



**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, Director

**DATE:** October 3, 2013

**SUBJECT:** Request by Saint Patrick Church for a Special Use Permit to establish an accessory parking lot at 701, 703, 705, 707, and 709 W. Clark Street; and 310 N. Busey Avenue in the R-5, Medium High Density Residential Zoning District (Plan Case No. 2213-SU-13)

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**Introduction**

Saint Patrick Catholic Church has submitted a Special Use Permit application to construct an accessory parking lot at 701, 703, 705, 707, and 709 W. Clark Street; and 310 N. Busey Avenue. The property is zoned R-5, Medium High Density Residential Zoning District. This application is part of the Church’s master plan to build an addition to the existing sanctuary and expand their parking lot from 111 to 188 spaces, and will include all of the properties on the north side of Sassafrass Alley. The Church has undergone a fundraising campaign and is now ready to proceed with design approvals for the expansion. The expansion area north of the alley is currently occupied by low-rise apartment buildings, a parking lot, and a house, all owned by the Church. Concurrent with this request, the Church is requesting that the City vacate the alley as the entire block would be owned and used by a single entity.

Although the Zoning Ordinance permits a “church, temple, or mosque” by right, enlargement of the Church’s existing parking lot toward the north will require a Special Use Permit. Per Section VIII-2.A of the Urbana Zoning Ordinance, a Special Use Permit is required as the proposed parking lot will exceed the minimum number of spaces required for the expansion of the sanctuary and is located within 600 feet of a property zoned R-1, R-2, or R-3.

At their September 19, 2013 meeting the Urbana Plan Commission held a public hearing regarding the proposed Special Use Permit. The Commission heard testimony from the applicant regarding how the site plan will conform to Zoning Ordinance requirements. One member of the public spoke against the proposed location of the trash and recycling containers. Plan Commission voted 5 ayes to 0 nays to forward the case to City Council with a recommendation for approval, subject to the conditions of conforming to the submitted site plan and adequately screening adjacent residences.

## Background

### Description of the Site and Surrounding Properties

The subject properties comprise six parcels totaling approximately 1.2 acres, located on the south side of Clark Street between Busey and Coler Avenues. The subject properties are owned by Saint Patrick Catholic Church, which is located on the southern half of this block. The subject properties contain a parking lot, four apartment buildings, and a house used for storage by the Church. The apartment buildings contain 30 dwelling units which are now vacant, as the Church has not renewed leases in anticipation of their upcoming expansion. The site is zoned R-5, Medium High Density Residential Zoning District. The Church and Parish Center are zoned R-4, Medium Density Residential Zoning District. The 2005 Comprehensive Plan designates the future land use for this site as Institutional, but the Church itself is designated Residential.

The site is located on the northwest edge of the West Urbana Neighborhood, in an area of historic homes and apartments. To the west are an apartment building and some single-family homes. To the east is a Carle Hospital parking lot. To the north is a Carle parking lot and garage. Immediately south is the Saint Patrick Church parking lot, along with the Church and parish center, which front on Main Street. South of Main Street are apartment buildings, a duplex, and two single-family homes.

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

Direction	Zoning	Existing Land Use	Future Land Use
Site	R-5, Medium High Density Residential	Apartments, Parking, Church Storage	Institutional
North	B-3, General Business	Parking (Carle)	Institutional
East	R-5, Medium High Density Residential	Parking (Carle)	Institutional
South	R-4, Medium Density Residential	Church	Residential
West	R-4, Medium Density Residential R-2, Single Family Residential	Apartments, Single-Family Homes	Multi-Family

### Expansion

Saint Patrick Church is planning to build an addition to their main church building. A site plan showing the expanded church and parking lot is attached to the Special Use Permit Application (Exhibit E). This sanctuary addition will double the church's seating capacity from 300 to 600. According to the applicant, the expansion will preserve the architectural style of the church, provide an accessible choir area, connect the church to the parish center, and provide additional meeting space. There will be a new lobby area that connects the Church to the Parish Center, and

a new outdoor plaza and entrance to be accessed from the north. The expansion of the church is allowed by right in the R-4 district. As a part of this expansion, the church plans on demolishing the vacant apartment buildings it owns to the north of the Church in order to expand parking for Church users. The Church is concurrently requesting that the City vacate Sassafrass Alley which is wholly surrounded by church properties. If the alley vacation is approved by City Council, the alley will be incorporated into the expanded parking lot. Utilities within the alley would be relocated underground and would be protected by a utility easement. Additionally, the site plan shows two storage sheds located within the expanded parking area and 21 new shade trees.

