



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, FAICP

DATE: May 28, 2009

SUBJECT: Plan Case No. 2107-SU-09: Request by Church of the Living God for a Special Use Permit to establish a Church at 1701 North Carver Drive in the R-3 Zoning District

Introduction

The Church of the Living God has submitted a request to establish a church at 1701 N. Carver Drive. The property is zoned R-3, Single- and Two-Family Residential. According to Table V-1, Table of Uses in the Urbana Zoning Ordinances, a “Church, Temple, or Mosque” is allowed in the R-3 district only with a Special Use Permit. The Urbana City Council originally approved a Special Use Permit (SUP) to allow the Church of the Living God to locate a church on this site in May 2002. The Church did not develop the site within one year, and the SUP expired. In October 2005, the Church again applied for an SUP, which was approved as Ordinance No. 2005-10-146 (Exhibit F). This Special Use Permit expired one year later, as the site was not developed. The church has now submitted a new application with a revised site plan for the property.

The site is located on the western edge of the City, and is accessed from two Champaign streets: Carver Drive and Dorie Miller Drive. The site is also accessible from the north via Federal Drive in Urbana. The 11.3 acre site is currently vacant. The Church of the Living God is currently located in Champaign on Fourth Street, about six blocks away from the subject property. Their existing facility does not provide the necessary space for worship services, and they wish to expand the services the Church offers at the new location.

The main church building will be located in the middle of the west half of the site, 100 feet from the west property line. A youth development center/fellowship hall will be located 50 feet from the south property line, between Carver and Dorie Miller Drives. Access to the site is provided through a private access drive off of Federal Drive. As with the two previously approved site plans, vehicular access to the site will be prohibited from Carver Drive and Dorie Miller Drive at the request of the adjacent residential neighborhood. The parking lot would be comprised of 282 spaces with an additional eight accessible spaces, meeting the required 238 parking spaces. A drop-off drive will be located in front of the main entrance on the eastern

side of the building. The site will be developed in two phases, with this special use permit approving both phases.

Phase I of the project will consist of a 32,000 square foot main church building and parking lot. The building will have approximately 1,100 seats, plus office space. The site plans show a storm water retention pond north of the parking lot. Construction of Phase I is expected to take 18 months.

Phase II will begin following Phase I, and consists of a 20,000 square foot youth development center / fellowship hall. In previous applications, the youth center and fellowship hall were separate buildings. They have now been combined into one building. Construction of Phase II is also expected to take 18 months.

In addition to the church complex, the church owns 25 acres immediately west of the site (located in the City of Champaign), and intends to develop this area for residential uses. The petitioner has indicated that they will develop this acreage in harmony with the main church site in Urbana. There may be some connection between the church and its residential development, to be determined at a later date. Following approval, any change to the site plan (see Exhibit D) would require an amendment to the Special Use Permit. On May 19, 2009, the Church met with area residents, as well as planning staff from the City of Urbana regarding the proposed new church development. Several residents had questions for the petitioners and city staff. Overall, residents were receptive to the new church as proposed.

Background

Description of the Site and Surrounding Properties

The site is located at the northern end of Dorie Miller Drive and Carver Drive in Urbana, just north of the boundary with the City of Champaign. It is zoned R-3, Single- and Two-Family Residential, and is currently vacant. The 2005 Urbana Comprehensive Plan designates this site as institutional, in anticipation that the church would someday develop the property.

The surrounding neighborhood is predominantly residential to the south and southwest. (See Exhibit A.) Pilgrim Baptist Church is located along the southern half of the west property line. Single-family residences line the southern property line, at the terminus of both Carver Drive and Dorie Miller Drive. Vacant land lies between the site and development to the east, while uses to the north are primarily industrial and oriented towards Cardinal Court. The church has purchased approximately 25 acres immediately west of the site, and intends to develop this area for residential uses.

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

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

Development Regulations

The site plan conforms to parking and development regulations of the Urbana Zoning Ordinance, including set backs, floor-area ratio, and open space. A detailed landscape plan will be submitted as a condition of approval for the Special Use Permit.

Site Access

The site will have vehicular access via Federal Drive; vehicular access via Carver Drive and Dorie Miller Drive will be prohibited in order to protect the residential areas that those streets serve. The access drive will be in line with Federal Drive. There may be a future road connection to the west, when the Church develops that land for residential use. In 2005, the Special Use Permit approval was conditioned on providing pedestrian access to the site from Carver Drive and Dorie Miller Drive. The proposed site plan has been updated to include those connections.

Parking & Landscaping

According to Table VIII-6 of the Urbana Zoning Ordinance, a church, temple or mosque must provide one parking space for every five seats in the principal assembly area. The main church building will have 1,190 seats, which requires 238 parking spaces and seven handicapped accessible parking spaces. The site plan indicates that 282 parking spaces and eight handicapped accessible parking spaces will be provided. While the amount of parking is in excess of the minimum requirement, staff has observed that the required amount of spaces is lower than actual demand at many churches. As churches become larger and expand to locations further from parishioners, more members drive their vehicles to services. Bicycle parking will also be provided just south of the church entrance.

Per Section VIII-3.F.3, one shade tree is required for every nine parking spaces, which means 27 trees are required for this project. The site plan shows 32 trees will be planted in and around the parking lot. Additionally, parking lots must be screened from adjacent residential properties. The site plan has been updated to show compliance with this requirement.

Drainage

The site plan shows a retention pond along the northern side of the property. A detailed drainage plan must be submitted and approved by the City Engineer prior to development of the site.

Setbacks, FAR, & OSR

Both buildings and the parking lot exceed the minimum setbacks specified on Table VI-1 for the R-3, Single- and Two-Family Residential Zoning District. The floor-area ratio for the site is well below the maximum of 0.40 required in the R-3 district. Open space requirements will also be exceeded.

