



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: May 13, 2004

SUBJECT: Plan Case No. 1893-M-04: Request to rezone a portion of 502, 504, 506 and 602 South Glover Street from the IN, Industrial Zoning District to the R-4, Multi-Family Residential Zoning District.

Introduction & Background

Campus Towne Development / RJ Cooke has requested a rezoning on a portion of four separate properties they own at the above referenced addresses. The property is located on the east side of Glover Street approximately 477 feet south of Stout Street and approximately 310 feet north of Oregon Street. The site is in the 500 block of South Glover Street and includes parts of four parcels that currently contain mini warehouses, a small office building, a single-family house and vacant land.

502, 504 and 602 South Glover Street are excessively large parcels that run approximately 500 feet deep from Glover Street to the Railroad property to the east. 506 South Glover is a small lot fronting on Glover Street that contains a small single-family home. 506 South Glover Street is currently zoned R-4.

On May 6, 2004 the Urbana Plan Commission conducted a public hearing to consider the request and recommended by a vote of 7-0 that the Urbana City Council approve the rezoning. For further information on the hearing, please refer to the staff memorandum to the Plan Commission dated April 30, 2004 as well as the minutes of the meeting attached to the memorandum.

Issues and Discussion

The petitioner intends to replat all four parcels into two. The new 1.2-acre parcel zoned R-4 would be developed with row-house style apartment buildings. A preliminary site plan indicates three separate buildings with a total of 14 units. The remainder of the replatted property would

consist of a “flag lot” shaped parcel that would have frontage on Glover Street with the majority of the property behind the new apartments. This land would remain zoned industrial and would be fully developed with self-storage, mini-warehouses. The majority of this property is currently developed with self-storage warehouses.

Glover Street has a mix of residential and industrial land uses along it. The west side of the street has mostly single family residential houses north of Oregon Street while the east side has a mix of industrial and residential, uses as well as a fair amount of vacant land. The existing industrial zoning and land uses on the east side of Glover Street in many respect conflicts with the overall land use pattern of the neighborhood. The industrial zoning and remaining industrial uses are perhaps a relic of when this area was considered to be more desirable for industrial development. Although one of Urbana’s largest industrial uses, Solo Cup, is located to the east of the site, the area is likely undesirable for new industrial development considering the fact that it does not have proximity to primary roadways and that there are potential conflicts with adjacent residential uses.

In reviewing the existing zoning in the area, the potential impact to the immediate area, and the LaSalle National Bank Criteria, staff feels the rezoning from IN, Industrial to R-4, Multi-Family Residential is justified in this case.

Summary of Staff Findings

On May 6, 2004, the Urbana Plan Commission adopted the following findings and recommended approval of the requested rezoning to the Urbana City Council.

1. The proposed rezoning is consistent with the 1982 Comprehensive Plan that identifies the subject area and surroundings to the north and south as a future location for medium-density residential housing.
2. The existing industrial zoning is less economically viable than in previous years. Economic factors such as the shift from rail access dependence to surface transportation has greatly impacted the appropriateness of the industrial zoning designation of the site.
3. The proposed R-4, Medium Density Multiple Family zoning represents a downzoning from the existing IN, Industrial zoning classification and will result in elimination of a number of potentially incompatible land uses that are permitted in the IN, Industrial zoning district.
4. The proposed downzoning to the R-4, Medium Density Multiple Family zoning district would allow for the residential development of the property which would be a benefit to the community and contribute to the tax revenues of the city.

5. The proposed R-4, Medium Density Multiple Family zoning district for the subject site would be consistent with the current residential development in the vicinity of the site.
6. The proposed rezoning would not be detrimental to the public health, safety or general welfare and would be a benefit to the public because it will create the opportunity for residential uses in close proximity to downtown Urbana.
7. The proposed rezoning appears to generally meet the LaSalle Case criteria.

Options

The City Council has the following options. In Plan Case 1893-M-04, the City Council may:

- a. Approve the rezoning from IN, Industrial to R-4, Multi-Family Residential.
- b. Deny the rezoning from IN, Industrial to R-4, Multi-Family Residential.