According to the Urbana Zoning Ordinance, a church use requires a minimum of one parking space for every five seats in the main assembly area. For the existing seating capacity of 300, there are only 60 spaces currently required. The Church currently has 111 spaces on their campus, and at busy times parking spills onto adjacent streets. With the sanctuary expansion, the Church will be required to provide a minimum of 120 parking spaces. The Church proposes to expand the parking lot to a total of 188 spaces. Section VIII-2 of the Urbana Zoning Ordinance states that a Special Use Permit is required for accessory parking lot expansions within 600 feet of the R-1, R-2, or R-3 district when the parking provided is in excess of the minimum requirement. Because some existing parking spaces will be lost during the expansion project, this Special Use Permit is needed to allow an additional 68 parking spaces to be constructed beyond the minimum required.

The proposed parking lot will conform to all Zoning Ordinance development regulations, including setbacks, screening, shade trees, lighting, drainage, and access drive standards. The applicant has submitted a site plan that shows conformance with the following Zoning Ordinance requirements:

- Parking spaces and storage structures will be outside of the 15-foot required front yard setback in the R-5 District.
- Screening is required between parking lots and residential uses in the form of a hedge.
- The site plan shows 21 new shade trees, in addition to existing shade trees located on the perimeter of the site.
- Six accessible parking spaces will be provided.
- Bicycle parking racks will be provided to accommodate 12 bicycles.
- Parking space width and length and drive aisle width meet minimum standards for angled parking.
- Refuse and recycling containers will be screened from view of the public by a solid fence or wall.

Regarding access drives, the applicant states that no additional access points will be added. The existing access points are located at the entrances to Sassafrass Alley, on Coler Avenue (across from 308 N. Coler) and at Clark Street (at 701 W. Clark). One of the access points on Clark Street will be removed. The eastern access point at Sassafrass Alley will be shifted slightly north and expanded to 24 feet wide in order to meet Zoning Ordinance requirements for a two-way drive. These access points will become more active for Sunday services after expansion of the sanctuary, but there will be fewer Church services overall.

At the September 19, 2013 public hearing, one member of the public spoke against the proposed location of the refuse and recycling container because it would be directly in front of her home. The petitioner's engineer stated that the location next to the street was needed because heavy-duty pavement is needed for the areas that garbage trucks will be using to access the dumpster, and it is prohibitively expensive to extend that heavy duty pavement throughout the site. Additionally, the dumpster needs to be located near the Parish Center's kitchen to minimize the distance that trash would have to be transported. The Plan Commission recommended approval for the submitted site plan, but also asked the petitioner to consider installing vegetative screening along Coler Ave. Staff is recommending that this condition be added to the approval of the special use permit.

## **Discussion**

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

According to Section VII-4.A 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 existing Church site has been established since 1901 and is centrally located within the St. Patrick Church Parish. There is a benefit to accommodating expansion of existing institutions within fully-developed neighborhoods. Without the possibility of expansion, such institutions often look to relocate to greenfield sites on the edges of the City. Parking lot expansion will facilitate expansion of the sanctuary and will be conducive to the public convenience at this location. The proposed use would be located on a block that is currently occupied with Church uses, accessory parking, storage, and Church-owned apartments. One of the subject properties (701 West Clark Street) already contains a parking lot. The other properties have some parking areas accessed from the alley. The proposed use would replace four soon-to-be vacant apartment buildings and a house used for storage. These would be replaced with an enlarged parking lot for Saint Patrick Church. Additionally, providing off-street parking for church members would reduce the impact of on-street parking on Sunday mornings and at other busy times.

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

The applicant states that the proposed parking lot expansion is necessitated by future expansion of the Church sanctuary without impacting on-street parking in the neighborhood. This expansion will allow the Church to hold fewer services each week, which will mean less neighborhood impact overall. Vehicular access to the parking lot will remain at the existing alley so as to not to introduce driveways at new points along the perimeter of the lot. The applicant notes that with the expansion, traffic for Sunday services will be higher but will take place fewer times. The proposed parking lot will be screened and lit in such a manner so as not to impact

surrounding properties or the public welfare. Existing mature street trees along Clark Street would remain.

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

The proposed use would conform to applicable regulations for the R-5, Medium High Density Multifamily Residential District. The Zoning Ordinance standards for the R-5 district include uses and development standards for institutions and accessory parking. Screening, lighting, and drainage will be improved by the proposed use. The proposed use will serve as a transition from the residential portion of the neighborhood to Carle Hospital to the north.

## **Summary of Findings**

1. Saint Patrick Catholic Church is requesting a Special Use Permit to install an accessory parking lot at 701, 703, 705, 707, and 709 W. Clark Street; and 310 N. Busey Avenue in the R-5, Medium High Density Residential Zoning District.
2. The proposed use requires a Special Use Permit because it would add accessory parking spaces beyond the minimum required by the Zoning Ordinance and would be located within 600 feet of properties zoned R-2 and R-3, Single and Two-Family Residential District.
3. The proposed use will allow for expansion of the adjacent Saint Patrick Church sanctuary.
4. The proposed use is conducive to the public convenience at this location. It would allow the church to expand their sanctuary and would reduce on-street parking impacts on the neighborhood.
5. The proposed use would not be unreasonably injurious or detrimental to the district in which it shall be located. Parking impacts will be reduced overall.
6. The proposed use meets the regulations and standards of, and preserves the essential character of the R-5 district and neighborhood in which it shall be located.
7. 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, and is allowed by right in the R-5 district.
8. The proposed church is consistent with the Institutional designation, as identified in the 2005 Urbana Comprehensive Plan Future Land Use Map.