Discussion

Requirements for a Special Use Permit

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

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

The church's existing facility does not provide the desired amount of space for worship services. With this proposal, the church intends to provide an expanded variety of services to the community, including a large assembly area, offices and community space. The new buildings would provide adequate space to do so within walking distance of existing and planned residential areas.

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

As with the previously approved Special Use Permits, vehicular access via Carver Drive and Dorie Miller Drive will be prohibited, and the church's current site plan shows access via Federal Drive. Although less convenient for the church, this will minimize the negative impact of traffic on nearby residential properties and respond to resident concerns expressed at previous public hearings. Pedestrian access will be accommodated from the residential areas. Drainage will be accommodated in the proposed storm water retention pond. New trees, combined with existing plantings, will help to beautify the property. The parking lot will be screened and set back about 200 feet north of adjacent properties, helping to minimize any impacts on nearby residences.

- 3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

Churches are generally compatible with residential areas. The proposed development would meet all development regulations for the R-3 district. As submitted, the church has taken measures to minimize the impact on nearby residences. Landscaping will separate the church site and vehicular access is provided via

Federal Drive, rather than from the residential streets to the south. One North (formerly Melrose Apartments) has not yet developed the portion of their property adjacent to the church. Industrial uses to the north of the site have a wide buffer from the site and are oriented towards Cardinal Court.

Summary of Findings

1. The City has previously issued two Special Use Permits to allow a new church to be built on the site, both of which expired one year after being issued in 2002 and 2005.
2. The Church of the Living God is requesting a new Special Use Permit to allow the construction of a church at 1701 North Carver Drive in the R-3, Single and Two-Family Residential District.
3. The proposed use is conducive to the public convenience at this location. It would allow the church to provide expanded space for parishioners, and to provide recreation and youth development services for the community.
4. The proposed church facility would be designed, located, and operated so that it will not be unreasonably injurious or detrimental to the district in which it will be located. Drainage and access considerations have been addressed, and should not unduly impact surrounding properties. Vehicular access will be prohibited from Carver Drive and Dorie Miller Drive.
5. The proposed church facility conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located.
6. The proposed church facility is generally compatible with the existing land use pattern of the subject site and surrounding area. A church is an appropriate use, as allowed by Special Use Permit in the R-3, Single- and Two-Family Residential Zoning District.
7. The proposed church facility is consistent with the Institutional designation, as identified in Future Land Use Map #3 in the 2005 Urbana Comprehensive Plan.

Options

In Plan Case 2107-SU-09, City Council may:

1. Approve the Special Use Permit without additional conditions.
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
3. Deny the Special Use Permit.

Recommendation

On May 21, 2009, the Urbana Plan Commission held a public hearing regarding the proposed Special Use Permit. At the hearing, the petitioners and their architect spoke in favor of approval. A commissioner asked if the petitioners will be removing any trees from the existing vacant site. The petitioners replied that they will attempt to preserve the existing trees. The Plan Commission voted seven ayes to zero nays to forward Plan Case No. 2107-SU-09 to the Urbana City Council with a recommendation for **APPROVAL** with the following **CONDITIONS**:

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

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: 2009 Proposed Site Plan
Exhibit E: Application for a Special Use Permit
Exhibit F: Ordinance 2005-10-146 Approving a Special Use Permit
Exhibit G: Draft Minutes from the May 21, 2009 Public Hearing

CC:

David Spence
70 Glenbrook Lane
Fisher, IL 61843

Bishop Lloyd E. Gwin
Church of the Living God
1109 North Fourth Street
Champaign, IL 61820

John Dabrowski
Foth & Van Dyke
1610 Broadmoor Drive
Champaign, IL 61821

Carver Park Neighborhood
Association
c/o Deborah Roberts, President
803 Tawney Court
Champaign, IL 61820

ORDINANCE NO. 2009-06-058

An Ordinance Approving A Special Use Permit

(To Allow the Establishment of a Church in the R-3, Single- and Two-Family Residential Zoning District - Plan Case No. 2107-SU-09 / 1701 North Carver Drive - Church of the Living God)

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

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

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

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

WHEREAS, Church of the Living God has petitioned the Urbana Plan Commission in Case No. 2017-SU-09 to consider a request to establish a church in the R-3 Zoning District; and

WHEREAS, the City of Urbana has previously issued two Special Use Permits to allow a church on the subject site in Ordinance No. 2002-05-052 and 2005-10-146, both of which have since expired; and

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

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

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on May 21, 2009 concerning the petition filed by the petitioner in Plan Case No. 2017-SU-09; and

WHEREAS, on May 21, 2009, 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 request for a Special Use Permit, subject to the conditions as specified in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the Special Use Permit would promote the general health, safety, morals, and general welfare of the public.

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

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

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

3. That Federal Drive shall serve as the exclusive vehicular access to/from the site to minimize impacts upon the adjacent residential neighborhood, until such time as vehicular access from the west is developed. Vehicular access via Carver Drive and Dorie Miller Drive shall be prohibited.

4. That a landscape plan shall be prepared and constructed to provide screening to adjacent residential properties to the east and south, subject to the review and approval of the Urbana Zoning Administrator in consultation with the Urbana City Arborist.