Staff Recommendation

Based on the evidence presented in the discussion above, staff concurs with the Plan Commission decision on May 6, 2004 and recommends **approval** of Plan Case No. 1893-M-04.

Attachments: Proposed Ordinance
 Location Map
 Zoning Map
 Aerial Map
 Proposed Multi-Family Development Site Plan
 Minutes of May 6, 2004 Plan Commission meeting

Cc: Brett Stillwell, Architectural Spectrum

Prepared By:

Rob Kowalski, Planning Manager

ORDINANCE NO. 2004-05-056

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS

(Rezoning for approximately 1.2 acres of property situated at 506 South Glover Street and a portion of 502, 504 and 602 South Glover Street from the IN, Industrial Zoning District to the R-4, Multi-Family Medium Density Residential Zoning District - Plan Case 1893-M-04)

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on May 6, 2004 concerning the petition filed by the petitioner in Plan Case No. 1893-M-04; and

WHEREAS, the requested rezoning is consistent with the goals and objectives of the 1982 City of Urbana Comprehensive Plan, as amended; and

WHEREAS, the Urbana Plan Commission voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the properties herein described below from IN, Industrial to R-4, Multi-Family Medium Density Residential; and

WHEREAS, the findings of the Plan Commission indicate that approval of the rezoning request 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. The Zoning Ordinance and Zoning Map of the City of Urbana, Illinois, are herewith and hereby amended to change the zoning classification

of the following described area from IN, Industrial to R-4, Multi-Family Medium Density Residential.

LEGAL DESCRIPTION:

The North 210 feet of the West 250 feet of Lots 8,9, and 10 in A.J. Hartle's First Subdivision, as recorded in Plat Book F, Page 87 in the Champaign Recorder's Office, being situated in the City of Urbana, Champaign County, Illinois.

LOCATED AT: Portion of 502, 504, 506 and 602 South Glover 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 _____, 2004.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2004.

Tod Satterthwaite, Mayor

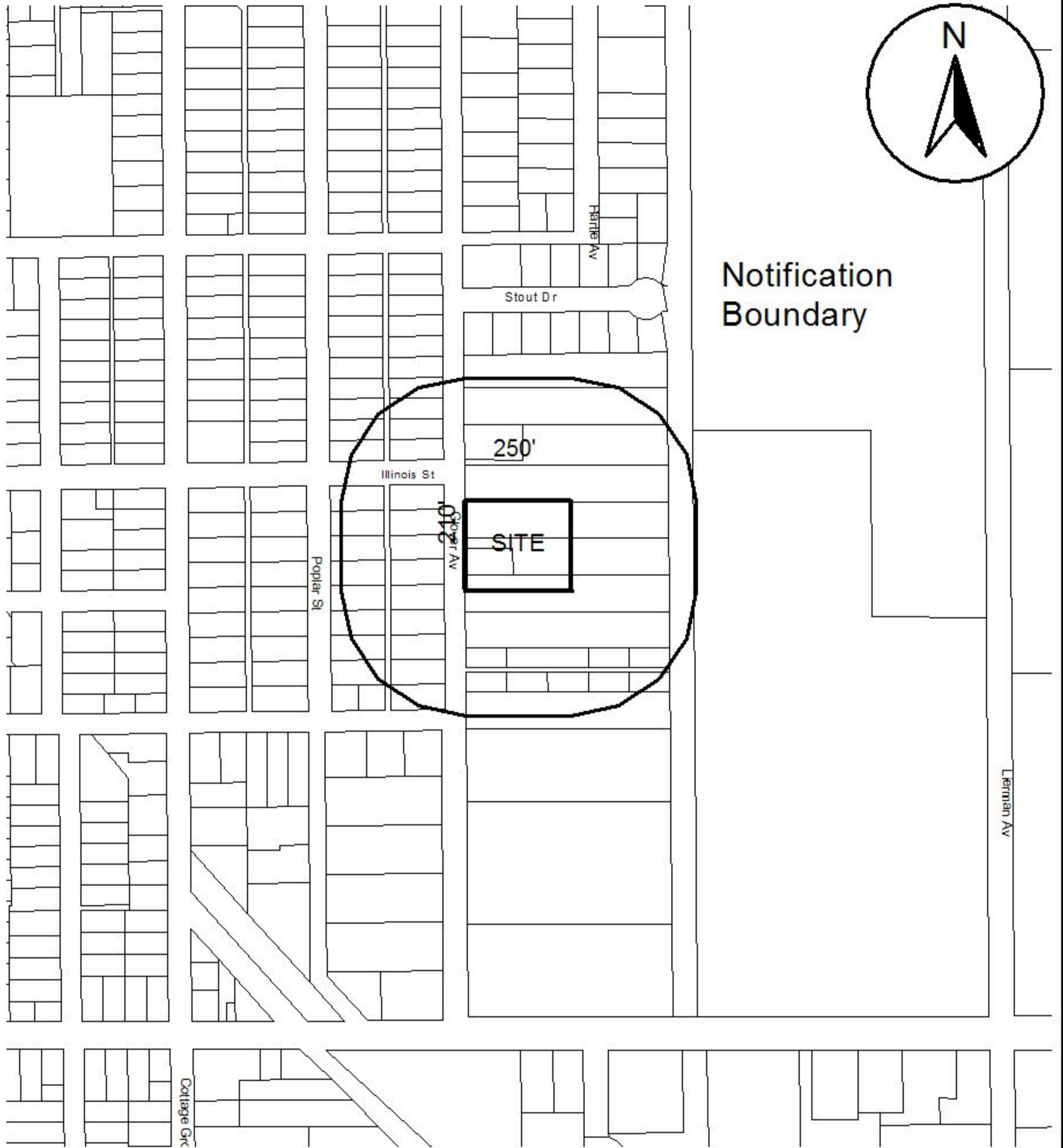
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