## Options

In Plan Case 2213-SU-13, the Urbana City Council may:

1. Approve the proposed special use permit without any 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; or
3. Deny the special use permit.

## Recommendation

At their September 19, 2013 meeting the Urbana Plan Commission held a public hearing regarding the proposed special use permit. The Plan Commission voted 5 to 0 to forward Plan Case No. 2213-SU-13 to the Urbana City Council with a recommendation for APPROVAL with the following CONDITIONS:

1. That the development shall be constructed in general conformance with the attached site plan. The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.
2. That adjacent residential uses will be protected from impacts of the expanded parking area through an adequate landscape buffer to be approved by the Zoning Administrator.

Staff recommends one additional condition of approval:

3. That the proposed refuse and recycling area shall be screened with a vegetative screen in addition to the required solid fence or wall.

Attachments:     Adopting Ordinance with Site Plan  
                      Exhibit A: Location and Existing Land Use Map  
                      Exhibit B: Existing Zoning Map  
                      Exhibit C: Future Land Use Map  
                      Exhibit D: Site Photos  
                      Exhibit E: Application for a Special Use Permit  
                      Exhibit F Draft Minutes of the September 19, 2013 Plan Commission Public Hearing.

CC:                 Saint Patrick Catholic Church

**ORDINANCE NO. 2013-10-092**

**An Ordinance Approving a Special Use Permit**

(To Allow Expansion of an Accessory Parking Lot in the R-5, Medium High Density Residential District - Plan Case No. 2213-SU-13 / 701, 703, 705, 707, 709 W. Clark St & 310 N. Busey Ave - St. Patrick Catholic Church)

WHEREAS, St. Patrick Catholic Church has petitioned the City for a Special Use Permit to allow expansion of an accessory parking lot in the R-5, Medium High Density Residential District; and

WHEREAS, Section VIII-2 of the Urbana Zoning Ordinance requires the granting of a Special Use Permit in order to expand an accessory parking lot beyond the minimum required number of parking spaces for properties within 600 feet of the R-1, R-2, or R-3 District; and

WHEREAS, the proposed use is conducive to the public convenience at this location as it would allow for the church to expand and remain at their current location; and

WHEREAS, the proposed use will not be unreasonably injurious or detrimental to the district in which it will be located, or otherwise injurious or detrimental to the public welfare; and

WHEREAS, the proposed development is consistent with the development regulations for the R-5 district and preserves the essential character of the district in which it shall be located; and

WHEREAS, the proposed development is consistent with the 2005 Urbana Comprehensive Plan in terms of its goals and objectives as well as the future land use designation of the subject property as "Institutional"; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on September 19, 2013 concerning the petition filed by the petitioner in Plan Case No. 2213-SU-13; and

WHEREAS, the Urbana Plan Commission voted 5 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 specified in Section 1 herein; and

WHEREAS, 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 CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow an accessory use parking lot at 701, 703, 705, 707, 709 West Clark Street and 310 North Busey Avenue in the R-5, Medium High Density Residential Zoning District with the following condition:

1. The development shall be constructed in general conformance with the site plan attached as Attachment A. The Zoning Administrator shall have the authority to approve minor changes substantially in compliance with the approved site plan necessary for the project to comply with City regulations including building, fire, and site development codes.
2. That adjacent residential uses will be protected from impacts of the expanded parking area through an adequate landscape buffer to be approved by the Zoning Administrator.
3. That the proposed refuse and recycling area shall be screened with a vegetative screen in addition to the required solid fence or wall.

LEGAL DESCRIPTION:

Lots 6 & 11 in Col. M.W. Busey's Heirs Addition to the City of Urbana, as per plat recorded in Deed Record 8 at page 444, situated in Champaign County, Illinois.

And:

The 398' x 16.5' public alley in Busey's Col. M.W. Heirs' Sub., City of Urbana, Champaign County, Illinois.



PERMANENT PARCEL #: 91-21-08-358-001, 91-21-08-358-002, 91-21-08-358-003, 91-21-08-358-004, 91-21-08-358-005, 91-21-08-358-006.