LEGAL DESCRIPTION:

Beginning at the Northwest corner of Lot 48 of Carver Park Addition to the City of Champaign, Illinois, thence West 190 feet to the West line of the Southeast Quarter (SE ¼) of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, thence North along said line 611 feet, thence East 765 feet to the East line of Carver Park Subdivision extended North thence South along said extended line 726 feet to the Northeast corner of Lot 16 of said subdivision, thence West 450 feet to the Southeast corner of Lot 48 of said Subdivision, thence North along East line of said Lot 48, 115, thence West 125 feet along North Line of Lot 48; to the place of beginning situated in Champaign County, Illinois, EXCEPTING there from the following described tract:

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

ALSO EXCEPTING:

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

PIN No. 91-21-06-451-005

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this _____ day of _____, _____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

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

Laurel Lunt Prussing, Mayor

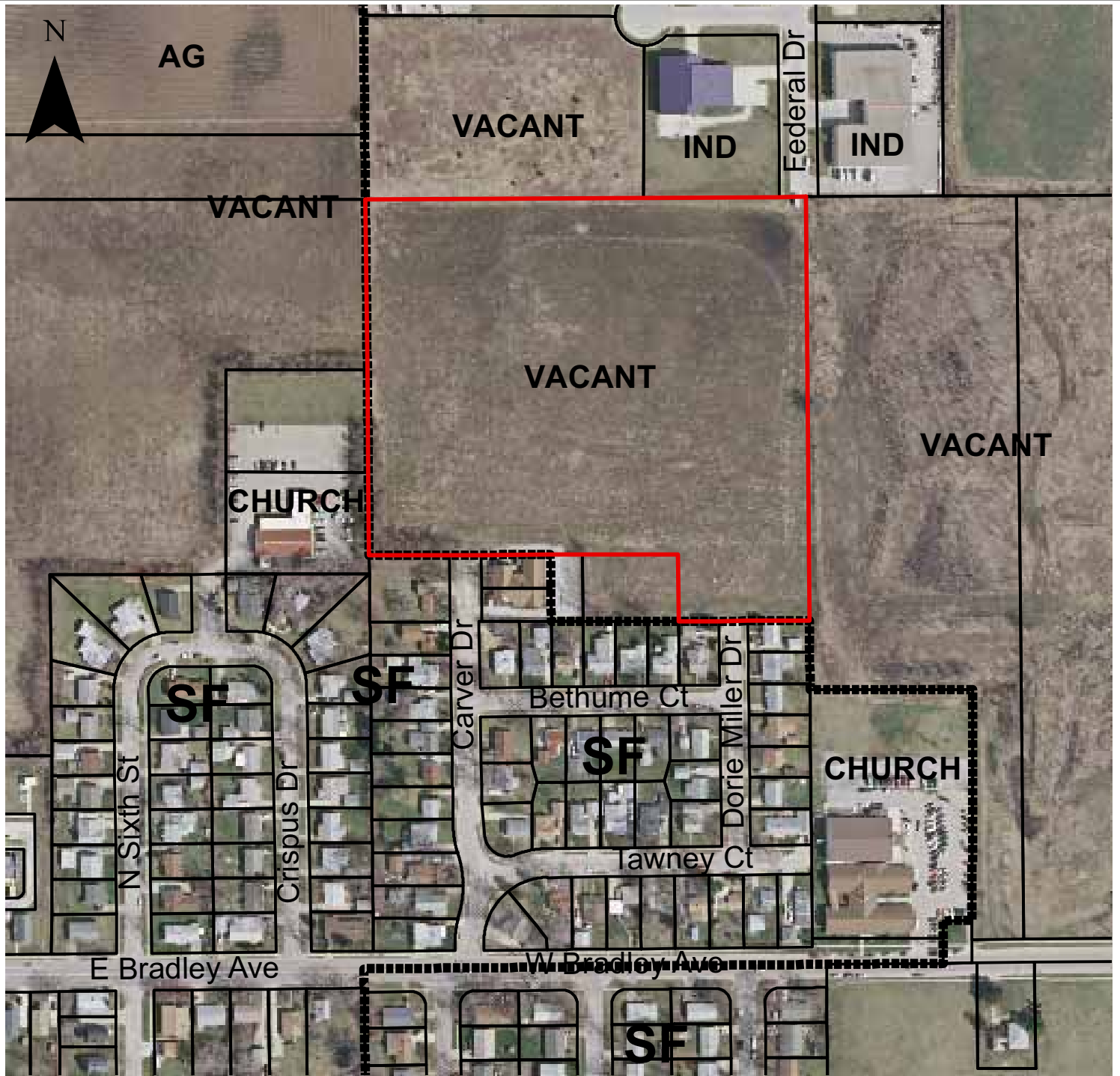
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ___ day of _____, 2009, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "An Ordinance Approving A Special Use Permit (To Allow the Establishment of a Church in the R-3, Single- and Two-Family Residential Zoning District - Plan Case No. 2107-SU-09)" 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 _____, 2009, 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 _____, 2009.

EXHIBIT A: Location & Existing Land Use Map



Plan Case: 2107-SU-09

Subject: Special Use Permit to Allow a Church or Temple in the R-3 Zoning District

