



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### **m e m o r a n d u m**

**TO:** Laurel Lunt Prussing, Mayor

**FROM:** Elizabeth H. Tyler, FAICP, Director, Community Development Services

**DATE:** August 28, 2008

**SUBJECT:** Plan Case No. 2084-SU-08: A request by Faith Community Church for a Special Use Permit to allow for the construction of an accessory building on an existing church property located at 2111 North Willow Road in the R-1, Single-Family Residential Zoning District.

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### **Introduction and Background**

Faith Community Church is requesting a Special Use Permit to allow for the construction of an accessory building on the existing church property. The church property consists of three parcels totaling approximately 8.78 acres. The property is located southwest of the intersection of North Willow Road and East Kenyon Road. There is an existing church facility and associated parking lot currently on the property. The address for Faith Community Church is 2111 North Willow Road. The proposed accessory building is to be built on the portion of the church property specifically addressed as 2105 North Willow Road.

In July of 2008, the Faith Community Church property was annexed into the City of Urbana because a connection to the public sewer was needed to construct the proposed accessory building. The property was zoned R-1, Single Family Residence in Champaign County; and therefore was automatically zoned as R-1, Single Family Residential when it was annexed into the City. Under the Champaign County R-1 Zoning District, churches are permitted by right. Under the R-1 Zoning District of the City of Urbana, churches are allowed only as a special use. The existing church use is considered to be legally nonconforming under the City of Urbana Zoning Ordinance and therefore does not require a Special Use Permit to continue to operate. A special use permit is however required to allow for the expansion of a church use on the church parcel known as 2105 North Willow Road.

At their August 21, 2008 meeting, the Urbana Plan Commission voted 6 ayes and 0 nays to recommend that City Council approve the proposed Special Use Permit in Plan Case No. 2084-SU-08 with three conditions as provided in the Discussion section of this memo.

### **Adjacent Land Uses and Zoning Designations**

Kenyon Road and Interstate 74 are to the north of the subject property. The properties north of I-74 lie within the City Limits of Urbana and are occupied and zoned for commercial and industrial uses. The properties to the immediate east, west and south, which are outside of the City Limits, are residential in nature and are zoned by Champaign County as R-1, Single Family Residence.

Following is a summary of zoning and land uses for the subject site and surrounding property:

<b>Location</b>	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Comprehensive Plan Future Land Use</b>
Site	R-1, Single Family Residential (City)	Church	Residential
North	B-3, General Business IN – Industrial (City)	APL, Thermal Solutions, Reynolds Towing	Regional Business
South	R-1, Single Family Residence (County)	Single-Family Dwellings	Residential
East	R-1, Single Family Residence (County)	Single-Family Dwellings	Residential
West	R-1, Single Family Residence (County)	Single-Family Dwellings	Residential

**Comprehensive Plan**

The 2005 City of Urbana Comprehensive Plan designates the future land use for the subject property and surrounding property as “Residential”. The plan defines Residential as:

*“Residential areas contain primarily single-family residential housing but may also include a variety of compatible land uses such as duplexes, town homes, civic uses, institutional uses, and parks where zoning is appropriate. Residential areas can have different physical patterns of development.”*

The requested Special Use Permit is to expand the existing Faith Community Church. The “Residential” future land use designation indicates that institutional uses may be included in residential areas and are compatible uses. Therefore, the proposed accessory building may be considered to be compatible with the Comprehensive Plan designation for the site.

**Discussion**

The petitioner is proposing to construct an approximately 5,000 square foot accessory building. The building will be located southwest of the existing church within a portion of the site that is currently used for parking. The accessory building will be a family activity center that will be used for events such as weddings, funerals, and other church activities such as Sunday school classes.

The subject property was developed as a church facility in 1974, and has continued as such since then. The subject property was annexed to the City of Urbana in July of this year. Annexation to the City was required because a connection to the public sewer was needed to construct the proposed accessory building. Upon annexation, the subject property was zoned R-1, Single Family Residential. Churches are only allowed by a Special Use Permit in the R-1 Zoning District. Since the property was developed under the regulations and jurisdiction of Champaign County, it is considered legally nonconforming now that the property is within the corporation limits of the City.

The petitioner has submitted a site plan that is attached as Exhibit D. The site plan in Exhibit D is a revised site plan that was submitted just prior to the Plan Commission meeting on August 21, 2008. The revised

site plan shows that the two existing access points from Willow Road to the existing church site will remain. Additional parking as well as screening will be required as part of the proposal. The proposed accessory building is to be constructed in the existing parking area and therefore will eliminate some existing parking spaces. The petitioner will be required to provide additional parking spaces to compensate for the spaces that will be eliminated by the construction of the accessory building. No new parking is required other than that which is to replace what is lost as a result of the construction of the accessory building.

The revised site plan shows the addition of approximately 65 feet of new pavement to the west of the existing parking lot to provide for the additional parking required. Since new pavement is proposed, the proposed addition to the parking area will need to meet the requirements of the Urbana Zoning Ordinance and civil engineering construction drawings for the addition will need to be submitted. In addition, screening, per Section VIII-3.F will need to be provided along the southerly portion of the parking area since there are adjacent residential uses. Both the parking and the screening will be required as a condition of the Special Use Permit.