LOCATED AT: 701, 703, 705, 707, and 709 W. Clark Street; and 310 N. Busey Avenue

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 Corporate Authorities 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**

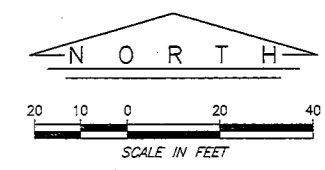
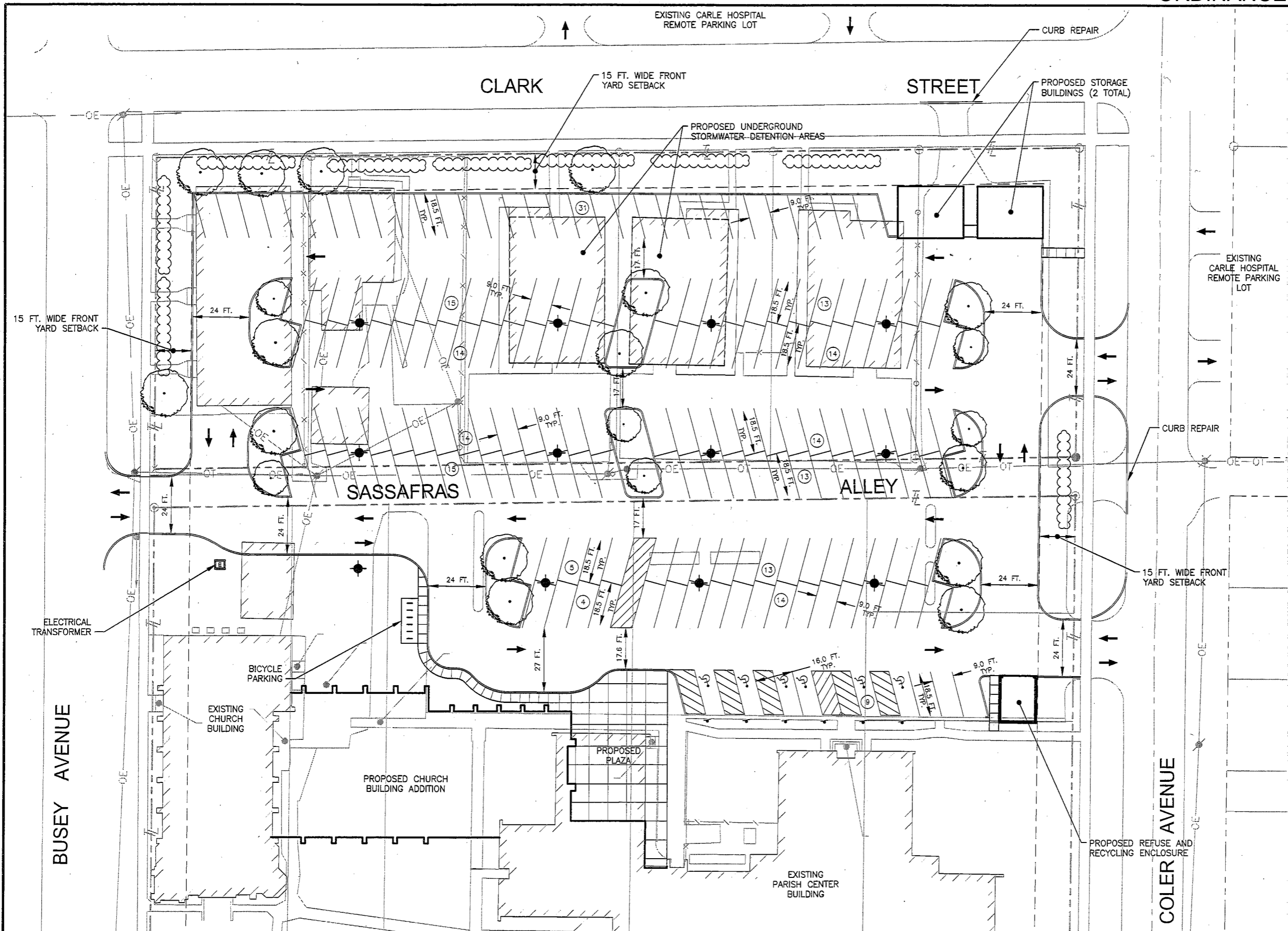
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the \_\_\_ day of \_\_\_\_\_, 2013, the Corporate Authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled "An Ordinance Approving a Special Use Permit (To Allow Expansion of an Accessory Parking Lot in the R-5, Medium High Density Residential District - Plan Case No. 2213-SU-13 / 701, 703, 705, 707, 709 W. Clark St & 310 N. Busey Ave - St.

Patrick Catholic 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 \_\_\_\_\_, 2013, 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 \_\_\_\_\_, 2013.



- LEGEND**
- ▲ NEW ACCESSIBLE SIGN
  - ◆ NEW PARKING LOT LIGHT
  - Ⓜ NEW PARKING SPACE COUNT
  - ▨ NEW ACCESSIBLE PARKING SPACE
  - ▤ NEW BICYCLE PARKING AREA
  - NEW TREE
  - ⊞ NEW PARKING LOT SCREENING

**PARKING LOT SUMMARY**

PREVIOUS REGULAR SPACES:	106
PREVIOUS ACCESSIBLE SPACES:	5
<b>TOTAL PREVIOUS PARKING SPACES:</b>	<b>111</b>
PROPOSED REGULAR SPACES:	182
PROPOSED ACCESSIBLE SPACES:	6
<b>TOTAL PROPOSED PARKING SPACES:</b>	<b>188</b>
NET NEW REGULAR SPACES:	76
NET NEW ACCESSIBLE SPACES:	1
<b>TOTAL NET NEW PARKING SPACES:</b>	<b>77</b>

J.U.L.I.E.  
NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL J.U.L.I.E. (800) 892-0123 © 2013 ALL RIGHTS RESERVED. ENGINE, ARCHITECT AND LANDSCAPE, P.C.

