequate parking is accommodated to satisfy the development regulations.

2. The development on the property be in substantial conformance with the attached Site Plan labeled as "Exhibit A"
3. The Developer shall provide landscaping as generally depicted in the site plan and that a landscape plan shall be reviewed by City staff including the City Arborist.
4. Prior to the issuance of a Certificate of Occupancy for any uses, it shall be demonstrated that the required number of parking spaces are provided and evidence of a commitment of off-site parking by the University shall be submitted to City staff.

LEGAL DESCRIPTION:

703 S Gregory Place

The North 37 Feet of the South 75 Feet of Lot 27 and the East 10 Feet of the North 37 Feet of the South 75 Feet of Lot 26 in the University Addition to Urbana, as per plat recorded in Book "B" at Page 18, together with easement of ingress and egress over and across the East 10 Feet of Lot 26 of said University Addition to Urbana as delineated in instrument recorded in Miscellaneous Record 11 at Page 369 as Document 78840, situated in Champaign County, Illinois. PIN Number 93-21-18-277-019

705 S. Gregory Place:

The South 38 Feet of Lot 27 and the South 38 Feet of the East 10 Feet of Lot 26, together with an easement for driveway purposes only to Oregon Street over and across the West 7 Feet of the East 13 1/2 Feet of said Lot 26, all in the University Addition to Urbana, as per plat recorded in Book "B" at Page 18, situated in Champaign County, Illinois. PIN Number 93-21-18-277-020

1101 W. Oregon:

The north 82 feet of Lot 27 and the east 10 feet of the north 82 feet of Lot 26 in University Addition to the City of Urbana, Champaign County, Illinois. PIN Number 93-21-18-277-017.

1103 W. Oregon:

The West Fifty-five (55) feet of Lot 26 of the University Addition to the City of Urbana, County of Champaign. PIN Number 93-21-18-277-018.

1102 W. Nevada:

Lot Ten (10) of Forestry Heights Addition to the City of Urbana, as per plat recorded in plat Book "B" at Page 190, situated in the City of Urbana, in the County of Champaign, and State of Illinois, except that part deeded to the City of Urbana, Illinois for street. PIN Number 93-21-18-277-022.

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 _____, 2003.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this ____ day of _____, 2003.

Tod Satterthwaite, Mayor



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Rob Kowalski, AICP, Planning Manager

DATE: April 4, 2003

SUBJECT: Plan Case 1853-SU-03, Request by Gregory Place, LLC for a Special Use Permit for a mixed-use development known as the East Campus Commercial Center located on the west side of Gregory Place between Oregon Street and Nevada Street.

Introduction

Gregory Place, LLC is requesting a Special Use Permit to establish a mixed-use development referred to as the 'East Campus Commercial Center' at 703 S. Gregory Place, 705 S. Gregory Place, 1101 W. Oregon Street, 1103 W. Oregon Street, and 1102 W. Nevada Street. The proposed development would consist of approximately 21,000 square feet of first floor commercial space and three upper-stories of one and two-bedroom apartments.

Background

Project History

In November 2001 the University of Illinois issued a Request for Proposals to develop the property they own on Gregory Place. Coinciding with the University review of development proposals, City staff proposed a text amendment to create a new zoning district called the CCD, Campus Commercial District. The new district was intended to allow for the establishment of new commercial and mixed-use developments in this area of campus where many commercial developments have been lost in recent years. In January 2002 the Plan Commission recommended approval, and the Urbana City Council adopted the new district. Also in January 2002, the Plan Commission recommended approval of a rezoning of the property for the East Campus Commercial Center to the new district. The City Council tabled consideration of the rezoning pending information regarding the assessment and taxation of the proposed development considering that the land would be leased from the University.

Since January 2002 the City of Urbana, the University of Illinois, and Gregory Place, LLC (JSM Development) have negotiated development agreements that outline how the project will the

developed and ultimately taxed. The development agreements essentially derive a taxation formula that will be applied for the new facility that will tax it comparably to any other private development on privately owned property. In March 2003 the City Council was presented with the draft development agreements and on April 7, 2003 the Council will complete consideration of the rezoning request and the development agreements.

Once the rezoning and development agreements are complete, the final step for the Developer is to request a Special Use Permit for the site plan. Should the Special Use Permit request be approved by the Plan Commission and City Council, the developer intends to start construction of the project on June 2, 2003.