At their August 21, 2008 meeting, the Urbana Plan Commission voted 6 ayes and 0 nays to recommend that City Council approve the proposed Special Use Permit with the following three conditions:

1. The proposed development shall be constructed in general conformance to the revised site plan.
2. Screening shall be provided along the southerly boundary of the proposed parking lot to screen the parking from adjacent residential properties. The screening shall be reviewed and approved by the Zoning Administrator and the City Arborist.
3. Additional parking shall be provided that is equal to the amount of parking that is eliminated by the construction of the proposed accessory building.

### **Consideration**

Per Section VII-4 of the Urbana Zoning Ordinance, "City Council may impose any conditions or requirements, including but not limited to those recommended by the Plan Commission, which it deems appropriate or necessary in order to accomplish the purposes of this Ordinance".

### **Requirements for a Special Use Permit**

According to Section VII-4 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 proposed accessory building for the Faith Community Church is conducive to the public convenience at the location of the subject property. The church has occupied the subject property since it was first developed in 1974. The current use of the site as a church is consistent with the Comprehensive Plan land use designation as "Residential" for the subject property. Per the Comprehensive Plan definition for the "Residential" land use category, churches are compatible uses with single-family homes, with which the surrounding property is developed.

- 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 or detrimental to the public welfare.*

The proposed use will not be injurious to the public welfare. The church use is compatible with the surrounding single-family uses. The petitioner has indicated that the events that are proposed to be held in the new accessory building are currently held in the existing church facility. A new building is proposed because there is no kitchen or adequate open area in the existing church for events such as wedding receptions and funeral dinners. In addition, screening will be installed to minimize the impact of the parking lot on the adjacent residential uses.

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 part of the development, screening will be required along the southerly boundary of the parking area to provide for a screen between the parking lot and the adjoining residential uses. In addition, additional parking will be provided to compensate for the parking that is eliminated by the construction of the accessory building.

## **Summary of Findings**

1. The petitioner is proposing to construct an accessory building on the subject property currently occupied by the Faith Community Church. The accessory building will be used for events such as wedding receptions and funeral dinners which are currently held in the existing church facility.
2. The subject property is zoned R-1, Single Family Residential. A church use is only permitted by a Special Use Permit in the R-1 Zoning District; therefore, a Special Use Permit is required for the construction of the proposed accessory building.
3. The proposed church expansion is conducive to the public convenience at the proposed site. The subject property has been used as a church facility since it was first developed in 1974. In addition, per the 2005 Comprehensive Plan, institutional uses are compatible with residential uses with which the subject property is surrounded.
4. The proposed church expansion is generally compatible with surrounding uses and should not be injurious or detrimental to the public welfare. The associated parking will be adequately screened with landscaping materials to minimize the impact on surrounding properties.
5. At their August 21, 2008 meeting the Urbana Plan Commission, in a vote of 6 ayes and 0 nays, recommended that City Council approve the proposed Special Use Permit in Plan Case No. 2084-SU-08 with three conditions as specified in the Discussion section of this memo.

## **Options**

City Council has the following options regarding Plan Case No. 2084-SU-08:

1. Approve the Special Use Permit, as presented herein; or
2. Approve the Special Use Permit, with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or

1. Approve the Special Use Permit, as presented herein; or
2. Approve the Special Use Permit, with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance; or
3. Deny the Special Use Permit.

## Recommendation

Based on the analysis and findings presented herein, the Urbana Plan Commission and staff recommend that City Council **APPROVE** the proposed Special Use Permit in Plan Case No. 2084-SU-08 with the following conditions:

1. The proposed development shall be constructed in general conformance to the revised site plan.
2. Screening shall be provided along the southerly boundary of the proposed parking lot to screen the parking from adjacent residential properties. The screening shall be reviewed and approved by the Zoning Administrator and the City Arborist.
3. Additional parking shall be provided that is equal to the amount of parking that is eliminated by the construction of the proposed accessory building. The proposed addition to the parking area shall meet the requirements of the Urbana Zoning Ordinance and civil engineering construction drawings for the addition shall be submitted.

Prepared by:



Lisa Karcher, Planner II

Attachments: Draft Ordinance Approving a Special Use Permit

Exhibit A: Location and Existing Land Use Map

Exhibit B: Existing Zoning Map

Exhibit C: Future Land Use Map

Exhibit D: Site Plan

Exhibit E: Special Use Permit Application

Draft Minutes of August 21, 2008 Plan Commission Hearing

cc: Attn.: Marsh Jones  
Faith Community Church  
2111 Willow Road  
P.O. Box 321  
Urbana, IL 61803

Joseph Coble & Associates  
2412 N. High Cross Road  
Urbana, IL 61802

ORDINANCE NO. 2008-09-091

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

(To Allow the Construction of an Accessory Building in the R-1, Single-Family Residential Zoning District - Plan Case 2084-SU-08 / 2105 North Willow Road, Faith Community Church)