DESIGNED:	REVISIONS
DRAFTED:	
CHECKED:	
FILE:966-7PLANS.DWG	

**BCA**  
BERNS, CLANCY AND ASSOCIATES  
ENGINEERS • SURVEYORS • PLANNERS  
405 EAST MAIN STREET • POST OFFICE BOX 0755  
URBANA, ILLINOIS 61803-0755  
PHONE: (217) 384-1144 • FAX: (217) 384-3355

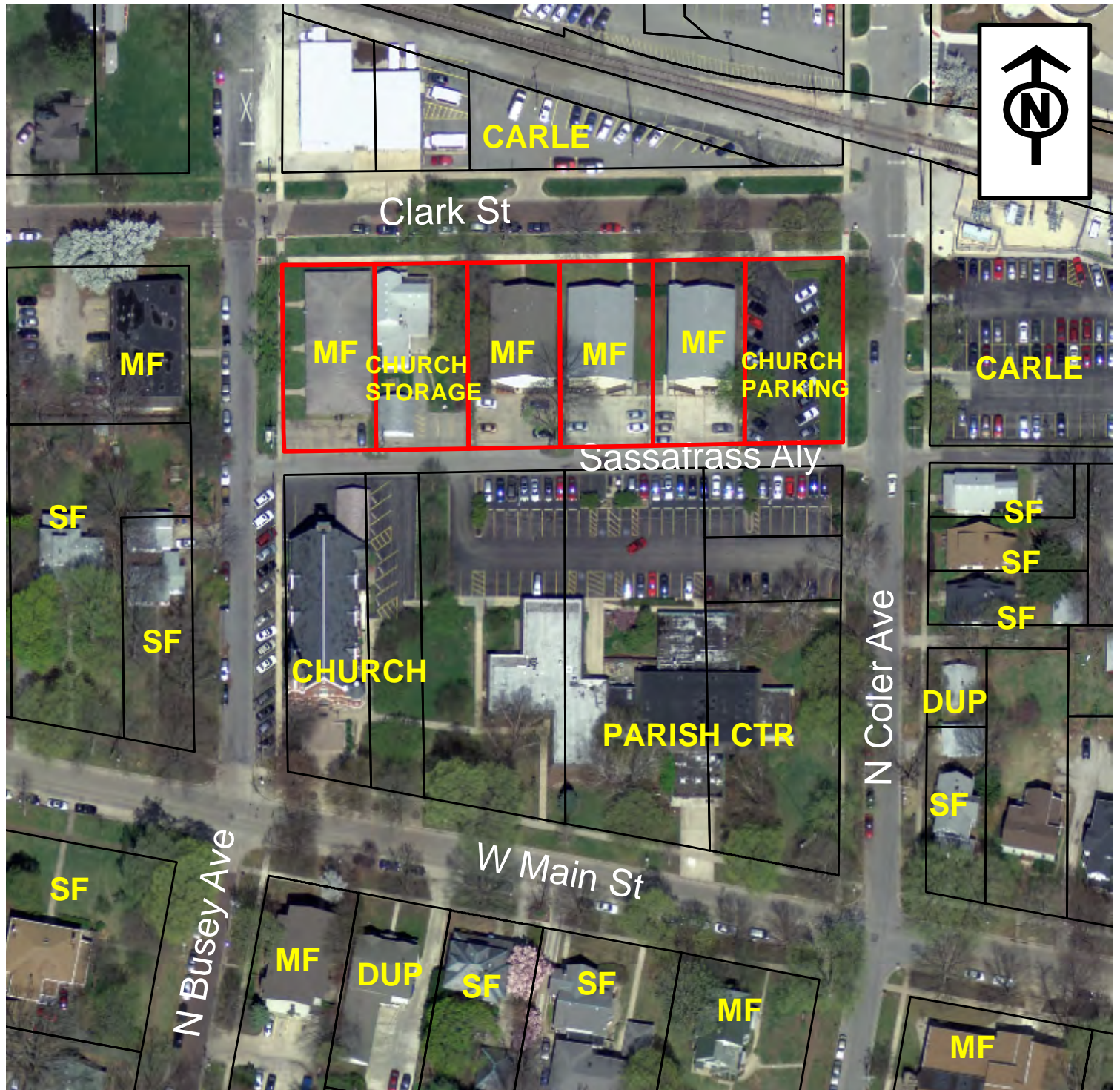
**ST. PATRICK CHURCH**  
708 WEST MAIN STREET  
URBANA, ILLINOIS 61801  
PHONE: (217) 367-2665