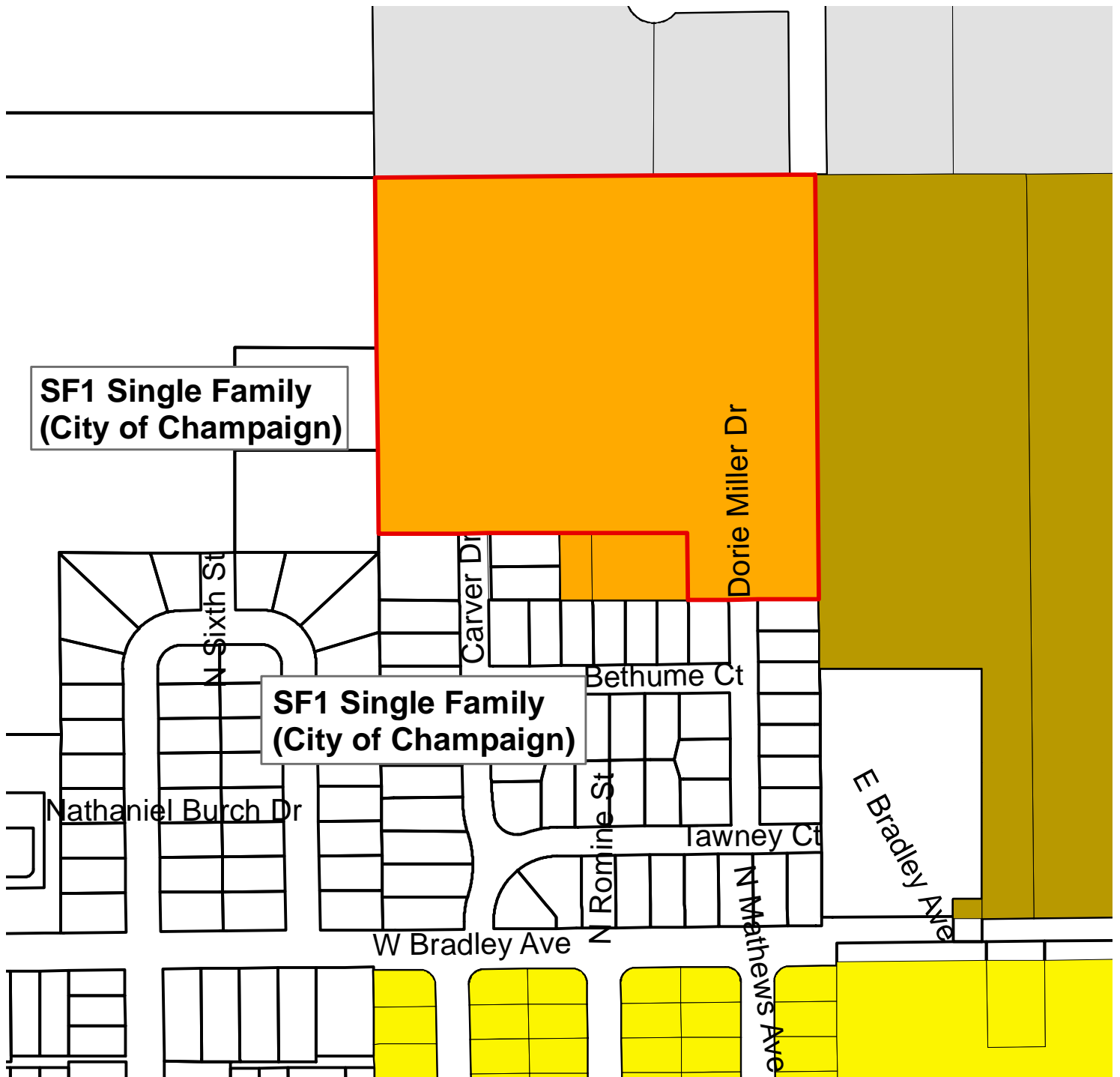
Location: 1701 N Carver Drive, Urbana

Petitioner: Church of the Living God

 Subject Property

 Urbana

EXHIBIT B: Existing Zoning Map



Plan Case: 2107-SU-09

Subject: Special Use Permit to Allow a Church or Temple in the R-3 Zoning District

Location: 1701 N Carver Drive, Urbana

Petitioner: Church of the Living God

Prepared 4/20/2009 by Community Development Services - jme



Subject Property

Legend





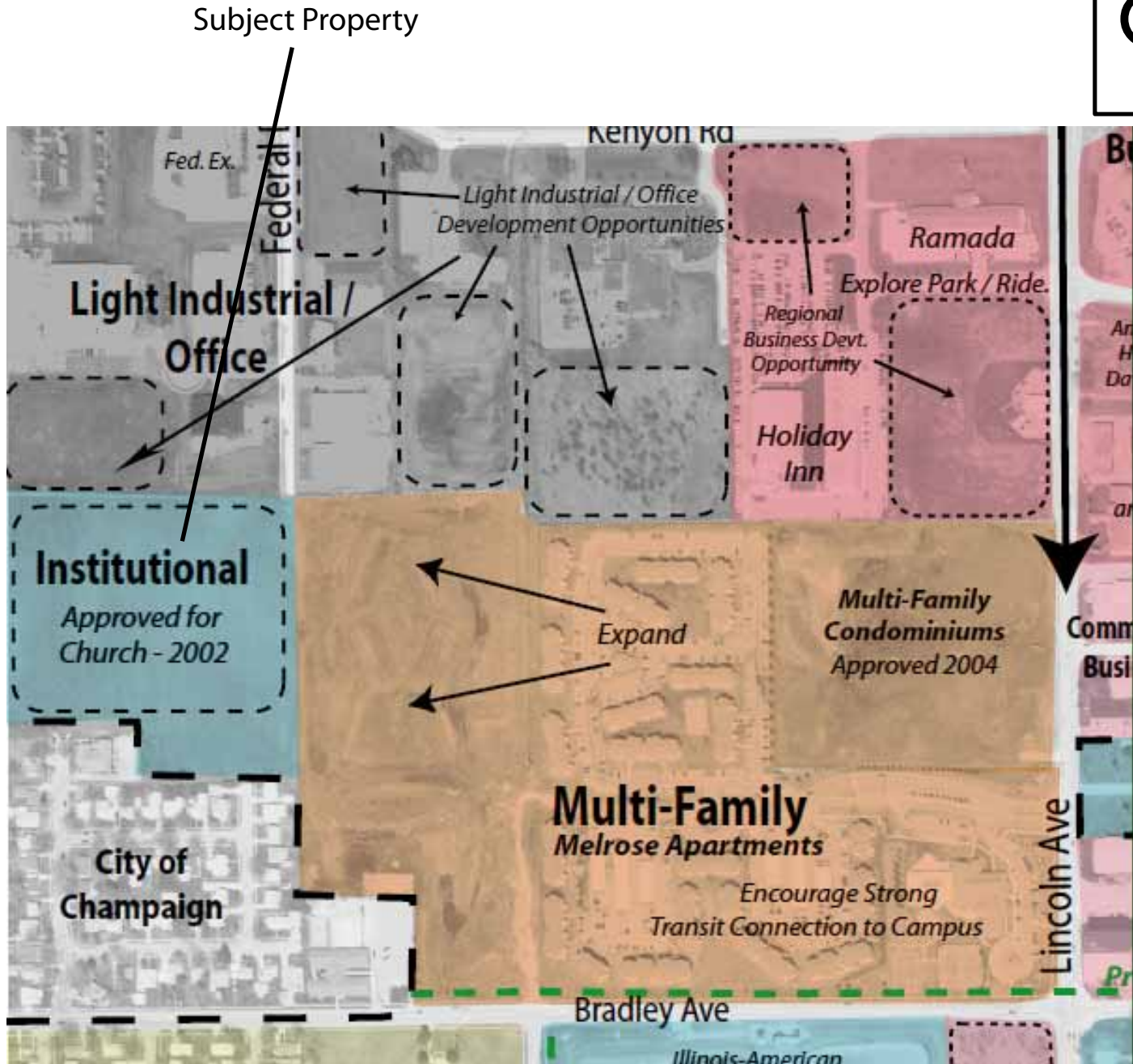
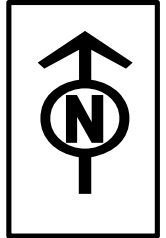
-  IN
-  R2
-  R3
-  R4