WHEREAS, Faith Community Church is located at 2111 North Willow Road, the church property consisting of three parcels totaling 8.78 acres is in the R-1, Single-Family Residential Zoning District; and

WHEREAS, the Urbana Zoning Ordinance Table of Uses (Table V-1) requires a Special Use Permit to allow for a church use in the R-1, Single-Family Residential Zoning District; and

WHEREAS, the church property was annexed into the City of Urbana in July of 2008, at which time the existing church facility was considered to be legally nonconforming under the Urbana Zoning Ordinance and therefore does not require a Special Use Permit; and

WHEREAS, Faith Community Church is proposing to construct an accessory building on that portion of their property specifically addressed as 2105 North Willow Road and has therefore submitted a petition under Plan Case 2084-SU-08 for a Special Use Permit to construct the accessory building; and

WHEREAS, after due publication, the Urbana Plan Commission on August 21, 2008 held a public hearing concerning the petition and voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the Special Use Permit application with three conditions; 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; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth herein, is consistent with the requirements of Section VII-4 of the

Urbana Zoning Ordinance, Special Use Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the conditions placed on the approval in Section 1 herein should minimize the impact of the proposed accessory building on the surrounding properties.

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

Section 1. A Special Use Permit is hereby approved to allow the construction of an accessory building at 2105 North Willow Road in the R-1, Single-Family Residential Zoning District with the following conditions:

1. The proposed development shall be constructed in general conformance to the revised site plan attached hereto as Exhibit 1.
2. Screening shall be provided along the southerly boundary of the proposed parking lot to screen the parking from adjacent residential properties. The screening shall be reviewed and approved by the Zoning Administrator and the City Arborist.
3. Additional parking shall be provided that is equal to the amount of parking that is eliminated by the construction of the proposed accessory building. The proposed addition to the parking area shall meet the requirements of the Urbana Zoning Ordinance and civil engineering construction drawings for the addition shall be submitted.

LEGAL DESCRIPTION:

Beginning at the Northeast corner of Lot 69 in Timber Hills Third Subdivision Champaign County, Illinois; thence South 89 degrees 56 minutes 38 seconds East, 355.87 feet; thence South 55 degrees 54 minutes 57 seconds East, 494.37 feet; thence South 89 degrees 23 minutes 00 seconds East, 30.00 feet to the East line of the Southeast Quarter of said Section 5; thence South 00 degrees 37 minutes 00 seconds West along the East line of said Section 5, 30.00 feet; thence South 80 degrees 37 minutes 30 seconds West, 287.63 feet to an iron pipe located on the Easterly line of Lot 74 in Timber Hills Third Subdivision, said point being 60.00 feet North of the Southeast corner thereof; thence North 43 degrees 44 minutes 44 seconds West along the Easterly lines of Lots 73 and 74 in Timber Hills Third Subdivision, 232.95 feet; thence South 89 degrees 51 minutes 42 seconds West along the Northerly line of Lots 72 and 73 in Timber Hills Third Subdivision, 180.00 feet; thence North 42 degrees 20 minutes 13 seconds West along the Easterly lines of Lots 69, 70 and 71 in Timber Hills Third Subdivisions, 252.60 feet to the place of beginning, said tract

containing 2.80 acres, more or less, all situated in Champaign County, Illinois. Said parcel more commonly known as 2105 North Willow Road.

PERMANENT PARCEL NUMBER: 91-21-05-427-017

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 \_\_\_\_\_, 2008.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor