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 _____, 2004, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS (Rezoning for approximately 1.2 acres of property situated at 506 South Glover Street and a portion of 502, 504 and 602 South Glover Street from the IN, Industrial Zoning District to the R-4, Multi-Family Medium Density Residential Zoning District - Plan Case 1893-M-04)" 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 _____, 2004, 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 _____, 2004.

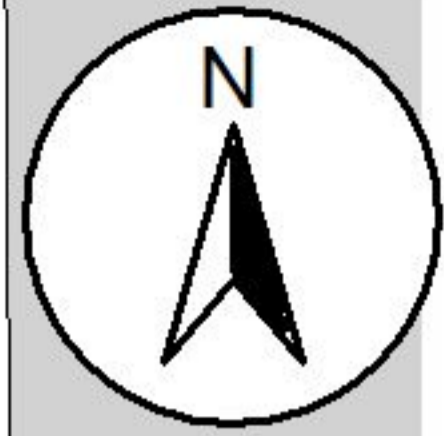
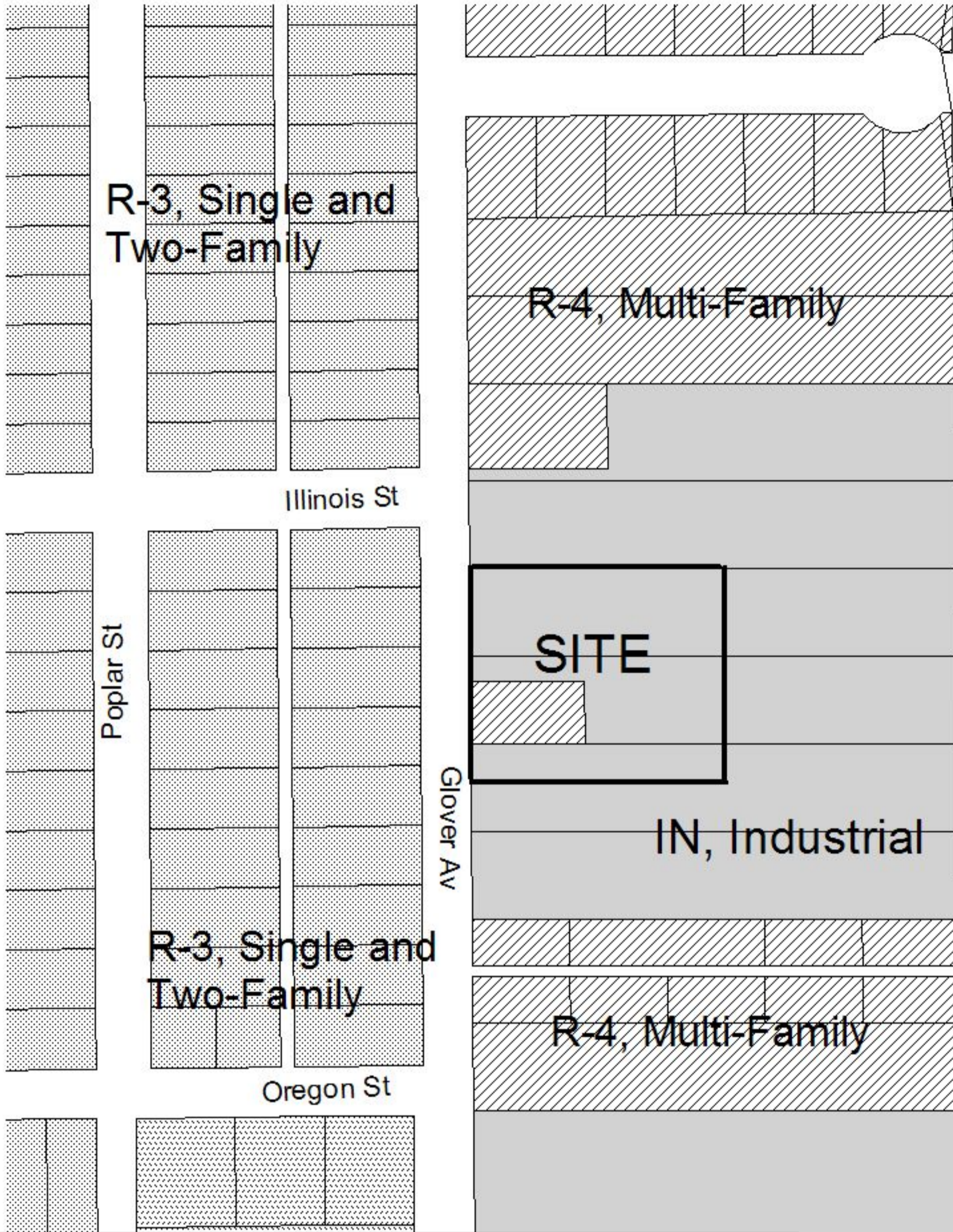
Exhibit "A" Location Map



Plan Case: 1893-M-04
Petitioner: Campus Town Development Group
Portion of 502, 504, 506 and 602 South Glover Street
Rezone from IN to R-4

 Subject Property

Exhibit "B": Zoning Map



Plan Case: 1893-M-04
Petitioner: Campus Town Development Group
Portion of 502, 504, 506 and 602 South Glover Street
Rezone from IN to R-4

Prepared by Community Development Services - rgk

Aerial Map Case No. 1893-M-04 Glover Street Rezoning IN to R-4

Applicant: Campus Towne Development Group
RJ Cooke / 202-5391

Request: Rezone a 250-foot by 210-foot area on portions of 502, 504, 506 and 602 South Glover Street from IN, Industrial to R-4, Multi-Family Residential.

A future proposed development is to raze the existing house at 506 South Glover Street and the existing Glover Street Warehouse office building at 602 South Glover Street for the development of apartments.

Note: The lots involved will need to be replatted so a separate lot exists for the multi-family development and a separate lot exists for the mini-warehouses. Access to the multi-family development will be from Glover Street. Access to the mini-warehouse lot will be from the existing access point on Glover Street.



Map prepared by RGK,
City of Urbana
Map to exactly to scale