EXHIBIT C: Future Land Use Map

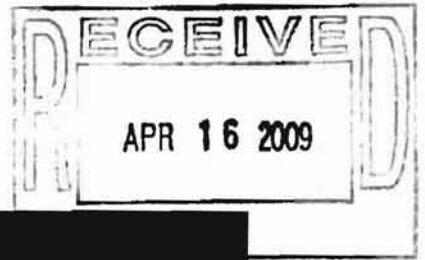


Plan Case: 2107-SU-09

Subject: Special Use Permit to Allow a Church or Temple in the R-3 Zoning District

Location: 1701 N Carver Drive, Urbana

Petitioner: Church of the Living God



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 04-16-2009 Plan Case No. 2107-SU-09
Fee Paid - Check No. 5001638618 Amount \$150.00 Date 04-16-2009

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 IV-2 of the Urbana Zoning Ordinance to allow (insert proposed use)
To establish a church on subject property.

_____ on the property described below.

1. Location of Subject Site 1701 N. Carver Drive, Urbana, IL
2. PIN # of Location 91-21-06-451-005
3. Name of Applicant/Petitioner(s) Church of the Living God Phone 217-359-6920

Address 1109 N. Fourth St., Champaign, IL 61820
(street/city) (state) (zip)

Property interest of Applicant(s) Owner
(owner, contract buyer, etc)

4. Name of Owner(s) Church of the Living God Phone 217-359-6920
Address 1109 N. Fourth St., Champaign, IL 61820
(street/city) (state) (zip)

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

5. Name of Professional Site Planner(s) Foth & Van Dyke Phone 217-352-4160

Address 1610 Broadmoor Dr., Champaign, IL 61821
(street/city) (state) (zip)

6. Name of Architect(s) David Spence Phone 217-897-1958

Address 70 Glenbrook Ln., Fisher, IL 61843
(street/city) (state) (zip)

7. Name of Engineers(s) Foth & Van Dyke (John Dabrowski) Phone 217-352-4160

Address 1610 Broadmoor Dr., Champaign, IL 61821
(street/city) (state) (zip)

8. Name of Surveyor(s) Foth & Van Dyke Phone 217-352-4160

Address 1610 Broadmoor Dr., Champaign, IL 61821
(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 Irregular feet x _____ feet = 493,535 square feet

Zoning Designation R-3- Present Use: Agricultural

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 Church of the Living God is well established in the community and is currently located at 1109 North Fourth Street, Champaign, IL. Their existing facility does not provide the desired amount of space for worship services and they wish to expand the services the Church offers on the proposed larger parcel. The public convenience will be greatly served by the provision of expanded parking capacity in the new location.

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 new Church of the Living God will be located in the center of the large (11.33) acre parcel. The new main Church building being a minimum of 200 feet from the south property line is well spaced from existing uses. The Church parking lot will be accessed from Federal Drive on the north and is not adjacent to any existing residential property.

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 Church of the Living God building will be within the allowable height of the R-3 district of 35 feet. The two-story multi-purpose building and all other proposed buildings would comply with this regulation. Drainage is proposed to be handled through an on-site detention basin unless off-site provisions can be made. All buildings are proposed to be set back at least 25 feet from the nearest property line. The Church anticipates that all parking needs will be provided on

site. Parking areas are not proposed near any residential areas. Building construction will be extremely energy-efficient.

(Please see also attached Memorandum from Elizabeth H. Tyler, City Planner, Director, Department of Community Development Services, Planning Division, City of Urbana, dated September 30, 2005).

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 16TH day of APRIL, 2009.

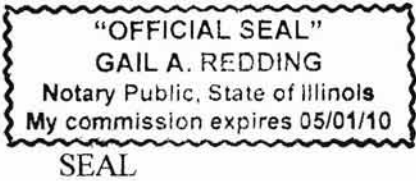
B. Lloyd E. A.
Signature of Applicant

STATE OF ILLINOIS }
 }
CHAMPAIGN COUNTY }

I, Gail A. Redding being first duly sworn on oath, deposes and says, that Bishop Lloyd Gwin is the same person named in and who subscribed the above and foregoing petition, that Bishop Lloyd Gwin 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 16th day of April, 2009

Gail A. Redding
Notary Public



Signature of Applicant B. Lloyd E. A.