**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

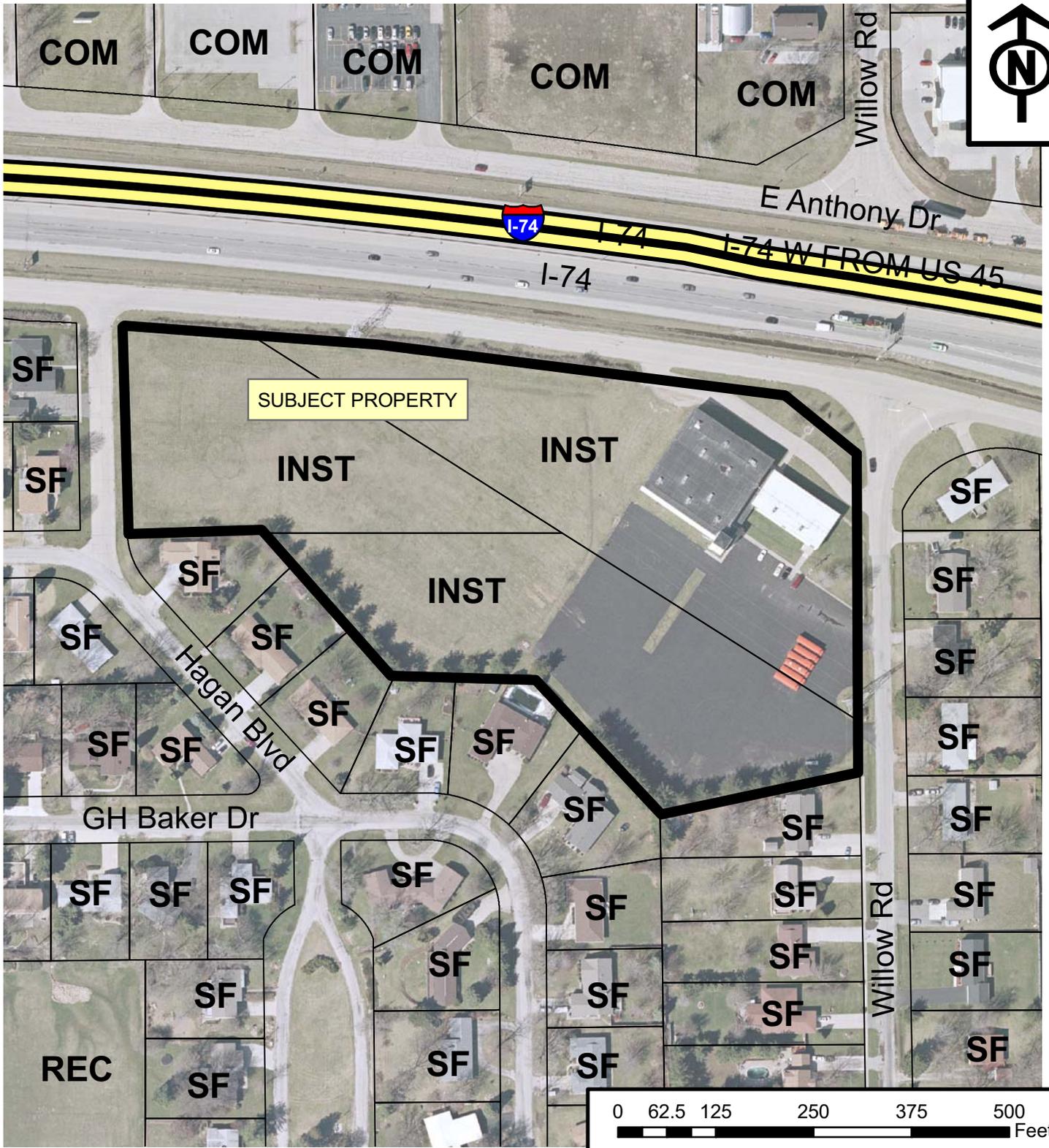
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2008 the Corporate Authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled AN ORDINANCE APPROVING A SPECIAL USE PERMIT (To Allow the Construction of an Accessory Building in the R-1, Single-Family Residential Zoning District - Plan Case 2084-SU-08 / 2105 North Willow Road, Faith Community Church) which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 2008 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 \_\_\_\_\_, 2008

(SEAL)