**ST. PATRICK'S PARISH**  
CHURCH ADDITION

**PARKING SITE PLAN**

DATE: 091713
SHEET: 1 OF 1
JOB: 966-7

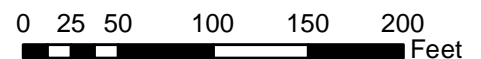
# EXHIBIT A: LOCATION & LAND USE MAP



Case: 2213-SU-13  
 Subject: Application to expand parking lot within 600 feet of R-1, R-2, R-3 zone  
 Location: 701, 703, 705, 707 W Clark Street & 310 N Busey Ave  
 Petitioner: St. Patrick Church



Subject Properties



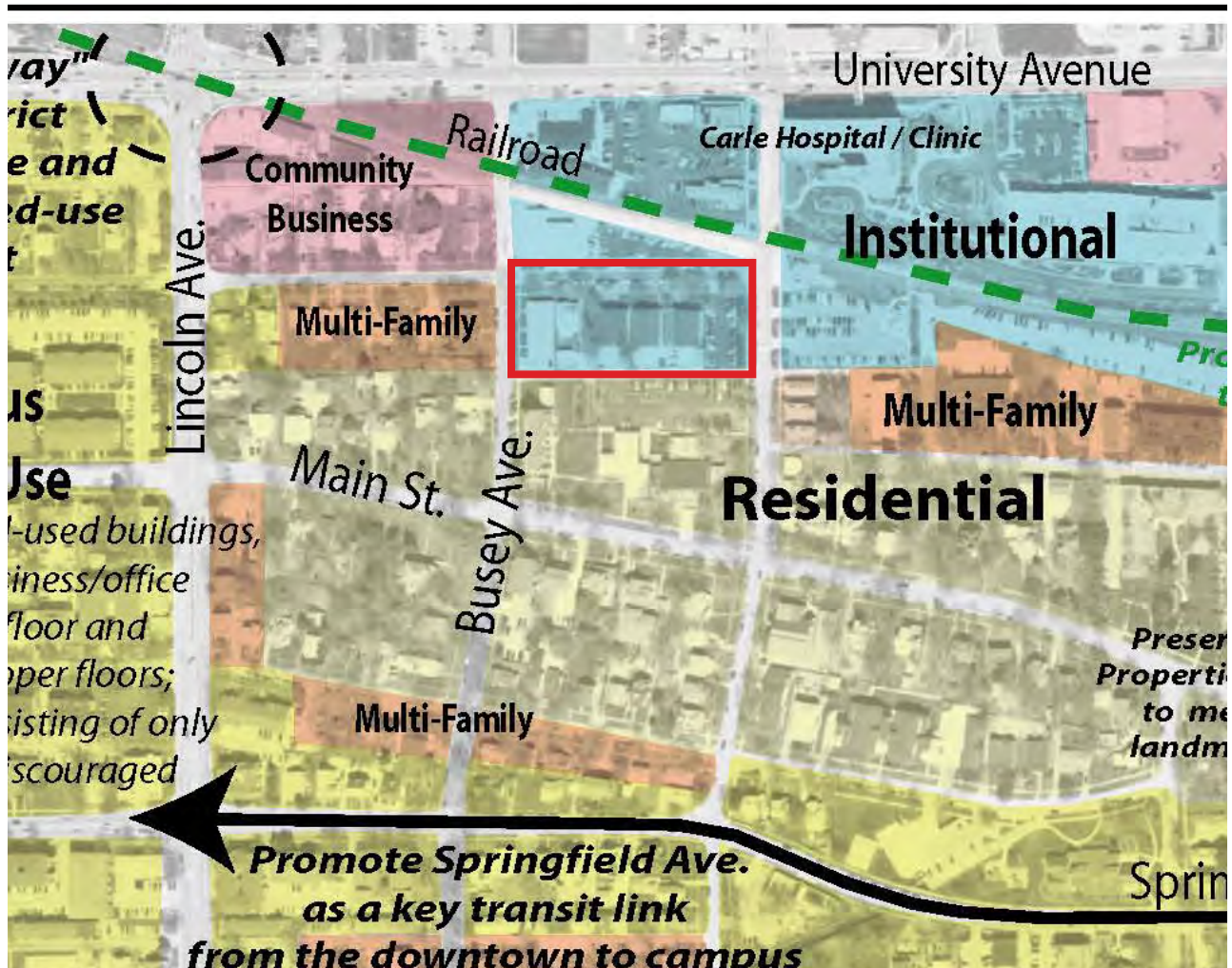
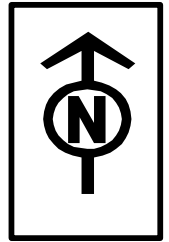
# EXHIBIT B: ZONING MAP