Description of the Site & Surrounding Area

The site currently consists of six parcels of property totaling approximately 30,000 square feet and contains a metered parking lot, an apartment building, and vacant property. The east campus area contains a strong mix of land uses. Surrounding the site are multi-family residential uses to the west, parking and multi-family residential uses to the east, institutional uses to the north and south. The area also contains a mix of zoning classifications. The site is surrounded by primarily multi-family residential and institutional zoning. There is commercial zoning in the immediate vicinity as well.

COMPREHENSIVE PLAN DESIGNATION, ZONING, AND LAND USE TABLE

Direction	Comprehensive Plan	Zoning	Land Uses
Site	Institutional	R-5, Multi-Family Residential <i>(Expected to be rezoned to CCD, Campus Commercial District Zoning District at the 4/7/03 City Council meeting)</i>	Residential, Parking Lot, Vacant
North	Institutional	CRE, Conservation, Recreation, Education	Institutional
East	Institutional	R-5, Multi-Family Residential	Residential, Parking
South	Institutional	CRE, Conservation, Recreation, Education	Institutional
West	Institutional	R-5, Multi-Family Residential R-7, University Residential	Residential

Discussion

Proposed East Campus Commercial Center

The East Campus Commercial Center proposes a mixed-use development that will feature an urban style of architecture, massing and scale. The development will front on Gregory Place and will have a shallow setback in order to create a strong pedestrian feel similar to a development typically found in a downtown area. The development proposes approximately 21,000 square feet of leasable commercial space on the first floor. The exact layout of commercial spaces will depend on actual tenants to be signed in the near future. The first-floor commercial uses are expected to be marketed primarily to pedestrian traffic created from the campus and the immediate neighborhood. The project will also feature 42 one-bedroom and 54 two-bedroom apartments. The square footage of the apartments will range from approximately 450 square feet to 650 square feet. The residential units are expected to be marketed to students, faculty, staff and young professionals. The development also proposes 59 parking spaces to be provided underground. Site plans illustrating the apartment layout and the parking facilities are attached to this memorandum.

Structure and Design

Although the project is a private development, the developer will be leasing the property from the University of Illinois. The University has established specific campus design guidelines that will dictate the design of the structure. This design includes an “old campus” brick and a repeating eyebrow arch motif at the commercial portico and residential balconies. The roof will consist of slate-like fiberglass shingles at 6:12 and 12:12 pitches. Elevation renderings are attached to this memorandum.

Site Design

The structure will occupy the majority of the parcel. The CCD, Campus Commercial District requires minimal setbacks in order to achieve the goal of an urban style of development. The CCD District requires a setback of six feet for the front yard, and a setback of five feet for the side and rear yards. In this case, the development is setback from the Oregon Street and Gregory Place right-of-way by six feet. The purpose of this shallow setback is to have the commercial uses directly on the sidewalk to encourage pedestrian walk-up traffic. The structure will be setback five feet on the west property lines and twenty feet along the northern property line of the Sigma Delta Tau Sorority House to the south. The development will also be approximately 45 feet from the southern property line along Nevada Street. This area will occupy primarily the driveway entrance to the underground parking.

In February the Plan Commission and City Council approved an additional text amendment to the CCD, Campus Commercial District that allowed open space to be provided in areas other than the ground level and as non-permeable areas such as courtyards, plazas, terraces, etc. The development proposes the majority of the open space to be provided as an open courtyard on rooftop of the first floor commercial space. The courtyard would be accessible to all residential units in the development.

Parking

The development will provide 59 underground parking spaces. The CCD, Campus Commercial District specifies parking requirements by use. Residential uses require .75 spaces per bedroom although no dwelling unit shall have less than one parking space. The parking requirements for commercial uses vary slightly depending on the use. In general, one space per 500 square feet is required for most retail businesses uses. This would place a requirement of 165 parking spaces required for the entire development. Since the development will be short approximately 106 parking spaces, an agreement has been reached between the Developer and University to reserve these spaces in the surface parking lot on the east side of Gregory Place. The agreement also specifies that additional spaces could be reserved as demand warrants. It is anticipated that the majority of the underground spaces will be used for residential tenant parking. The Urbana Zoning Ordinance permits off-site parking provided that it is within 600 feet of the development.

Proposed Uses

At this time the Developer does not have a committed list of businesses that will occupy the commercial space. Once the review process is complete, the Developer will begin a marketing and leasing campaign to attract businesses. The type of businesses contracted will determine the size and configuration of spaces within the first floor of the building. Nevertheless, the Developer has identified a list of potential retail uses that could occupy the commercial space. This list is attached to this memorandum as part of the original application. The CCD district identifies a range of business uses that are permitted. This list submitted with the application essentially matches the list of uses that are permitted in the district. Consideration of the Special Use Permit should assume that any of the permitted businesses could potentially occupy the commercial space and that these uses could change over time. Any new use proposed in the development subsequent to the granting of a Special Use Permit would be required to be a use that is permitted in the CCD district. As specific uses are proposed, staff will be responsible for ensuring that they are uses permitted in the district and that they appropriate number of parking spaces is provided for those uses.