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

# Exhibit A: Location and Existing Land Use Map

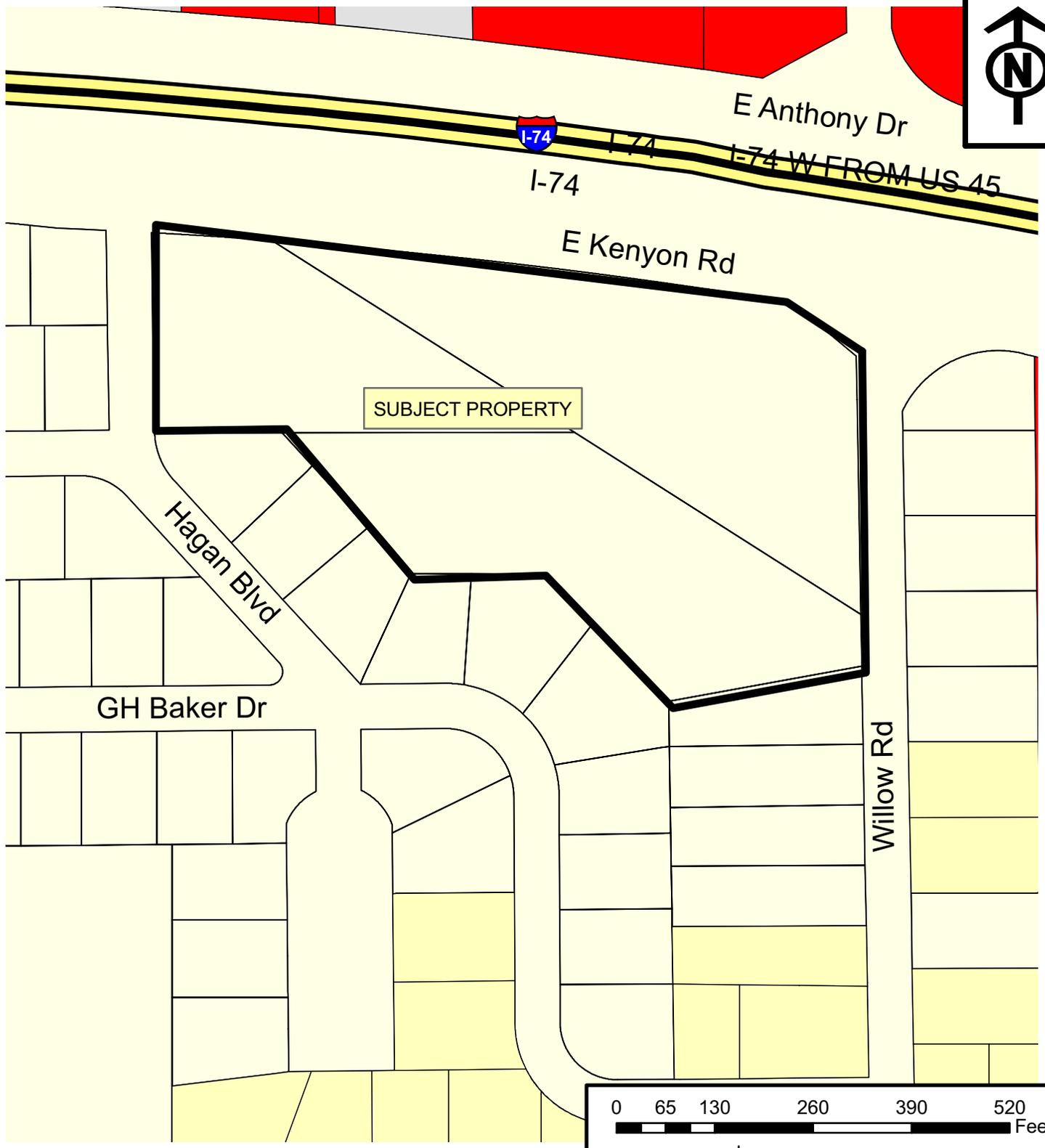


Plan Case: 2084-SU-08  
 Description: Faith Community Church Special Use Permit  
 Location: 2105 N. Willow Rd  
 Description: Request to allow for the construction of an accessory building on an existing church property located at 2105 N. Willow Road in the R-1, Single-Family Residential District.