Case: 2213-SU-13  
 Subject: Application to expand parking lot within 600 feet of R-1, R-2, R-3 zone  
 Location: 701, 703, 705, 707 W Clark Street & 310 N Busey Ave  
 Petitioner: St. Patrick Church

- Subject Properties
- B3
- MIC
- R2
- R3
- R4
- R5
- IN-1

# EXHIBIT C: FUTURE LAND USE MAP



Case: 2213-SU-13  
Subject: Application to expand parking lot within 600 feet of R-1, R-2, R-3 zone  
Location: 701, 703, 705, 707 W Clark Street & 310 N Busey Ave  
Petitioner: St. Patrick Church



Subject Properties



## Exhibit D: Site Photos



701 W. Clark St – Parking Lot



703 W. Clark St.





705 W. Clark St.



707 W. Clark St.



709 W. Clark St. - Storage



310 N. Busey Ave.



# Application for Special Use Permit

# Plan Commission

## APPLICATION FEE - \$175.00

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 09-04-2013 Plan Case No. 2213-SU-13  
Fee Paid - Check No. 22341 Amount \$175.00 Date 09-04-2013

### 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 \_\_\_\_\_ of the Urbana Zoning Ordinance to allow *(Insert proposed use)* PARKING on the property described below.

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **ST PATRICK'S CATHOLIC CHURCH** Phone: **217-367-2665**  
Address (street/city/state/zip code): **708 WEST MAIN, URBANA, IL 61801**  
Email Address:

#### 2. PROPERTY INFORMATION

Address/Location of Subject Site:  
PIN # of Location: 91-21-08-358-008  
Lot Size: \_\_\_\_\_  
Current Zoning Designation: R-4  
Current Land Use (vacant, residence, grocery, factory, etc): **RESIDENTIAL APARTMENTS**  
Proposed Land Use: **PARKING**  
Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**3. CONSULTANT INFORMATION**

**Name of Architect(s): TBD** Phone:

Address (*street/city/state/zip code*):

Email Address:

**Name of Engineers(s): TBD** Phone:

Address (*street/city/state/zip code*):

Email Address:

**Name of Surveyor(s): TBD** Phone:

Address (*street/city/state/zip code*):

Email Address:

**Name of Professional Site Planner(s): TBD** Phone:

Address (*street/city/state/zip code*):

Email Address:

**Name of Attorney(s): CHAD BECKETT** Phone:

Address (*street/city/state/zip code*):

Email Address:

**4. REASONS FOR SPECIAL USE PERMIT**

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

The proposed use as a parking lot for parishioners of St. Patrick's is necessitated by the future plans to expand the seating capacity of the church building. The net effect of this change will reduce the number of services held each weekend thereby reducing the number of times the parking lot empties and fills. St Patrick's plans to work closely with the city of Urbana in order to implement proper screening, and landscaping to mitigate noise and provide an aesthetic appeal as this project is currently in the design phase.

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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 Parking lot located on the North Half of the block will be designed by an architect TBD

in accordance with all applicable laws and local zoning ordinances. This parking lot will utilize existing street access points currently located on Sassafras Alley opening to Coler Ave, and Busey Ave as well as Clark street. Traffic flow is expected to be very similar to the current pattern albeit with fewer periods of slightly heavier arrivals and departures on Sunday mornings. Lighting is expected to be similar or better than current levels as the apartments in this location employ dated security lighting.

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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 lot will conform to the regulations set forth in the Urbana zoning ordinance. The final design will be contingent upon addressing the items set forth in section VIII-2 of ARTICLE VIII Parking and Access Urbana zoning Ordinances (April 2012). Those items include: lighting, drainage, buffering, access & safety, and neighborhood character.

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***NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.***

***By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.***

#### **CERTIFICATION BY THE APPLICANT**

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

*R. Joseph T. Hy-*  
Applicant's Signature

*Sept 3, 2013*  
Date

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** September 19, 2013

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

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

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**MEMBER PRESENT:** Carey Hawkins-Ash; Andrew Fell, Tyler Fitch, Dannie Otto, Marilyn Upah-Bant

**MEMBERS EXCUSED:** Lew Hopkins, Bernadine Stake

**STAFF PRESENT:** Robert Myers, Planning Manager; Jeff Engstrom, Planner II; Teri Andel, Planning Secretary

**OTHERS PRESENT:** Chris Billing, Stephanie Foote, Tim Kerestes, Chris Mayo, Dave Palmisano, Randy Pankou, Joe Vitosky

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**COMMUNICATIONS**

Regarding Plan Case No. 2213-SU-13

- St. Patrick Church Parking Lot Zoning Analysis
- Revised Parking Site Plan

**NEW PUBLIC HEARINGS**

**Plan Case No. 2213-SU-13 – Request by Saint Patrick Church for a Special Use Permit to establish an accessory parking lot at 701, 703, 705, 707 and 709 West Clark Street and 310 North Busey Avenue in the R-5, Medium High Density Multiple Family Residential Zoning District.**

Chair Fitch opened the public hearing for this case.