Petitioner's Attorney (if applicable) Jeffery Wampler

Address 411 W. University Avenue, Champaign, IL 61821

Telephone 217-351-4040

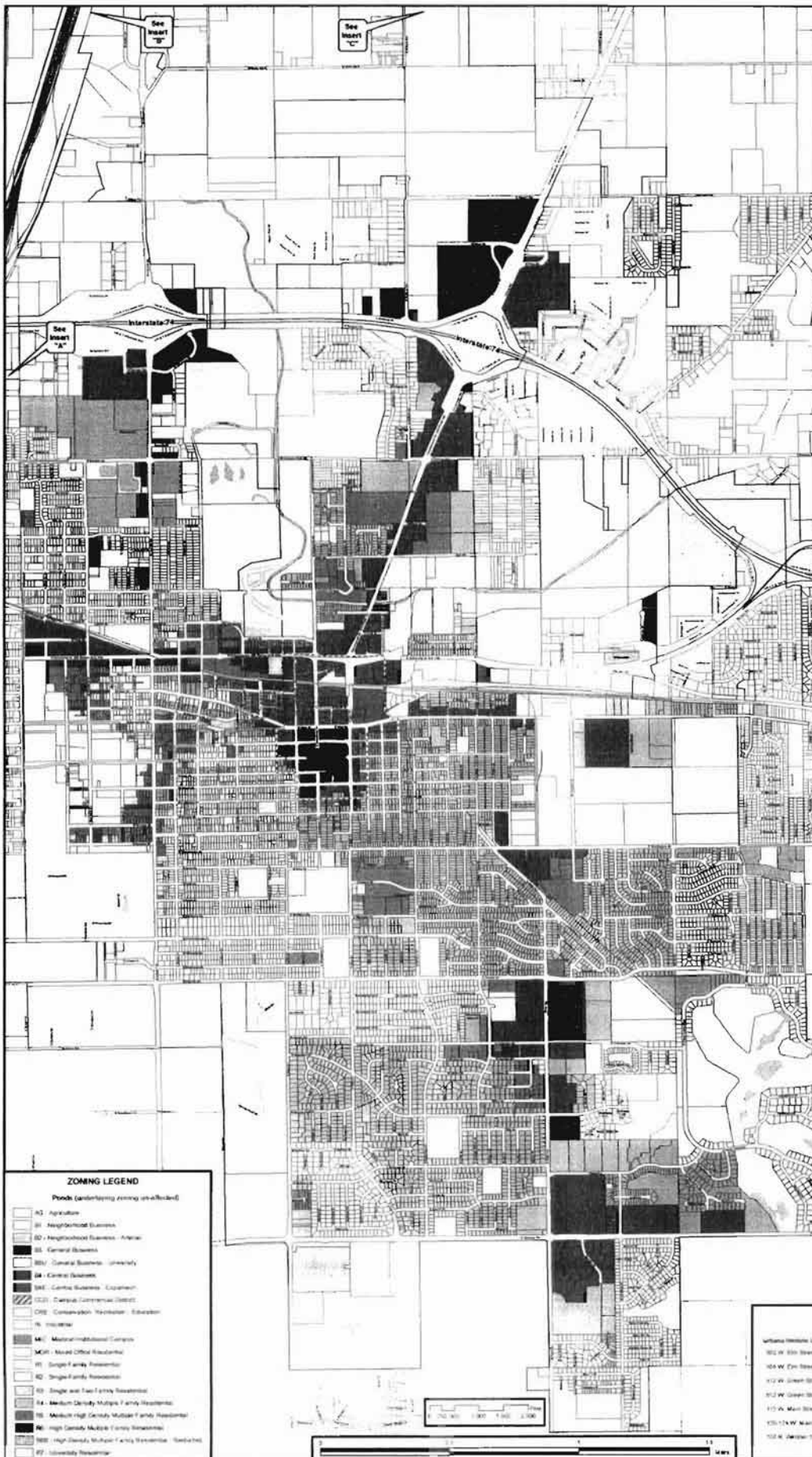
PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street
Urbana, IL 61801

Or Fax to (217) 384-2367

Please call (217) 384-2440 if you have any questions.

OFFICIAL 2008 ZONING MAP
City of Urbana, Illinois



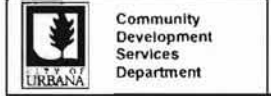
ZONING LEGEND

Ponds (underlying zoning unaffected)

[Symbol]	R3 - Agriculture
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[Symbol]	R4.5 - Neighborhood Business - Arterial
[Symbol]	R5 - General Business
[Symbol]	R5U - General Business - University
[Symbol]	R6 - Central Business
[Symbol]	R6C - Central Business - Corporate
[Symbol]	C2 - Campus Commercial District
[Symbol]	C3 - Commercial - Institutional - Education
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[Symbol]	M100 - Medium-Density Residential

Historic Properties

Historic Properties	Properties within the "Old Block of West Main Street" Historic District
102 W. 5th Street	102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000
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198 W. 5th Street	
200 W. 5th Street	



[Symbol]	Corporate Limits
[Symbol]	Suburban Development and Redevelopment District (SDRD)
[Symbol]	Baywood Creek District (BYC)
[Symbol]	Major River Corridor
[Symbol]	Stream
[Symbol]	Washed Road ROW



©2008 by the City of Urbana, Illinois. All rights reserved. This map is a reproduction of the original map of the City of Urbana, Illinois, and is not to be used for any other purpose. The City of Urbana, Illinois, is not responsible for any errors or omissions in this map. This is not a legal document. For more information, please contact the City of Urbana, Illinois, at 100 North Main Street, Urbana, Illinois 62580.

Schedule "A"

Beginning at the Northwest corner of Lot 48 of Carver Park Addition to the City of Champaign, Illinois, thence West 190 feet to the West line of the Southeast Quarter (SE ¼) of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, thence North along said line 611 feet, thence East 765 feet to the East line of Carver Park Subdivision extended North thence South along said extended line 726 feet to the Northeast corner of Lot 16 of said subdivision, thence West 450 feet to the Southeast corner of Lot 48 of said Subdivision, thence North along East line of said Lot 48, 115 feet, thence West 125 feet along North line of Lot 48; to the place of beginning situated in Champaign County, Illinois, EXCEPTING therefrom the following described tract:

Beginning at the Northeast corner of Lot 48 of Carver Park Addition to the City of Champaign, Illinois, a Subdivision; thence Easterly parallel with the North line of Lot 21 of said Subdivision, 55.00 feet; thence Southerly parallel with the East line of the said Lot 48, 115.00 feet to the common North Corner of Lots 20 and 21 of said Subdivision; thence westerly along the North line of Lot 21 of said Subdivision, 55.00 feet to the common corner of Lots 21 and 48 of said Subdivision; thence Northerly along the East line of said Lot 48, 115.00 feet to the point of beginning, containing 6.325 square feet (0.145 acres) more or less, all situated in the City of Urbana, Champaign County, Illinois, and having its Westerly and Southerly boundaries contiguous to the limits of the City of Champaign, Illinois.