Prepared 08/08 by Community Development Services - jme

**SF** Single-Family  
**COM** Commercial  
**INST** Institutional  
**REC** Recreational

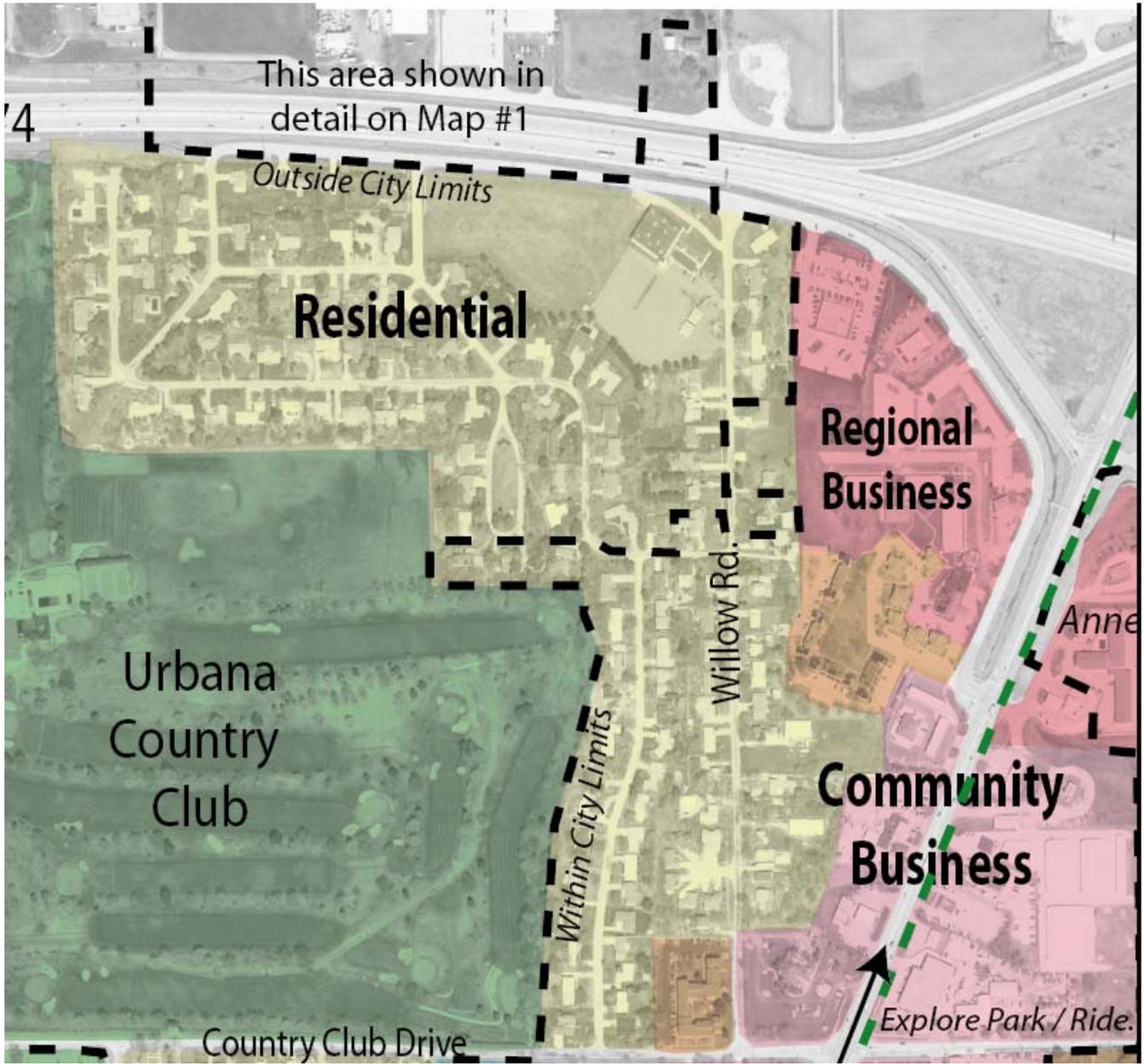
# Exhibit B: Existing Zoning Map



Plan Case: 2084-SU-08  
Description: Faith Community Church Special Use Permit  
Location: 2105 N. Willow Rd  
Description: Request to allow for the construction of an accessory building on an existing church property located at 2105 N. Willow Road in the R-1, Single-Family Residential District.  
*Prepared 08/08 by Community Development Services - jme*

-  Parcel Not in City
-  R1
-  B3

# Exhibit C: Future Land Use Map



Plan Case: 2084-SU-08

Description: Faith Community Church Special Use Permit

Location: 2105 N. Willow Rd

Description: Request to allow for the construction of an accessory building on an existing church property located at 2105 N. Willow Road in the R-1, Single-Family Residential District.

Prepared 08/08 by Community Development Services - jme





JUL 29 2008



## Application for Special Use Permit

## Plan Commission

### APPLICATION FEE - \$150.00

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

### DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 07-29-2008 Plan Case No. 2084-SU-08  
 Fee Paid - Check No. 3284 Amount \$150.00 Date 07-29-2008

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section V-1 of the Urbana Zoning Ordinance to allow (insert proposed use) TABLE

USE OF PROPERTY FOR A CHURCH/RELIGIOUS ORGANIZATION.

on the property described below.

1. Location of Subject Site 2111 WILLOW ROAD, URBANA, IL 61801
2. PIN # of Location 30-21-05-427-02/30-21-05-427-004/30-21-05-427-017
3. Name of Applicant/Petitioner(s) MARSH JONES Phone 217493-1748

Address PO BOX 321, URBANA IL 61803-0321  
 (street/city) (state) (zip)

Property interest of Applicant(s) OWNER/PASTOR  
 (owner, contract buyer, etc)

4. Name of Owner(s) FAITH COMMUNITY CHURCH Phone 344 5540  
 Address 2111 WILLOW ROAD/PO BOX 321 URBANA IL 61803  
 (street/city) (state) (zip)

If there are additional owners, please attach extra pages to the application.

5. Name of Professional Site Planner(s) \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(street/city) (state) (zip)

6. Name of Architect(s) JOSEPH COBLE + ASSOC. Phone 217 328 2252

Address 2412 N. High Cross Rd. URBANA IL 61802  
(street/city) (state) (zip)

7. Name of Engineers(s) \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(street/city) (state) (zip)

8. Name of Surveyor(s) \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(street/city) (state) (zip)

**If there are additional consultants, please attach extra pages to application.**

**DESCRIPTION, USE, AND ZONING OF PROPERTY: Attach an additional sheet if necessary**

Legal Description SEE ATTACHED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lot Size \_\_\_\_\_ feet x \_\_\_\_\_ feet = 8.78 ~~square feet~~ **ACRES**

Zoning Designation R-1

Proposed Use of Property CHURCH

**REASONS FOR REQUEST FOR APPLICATION FOR SPECIAL USE PERMIT**

*NOTE: The following information must be provided in order to process the application. If additional space is needed, attach extra pages to application.*

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

The location will not hinder or impede local activities or traffic. It is established well off the road with easy access. The church grounds provide areas for community activities.

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

The proposed use as a family activity center has no negative impact on public welfare.

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

The proposed use as a family activity center preserves + is consistent with the residential area where it will be located.

WHEREFORE, petitioner prays that this petition be heard by the Urbana Plan Commission and the Application for Special Use Permit be granted.

Respectfully submitted this 29<sup>th</sup> day of July, 2008

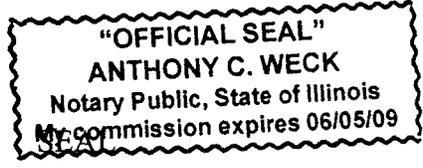
Marsh W. Jones  
Signature of Applicant

STATE OF ILLINOIS }  
  }  
CHAMPAIGN COUNTY }

I, Anthony C. Weck being first duly sworn on oath, deposes and says, that Marsh W. Jones is the same person named in and who subscribed the above and foregoing petition, that he has read the same and knows the contents thereof, and that the matters and things therein set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to before me this 29<sup>th</sup> day of July, 2008.