Jeff Engstrom, Planner II, distributed two communications concerning this case. The first communication was a revised Parking Site Plan. He explained that City staff received the revision after the packet of information had been sent to the Plan Commission members and others on the mailing list. The second communication was a parking lot zoning analysis he had prepared.

Mr. Engstrom summarized the written staff report for Plan Case No. 2213-SU-13. He explained the reason for the special use permit request, which is to allow 68 accessory parking spaces beyond the minimum required by the Zoning Ordinance. He described the proposed lots as well the adjacent surrounding lots noting their zoning and existing land uses. He showed photos of these areas and reviewed the revised parking site plan. He talked about the requirements for a special use permit according to Section VII-4.A of the Urbana Zoning Ordinance. He read the options of the Plan Commission and presented staff's recommendation.

Chair Fitch took questions from the Plan Commission for City staff.

Mr. Fell inquired about the overhead electric line running overhead down the alley. Will this need an easement? Are there any other City utilities that run along here that will require an easement? Mr. Engstrom replied that the overhead electric line will be relocated; however, there is an existing storm sewer that will remain and will require an easement.

Mr. Otto asked about the process for vacating an alley. Mr. Engstrom explained that if all of the property owners who use the alley agree to the vacation of that alley, then the City gets an estimated market value for the alley and the adjacent users purchase the alley from the City by Ordinance.

Chair Fitch explained to the audience the procedures for a public hearing and then asked if the petitioner wished to address the Plan Commission on this case.

Chris Billing, Berns, Clancy and Associates, is the civil engineer for this project. He stated that the Church was originally built a little over 100 years ago, and the Parish has grown over time. They need more space for all of their activities. St. Patrick Church has been researching and planning the expansion of the Church and proposed parking lot for several years. He discussed some details of the proposed expansion and parking lot area.

Mr. Fell asked why they changed the parking degree of 90 degrees from the initial parking plan to the angled parking now proposed. Mr. Billing replied that it was primarily to allow the site plan to conform to the front yard setback requirement without having to seek a variance.

Mr. Otto wondered if they would consider increasing the number of bicycle parking spaces. Mr. Billing said that this is doable. It would be easy enough to add more bicycle parking spaces at any time if they see the need for it.

Chair Fitch asked if there were any other members of the audience who wished to speak in favor of the proposed special use permit. There were none.

Chair Fitch then asked if there were any members of the audience who wished to speak in opposition.

Stephanie Foote, 306 North Coler Avenue, addressed the Plan Commission. She lives across the street from the proposed parking area. She expressed concern about the garbage and recycling storage area being located directly across the street from her house and asked if it could not be relocated elsewhere.

Mr. Billing responded that the garbage and recycling storage area is proposed to be located in this particular area because it is near to the activity and kitchen areas of the church. It is also located at the entrance of the parking lot. Garbage haulers drive heavy trucks and the Church would like to keep the area that the trucks travel to a minimum. The Church plans to use heavy duty materials for pavement in these areas. He stated that screening the storage area to make it less noticeable could be accomplished.

Mr. Fell asked what kind of dumpster they planned to use. The storage area appears to be a rather large space. Mr. Billing stated that the space will be big enough to contain a small dumpster and containers for recycling.

With no one else in the audience, Chair Fitch asked if the Plan Commission had any further questions for staff.

Mr. Fell inquired about the screening requirements for dumpster areas. Mr. Engstrom replied that dumpster areas are required to be screened by either a wall or a fence. There are currently no landscaping requirements; however, the Plan Commission could add a condition upon the approval of the proposed special use permit.

Robert Myers, Planning Manager, stated that a practical difficulty of moving the dumpster to the northeast corner of the site is that trash would have to be carried or carted across the parking lot. Closer to the kitchen is more desirable. Mr. Ash agreed it would be burdensome. He feels that the Church has made a good faith promise to screen the garbage storage area and to make it aesthetically pleasing.

Chair Fitch closed the public hearing and asked for any Plan Commission comments or motions.

Chair Fitch questioned the necessity of Condition #1 given submittal of a revised site plan which shows compliance. He asked if the Plan Commission would agree to change the wording to say that the petitioner must comply with the revised site plan. Mr. Fell suggested that the wording should be "substantially comply" with the revised site plan. If inconsequential changes to the revised site plan are necessary, the Zoning Administrator should be able to approve this without requiring reapproval by the City Council. Mr. Fitch agreed.

Ms. Upah-Bant moved that the Plan Commission forward Plan Case No. 2213-SU-13 to the Urbana City Council with a recommendation for approval including the conditions as amended by the Plan Commission in earlier discussion. Mr. Ash seconded the motion. Roll call on the motion was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Otto	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Ash	-	Yes			

The motion passed by unanimous vote.

Mr. Engstrom stated that this case would be forwarded to City Council on Monday, October 7, 2013.