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 development is located in an area that has been transitioning to institutional uses for several years. The proposed East Campus Commercial Center will be conducive to the public convenience at this location because it will offer convenient residential opportunities in close proximity to the University of Illinois. The development will also offer commercial and retail services in the East Campus area which will be convenient for students, faculty, staff and the immediate neighborhood. The establishment of new commercial businesses will help replace some of the many businesses that have been lost in recent years due to University expansion.

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 East Campus Commercial Center will be designed with a mixed-use, urban-style layout with shallow setbacks. The concept is to construct a development that is of a pedestrian scale and encourages walk-up access. Nevertheless, the development will contain both on-site and off-site parking to serve residents and customers with cars. Further, the building will contain a strong architectural appeal not typically found in new private development. This is due to the Developer's requirement to adhere to the University of Illinois design standards. It is the opinion of staff that the development will not be injurious to the public welfare or the district in general.

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.*

The development is proposed to be constructed fully within the requirements of the Urbana Zoning Ordinance and the CCD, Campus Commercial District regulations. There are no variances or waivers requested along with the Special Use Permit.

Consideration

The Plan Commission shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the special use permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and 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.

In addition, the Plan Commission shall make a recommendation to the City Council for or against the proposed special use, and may also recommend such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;

6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting;
8. Any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings For Plan Case 1853-SU-03:

1. The proposed East Campus Commercial Center will consist of a mixed-use commercial center built with an urban-style and campus feel. The development will consist of approximately 21,000 square feet of first floor commercial space, 96 one and two-bedroom apartments on the upper three floors and 59 on-site parking spaces underground.
2. The proposed East Campus Commercial Center project will foster new retail development in the east campus area which has seen a loss of such business and service establishments over the past 20 years. New retail development will be a benefit to the east campus area and the immediately surrounding neighborhood.
3. The proposed mixed-use development will be generally compatible with surrounding land uses including multi-family, institutional and commercial. The proposed East Campus Commercial Center is designed to offer services and residential opportunities primarily to users of the university but also to the surrounding neighborhoods.
4. The proposed development would be consistent with the University of Illinois master plan for the area.
5. The proposed use would be conducive to the public convenience at this location by offering commercial and residential opportunities in close proximity to the campus and surrounding neighborhoods.
6. The proposed development would not pose a detriment to the district in which it is proposed to be located. The traffic generated by visitors and residents is expected to be primarily pedestrian although parking is to be provided both on-site and off-site.
7. The proposed development meets all applicable standards and regulations of the district in which it is located.
8. The East Campus Commercial Center will serve as an example of smart growth planning by offering infill development within the City where existing infrastructure and city services can readily serve the development.
9. The East Campus Commercial Center will be a benefit to the City of Urbana by offering private, taxable development that will contribute to the revenues of the City.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case No. 1853-SU-03:

- a. forward the case to City Council with a recommendation for approval of the Special Use Permit request as presented on the attached application without any additional conditions.
- b. forward the case to City Council with a recommendation for approval of the Special Use Permit request, as presented on the attached application, with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.
- c. forward the case to City Council with a recommendation for denial of the request for a Special Use Permit.

Staff Recommendation

In Plan Case 1853-SU-03,

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission recommend **approval** of the proposed special use in Plan Case No. 1853-SU-03 as presented to the Urbana City Council, for the reasons articulated above with the following **conditions**:

1. The Developer shall consult with City staff indicating the exact commercial uses that will be located within the commercial space. City staff shall confirm that the uses are permitted in the CCD district and that adequate parking is accommodated to satisfy the development regulations.
2. That the development on the property be in substantial conformance with the attached Site Plan labeled as Exhibit "E".

Attachments: Exhibit "A"; Location Map
Exhibit "B"; Zoning Map
Exhibit "C": Existing Land Use Map
Exhibit "D": Future Land Use Map
Exhibit "E"; Aerial Photograph
Exhibit "F"; CCD, Campus Commercial District Regulations
Exhibit "G": Special Use Permit Application and Site Plan Maps

- c: April Getchius, University of Illinois
Scott Kunkel, Gregory Place, LLC

Steve Hartman, Gregory Place, LLC