Anthony C. Weck  
Notary Public



Signature of Applicant \_\_\_\_\_  
Petitioner's Attorney (if applicable) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

**SPECIAL USE PERMIT  
Faith Community Church  
Tract / Property Description  
Marsh Jones 493-1748**

**LOT 427-002, 4.00 acres**

**A part of the Southeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Illinois, more particularly described as follows: Commencing at the Southeast Corner of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois; thence N 000 37 00" W, along the East line of the Southeast Quarter of said Section 5, 2091.66 feet for a true place of beginning; thence S 89° 23' 00" W, 3000 feet; thence N 55° 54' 57" W, 936.59 feet, to the Southerly right-of-way line of F. A. Route 39 (Interstate 74); thence Southeasterly along a horizontal curve concave to the Southwest having a radius of 11,704.3 feet, 692.70 feet, said curve having a chord of 692.59 feet and a chord bearing of S 82° 44' 29" E, said curve being the Southerly right-of-way line of F. A. Route 39; thence S 450 35' 00" E, 122.10 feet, along the Southerly right-of-way line of F. A. Route 39; thence S 00° 37' 00" W, 2.41 feet; thence N 89° 23' 00" E, 27.60 feet to the East line of the Southeast Quarter of said Section 5; thence S 000 37' 00" E, along the East line of the Southeast Quarter of said Section 5, 354.65 feet more or less, to the place of beginning all as shown on the accompanying plat of survey, said tract containing 4.00 acres, more or less, all situated in Champaign County, Illinois.**

**LOT 427-004, 1.98 acres**

**Beginning at a point 60 feet S 89° 57' 28" E of the Southeast corner of lot 62 of TIMBER HILLS SUBDIVISION NO. 2 situated in the Southeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois; thence N 000 42' 28" W, 262.09 feet to a point on the Southerly right-of-way line of FA Route 39; thence Southeasterly along a curve to the right, having a radius of 11704.3 feet for a distance of 162.42 feet, said arch having a chord 162.42 feet, whose direction is S 84° 50' 04" E thence S 55 54' 57" E, 442.24 feet; thence N 89° 57' 28" W 524.79 feet to the place of beginning, said tract containing 1.98 acres, more or less, and said tract being subject to a right-of-way easement to Illinois Power Company along the Northerly side thereof as shown on the attached Plat of Survey.**

**LOT 427-017, 2.80 acres**

**Beginning at the Northeast corner of Lot 69 in Timber Hills Third Subdivision Champaign County, Illinois; thence South 89 degrees 56 minutes 38 seconds East, 355.87 feet; thence South 55 degrees 54 minutes 57 seconds East, 494.37 feet; thence South 89 degrees 23 minutes 00 seconds East, 30.00 feet to the East line of the Southeast Quarter of said Section 5; thence South 00 degrees 37 minutes 00 seconds West along the East line of said Section 5, 30.00 feet; thence South 80 degrees 37 minutes 30 seconds West, 287.63 feet to an iron pipe located on the Easterly line of Lot 74 in Timber Hills Third Subdivision, said point being 60.00 feet North of the Southeast corner thereof; thence North 43 degrees 44 minutes 44 seconds West along the Easterly lines of Lots 73 and 74 in Timber Hills Third Subdivision, 232.95 feet; thence South 89 degrees 51 minutes 42 seconds West along the Northerly line of Lots 72 and 73 in Timber Hills Third Subdivision, 80.00 feet; thence North 42 degrees 20 minutes 13 seconds West along the Easterly lines of Lots 69, 70 and 71 in Timber Hills Third Subdivisions, 252.60 feet to the place of beginning, said tract containing 2.80 acres, more or less, and situated in Champaign County, Illinois.**

## MINUTES OF A SPECIAL MEETING

### URBANA PLAN COMMISSION

### DRAFT

**DATE:** August 21, 2008

**TIME:** 7:30 P.M.

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

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**MEMBERS PRESENT:** Jane Burris, Tyler Fitch, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant, Don White

**MEMBERS EXCUSED:** Ben Grosser, Lew Hopkins

**STAFF PRESENT:** Elizabeth Tyler, Director of Community Development Services Department; Lisa Karcher, Planner II, Jeff Engstrom, Planner I; Teri Anzel, Planning Secretary; Bill Gray, Director of Public Works Department

**OTHERS PRESENT:** Tom Berns, Delores Babel Cole, Chris Billing, Scott Dossett, Marianne Downey, Andrew Durst, Sue Fristoe, Laura Huth, Marsh Jones, Mike Lehman, Margaret Miller, Dale Oakes, Tracy Philbeck, James Reedy, Jason Reedy, Rich Sciortino, Aaron P. Smith, Chris Stohr, Susan Taylor, Julie Watkins, Scott E. Wyatt

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### COMMUNICATIONS

Regarding Plan Case No. 2084-S-08

 Site Plan for Faith Community Church

### NEW PUBLIC HEARINGS

**Plan Case No. 2084-SU-08:** A request by Faith Community Church for a Special Use Permit to allow for the construction of an accessory building on an existing church property located at 2105 North Willow Road in the R-1, Single-Family Residential District.