ALSO EXCEPTING:

Beginning 55.00 feet East of the Northeast corner of Lot 48 of Carver Park Addition to the City of Champaign, Illinois, as a point of beginning; thence Easterly parallel with the North line of Lots 20, 19 and 18 of said subdivision, 165.00 feet; thence Southerly parallel to the East line of the aforesaid Lot 48, 115.00 feet to the Northeast corner of Lot 18 of said subdivision; thence Westerly along the North line of Lots 18, 19 and 20 of said subdivision; thence Northerly parallel to the East line of Lot 48 of said subdivision, 115.00 feet to the point of beginning, situated in Champaign County, Illinois containing 11.33 acres.

RECORDED ON

06-04-2002 3:28:37

CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA

REC. FEE: 25.00
REV FEE:
PAGES: 2
PLAT ACT: 0
PLAT PAGE:

THE GRANTOR(s) Mark Sapoznik, a married person whose spouse has never resided on said premises, of the County of Champaign, and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to the GRANTEE, Church of the Living God an Ill Religious Corp., the following described real estate, to wit:

See attached Schedule A

PIN: 91-21-06-451-005

Commonly known as 1701 N. Carver Dr., Urbana, Illinois,

Subject to: (1) Real estate taxes for the year 2001 and subsequent years, (2) Covenants, conditions, restrictions and easements apparent or of record, (3) All applicable zoning laws and ordinances,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

To Have and to Hold, the above granted premises unto the said GRANTEE(s) forever.

Dated this 31st day of May, 2002.

Mark Sapoznik

Mark Sapoznik

State of Illinois)
) SS.
County of Champaign)

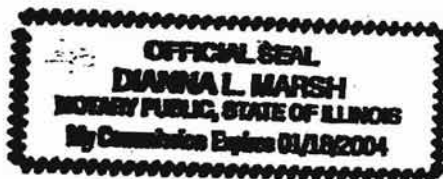
ALLIED TITLE SERVICES, INC.
176235

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Mark Sapoznik, a married person whose spouse has never resided on said premises, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he or she signed, sealed and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth, including the waiver of the right of homestead.

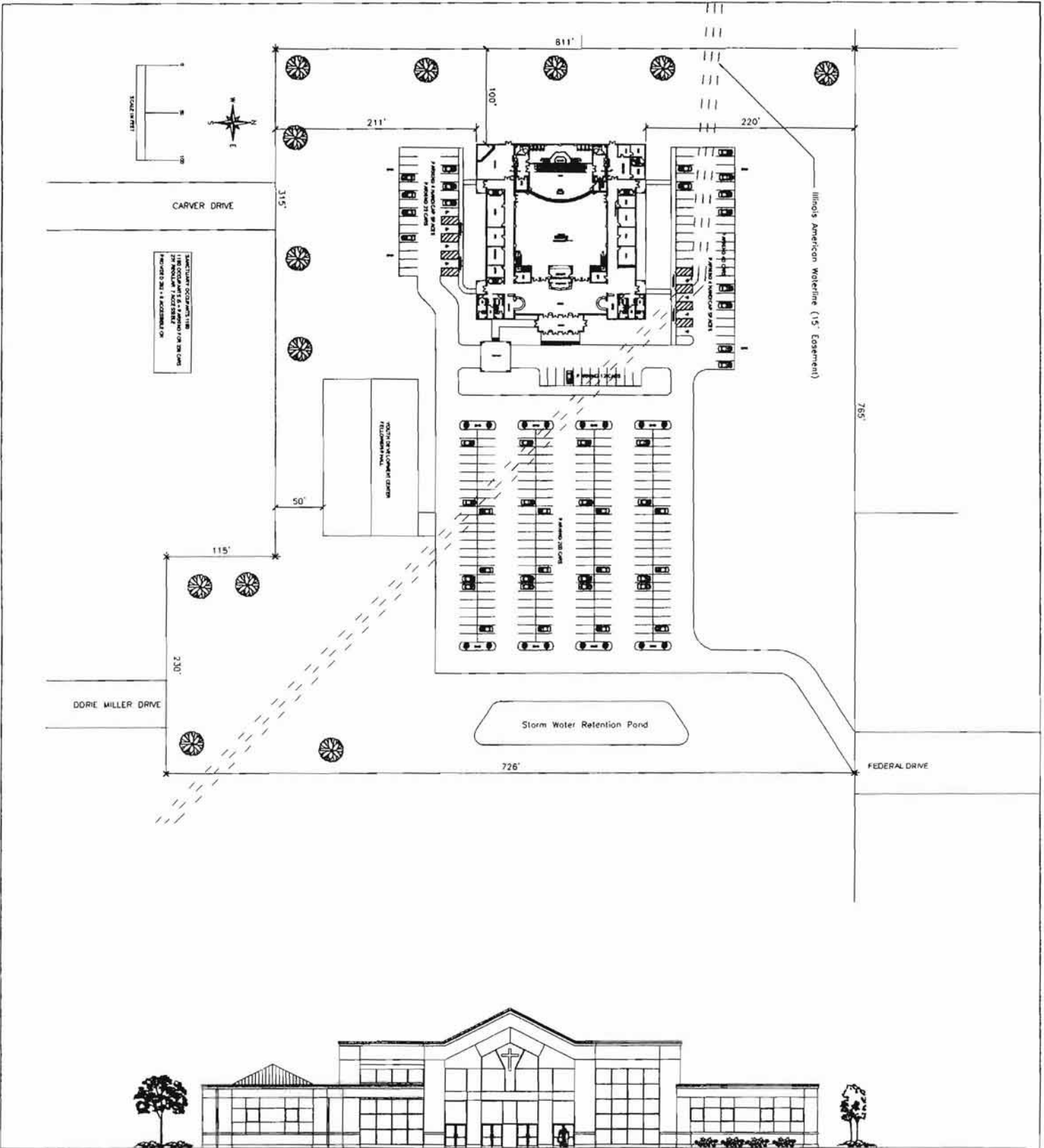
Given under my hand and Notarial Seal, this 31st day of May, A.D. 2002.