Lisa Karcher, Planner II, presented the case to the Plan Commission. She gave a brief introduction and background of the proposed special use permit request. She described the proposed site, noting its location, zoning and future land use designation as well that for the adjacent surrounding properties. She referred to the Revised Site Plan that was handed out prior to the meeting. She discussed parking and screening requirements. She reviewed the

requirements for a special use permit according to Section VII-4 of the Urbana Zoning Ordinance. She read the options of the Plan Commission and 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 recommends that the Plan Commission recommend approval of the proposed special use permit in Plan Case No. 2084-SU-08 to the City Council with the following conditions:*

- 1. The proposed development shall be constructed in general conformance to the revised site plan.*
- 2. Screening shall be provided along the south boundary of the proposed parking lot to screen the parking from adjacent residential properties. The screening shall be reviewed and approved by the Zoning Administrator and the City Arborist.*
- 3. Additional parking shall be provided that is equal to the amount of parking that is eliminated by the construction of the proposed accessory building.*

Mr. Fitch inquired as to whether City staff expected an increase in the number of events held (i.e. wedding receptions) and if so, would there be adequate parking spaces for the increased activity? Ms. Karcher assumed that they may have an increase because they will have better facilities; however, these types of events will not be occurring at the same time as a church use would be going on. Hopefully there will not be a need to increase the number of parking spaces.

Chair Pollock asked about the subject property. Are all three lots owned by Faith Community Church? Ms. Karcher said that is correct.

Chair Pollock wanted to know if the existing parking lot is lit. Ms. Karcher replied yes.

Chair Pollock inquired as to what type of screening would be required. Ms. Karcher stated that although there is a nice tree line there, parking lot screening will be required to shield car headlights. If vegetation is used it must be at least 18 inches when planted. The City Arborist will review the screening plans.

Marsh Jones, Pastor of Faith Community Church, thanked City staff for working with them on this project. The Church is willing and happy to meet all of the City's requirements. They are planning to plant more trees. The parking lot will be striped and meet the required number of handicap parking spaces. In addition, they are hoping to make the building as green as possible.

Chair Pollock asked about the nature of the lights in the parking lot. Pastor Jones explained that they have lights on the power towers that shine toward the existing building.

Chair Pollock commented that there is a lot of property available to build on. What was the nature of the decision that led the Church to want to build as close to the adjoining residential neighborhood as possible? Pastor Jones stated that there are two considerations. First, they want the building to be accessible out of the existing units so people could walk to the proposed

building easily without going clear down to the west end of the property. It would be a long walk through the parking lot. Second, the major power lines crossing the property make it impossible to build under. Ameren IP has an easement which prohibits the Church from building under those lines. The Church is required to build 45 feet off of the center either way.

Chair Pollock asked whether the Church had considered constructing the accessory building on the west side of the existing building. Pastor Jones replied that they had thought of it. The reason for not proposing that is because again it would be a long walk from the entrances/exits of the existing buildings to the new building.

Sue Fristoe, of 2102 Hagan Boulevard, mentioned that she does not live in City limits. She expressed her concern about how far the proposed building would be from the property line. Does this set a precedent for another structure to be built to the west? Chair Pollock answered that if the petitioner plans to construct additional structures on these lots, then they would need to come back through a regular public hearing process depending upon what it is they are wanting to do and whether or not the use would fit into the current zoning.

Ms. Fristoe expressed the concern of a neighbor about noise. Her neighbor had commented to her that she could set her clock on Sunday mornings by the children and the bus honking the horns. Chair Pollock stated because it is a request for a special use permit, the Plan Commission can make certain requirements and demands to protect the neighborhood. There is no noise barrier. The foliage used for screening the headlights in the parking lot might stop some of the noise, but it will not stop it all. Ms. Tyler explained that noise is something the Plan Commission can take into consideration and place restrictions on as far as hours of operation. The City of Urbana also has a noise ordinance to protect against loud, raucous noise. A disturbed neighbor can call the police. The City also limits the hours of construction as well.

Ms. Karcher answered Ms. Fristoe's first question by saying that the proposed building will be about 50 feet from the property line. Ms. Fristoe asked if there would be open areas to the south of the proposed building. Ms. Karcher stated that the drive is located there and will remain the same, which is about ten feet from the property line.

Ms. Stake asked whether the children will be playing in an open grassy area or on the black-top. Pastor Jones said that they would be playing on both places. Ms. Stake asked if the black top was for both parking and for children to play. Pastor Jones clarified that they are talking about two events. They have a small private school, and no one is allowed to drive on the black top on the weekdays when the children would be playing there. They have restrictions on that. However, on Sunday mornings many children play on the front drive, which is north of both existing units. This is where the buses are. He agrees that the children should not be getting on the buses and honking the horns. They try to fight this all the time.

With no further questions or comments from the public audience, Chair Pollock closed the public input portion of the hearing. He, then, opened it up for Plan Commission discussion and/or motions.

Ms. Stake moved that the Plan Commission forward Plan Case No. 2084-SU-08 to the City Council with a recommendation for approval. Ms. Upah-Bant seconded the motion. Roll call on the motion was as follows:

Ms. Burris	-	Yes	Mr. Fitch	-	Yes
Mr. Pollock	-	Yes	Ms. Stake	-	Yes
Ms. Upah-Bant	-	Yes	Mr. White	-	Yes

The motion was approved by unanimous vote.

Ms. Tyler announced that this case would be forwarded to City Council on September 2, 2008.