Dianna L. Marsh

Notary Public



Prepared by: Tepper, Mann & German, 507 S. Broadway, Urbana, IL 61801
Tax Bill: Church of the Living God 1109 N. Fourth St., Champaign, IL 61820
Return to: Jeff Wampler Box 1098 Champaign, IL 61824
Exempt under Para b, Sec 4, Real Estate Transfer Tax Act.
Dated: December 3, 2001
Party or Representative *[Signature]*



EAST ELEVATION

CHURCH OF THE LIVING GOD
 SITE DEVELOPMENT PLAN

REVISED APRIL 10, 2009

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

(To Allow the Establishment of a "Church or Temple" in the R-3, Single- and Two-Family Residential Zoning District - Plan Case No. 1956-SU-05)

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

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

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

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

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

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

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

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

WHEREAS, on September 22, 2005, the Urbana Plan Commission voted 5 ayes and 0 nays to forward the case to the Urbana City Council with a

COPY

recommendation to approve the request for a Special Use Permit, subject to the conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the conditions set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

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

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

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

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

LEGAL DESCRIPTION:

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

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

COPY

ALSO EXCEPTING:

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

PIN No. 91-21-06-451-005

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 3rd day of October, 2005.

AYES: Barnes, Bowersox, Chynoweth, Roberts, Smyth, Stevenson
NAYS:
ABSTAINS: Lewis*

APPROVED by the Mayor this 3rd day of October, 2005.
Phillips D. Clark
Phillips D. Clark, City Clerk
Robert C. Robert
Deputy Clerk
Laurel Ann Prussing
Laurel Ann Prussing, Mayor



*Abstained due to conflict of interest

Urbana Plan Commission

May 21, 2009

STAFF PRESENT: Jeff Engstrom, Teri Andel

1. **CALL TO ORDER at 7:30 p.m.**
ROLL CALL
QUORUM DECLARED

NOTE: Chair Pollock welcomed Dannie Otto as the newest member of the Plan Commission.

2. **CHANGES TO THE AGENDA**

There were none.

3. **APPROVAL OF MINUTES**

Ms. Stake moved to approve the minutes as presented. Mr. White seconded the motion. The minutes of the **May 7, 2009** regular meeting were approved as presented by unanimous voice vote.

4. **WRITTEN COMMUNICATIONS**

There were none.

5. **CONTINUED PUBLIC HEARINGS**

There were none.

6. **OLD BUSINESS**

There was none.

7. **NEW PUBLIC HEARINGS**

Plan Case No. 2107-SU-09: A request by the Church of the Living God for a Special Use Permit to establish a church at 1701 North Carver Drive in the R-3 Zoning District.

Jeff Engstrom, Planner I, presented this case to the Plan Commission. He began with an explanation for the special use permit request and a brief history of the proposed site. He described the proposed site and the adjacent surround properties by noting the zoning, existing land use and future land use designation of all. He discussed the development regulations regarding site access, parking and landscaping, drainage, and setback, FAR and OSR requirements. He reviewed the requirements for a special use permit according to Section VII-6 of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented staff's recommendation along with conditions:

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 forward Plan Case No. 2107-SU-09 to the Urbana City Council with a recommendation for APPROVAL with the following CONDITIONS:

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

Pollock: was there in either of the previous two requests something about fencing?

Jeff: does not recall reading anything about fencing, but did require landscape plan

Stake: require them to save the existing trees?

Jeff: not currently in the conditions.

Otto: Condition #5, pedestrian path....interpreted that they shall or are they required?

Jeff: Condition #1 says they must conform to site plan, which requires them to provide sidewalks.

Upah-Bant: concern about traffic on Federal Drive?

Jeff: Federal Drive is wide enough, but pedestrian sidewalks would cut down on automobile traffic.

With no further questions for staff, Chair Pollock opened the hearing up for public input.

Bishop Gwinn: been here before....this will be the final request. In reference to the trees, most of the trees are quite a distance away from the proposed parking lot, so they will try to keep them. They plan to beautify what is there and not take away from what currently exists.

White: capital campaign?

Bishop: started 10 years ago and are ready to move forward

Fitch: parking requirements set on number of seats.....about 1200 seats.....do they fill all of them?

Bishop: ? number of services with about 300 people per service.

David Spence, Architect: think this project will be a real asset to the neighborhood and the community. Want to do this project to help youth in the community.

With no further comments from the audience, Chair Pollock closed the public input portion and opened the hearing up for Plan Commission discussion and/or motion.

Upah-Bant: moved that the Plan Commission forward this case to the CC with a recommendation for approval along with the conditions as recommended by City Staff

White: seconded the motion.

Roll call was taken and the motion was approved by unanimous vote.

Jeff: This case will go before CC on June 1st.

8. NEW BUSINESS

There was none.

9. AUDIENCE PARTICIPATION

There was none.

10. STAFF REPORT

Jeff Engstrom, gave a staff report on the following:

- ✚ Sign Ordinance Text Amendment: will go to CC on June 1st.
- ✚ Rezoning for 714 West California Avenue will go to CC on June 1st.

11. STUDY SESSION

There was none.

12. ADJOURNMENT

The meeting was adjourned at 7:49 pm