



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members
FROM: Lorrie Pearson, AICP, Community Development Services Director
Kat Trotter, Planner I
DATE: November 12, 2020
SUBJECT: An Ordinance Amending the Urbana Zoning Map (702, 704, 706 and 708 West High Street and 309 South Coler Avenue / Plan Case 2410-M-20)

Introduction

James and Spencer Dobrovolsky request a rezoning from R-3, Single and Two-Family Residential to R-5, Medium High Density Multiple-Family Residential at 702, 704, 706 and 708 West High Street and 309 South Coler Avenue. The applicants would like to rezone the properties at West High Street and South Coler Avenue to allow for higher density residential development close to the University of Illinois campus. Four rental homes and a home converted into apartments exist on the properties now.

At their November 5, 2020 meeting, the Plan Commission held a public hearing on this case. Staff received more than twenty emails and letters in opposition to the request, and none in support. At the public hearing, four members of the public spoke in opposition to the request. Two members of the public spoke neither in favor of nor in opposition to the request. The Plan Commission voted unanimously to forward the case to City Council with a recommendation to deny the request (seven ayes, zero nays). Staff concurs with the Plan Commission’s recommendation. The request does not align with the Comprehensive Plan, nor does it adequately satisfy the rezoning criteria, as discussed below.

Background

The property at West High Street and South Coler Avenue is occupied by rental homes and a home that has been converted into apartments. All of the homes have been on the properties for over 50 years. These and other R-3-zoned properties along West High Street serve as a transition from the lower density R-2 zoning district to the south, to the MOR and R-5 zoning districts to the north. Higher density uses and R-5 zoning make up the majority of the block to the west across Busey Avenue, while properties east of Busey Avenue are largely zoned R-2, Single Family Residential.

Rezoning the property from R-3 to R-5 would allow for higher-density residential development. Per Table V-I, multifamily residential buildings are not allowed in the R-3 zoning district, but are permitted by-right in the R-5 zoning district. A rezoning would also allow a greater floor-area ratio, which would allow larger buildings on the properties. If the rezoning request is approved, the maximum floor-area

ratio would more than double, from 0.40 to 0.90,¹ and the minimum required open space ratio would decrease from 0.40 to 0.30.

Description of the Site and Surrounding Properties

Combined, the five properties are approximately 27,700 square feet, or 0.64 acres, and are located on the northwest corner of West High Street and South Coler Avenue. They are in the West Urbana neighborhood. They contain rental homes, including one that has been converted into apartments.

The following chart identifies the current zoning, and existing and future land use of the site and surrounding properties (see Exhibits A, B, and C).

| Direction | Zoning | Existing Land Use | Future Land Use |
|-----------|---|--|-------------------|
| Site | R-3, Single and Two-Family Residential | Single Family Homes Multiple-Family Conversion | Residential |
| North | MOR, Mixed Office Residential R-5, Medium High Density Multiple Family Residential | Single Family Homes, Group Homes and Apartment Buildings | Mixed Residential |
| East | R-3, Single and Two-Family Residential MOR, Mixed Office Residential | Single Family Homes and Duplexes | Residential |
| South | R-2, Single-Family Residential | Single Family Homes, Duplexes and Conversions | Residential |
| West | R-4, Medium Density Multiple Family Residential | Apartment Buildings | Residential |

Discussion

The applicant does not currently have development plans for the property, so rezoning from R-3, Single and Two-Family Residential to R-5, Medium High Density Multiple-Family Residential appears to be entirely speculative. In the Comprehensive Plan, the Future Land Use designation for the property is Residential (Urban Pattern), which is defined 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.

¹ For reference, the average existing floor-area ratio on each lot is roughly 0.33.

Urban Pattern of Development: A pattern of development that is typically found in older, established neighborhoods. Includes a grid network of streets with, in some cases, vehicular access from rear alleys. Streets may be narrow in order to slow down traffic and favor the pedestrian. The urban pattern also contains a well-connected sidewalk system that encourages walking and provides convenient pedestrian access to nearby business centers. May include smaller lots where homes face the street and the presence of garages along the street is minimized.

Multiple-family residential zoning does not fit the intent of the Residential (Urban Pattern) Future Land Use designation. R-5 zoning is better suited in the Mixed Residential and Multifamily future land use areas to the north and west of the property.

The Comprehensive Plan also outlines “Strategies for Neighborhood Stability” for the West Urbana neighborhood:

1. Explore “Neighborhood Conservation District” Strategies
2. Promote Single-Family Residential Uses in areas zoned for single-family
3. Preserve existing zoning protections
4. New development to respect traditional physical development pattern

The R-3 zoning district acts as a transition area between the R-2-zoned properties to the south and the MOR properties to the north. A block further north, the properties are all zoned R-5, Medium High Density Multiple-Family Residential. The Comprehensive Plan clearly calls for the preservation of the existing single-family residential uses and does not call for higher density development in this area.

Rezoning Criteria

In the case of *La Salle National Bank v. County of Cook*, the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. In addition to the six La Salle Criteria, the court developed two more factors in the case of *Sinclair Pipe Line Co. v. Village of Richton Park*. Together, all eight factors are discussed below to compare the current zoning to the proposed zoning.

1. The existing land uses and zoning of the nearby property.

The proposed rezoning to R-5, Medium High Density Multiple-Family, is not as compatible with the land uses of the immediate area as the existing R-3 zoning is (see Exhibits A and B). Properties west of Busey Avenue do accommodate higher densities. However, east of Busey Avenue, most properties are zoned R-3 and MOR, and are characterized by lower-density housing.

The parcels along the north side of West High Street, from Busey Avenue to McCullough Street, are all zoned R-3, with the exception of one property zoned R-4. While the West Urbana neighborhood has a variety of housing types, ranging in density, the R-3 zoning along the north side of West High Street acts as a buffer between higher density residential uses to the north along Green Street, and lower density residential uses and zoning to the south.

2. The extent to which property values are diminished by the restrictions of the ordinance.

The applicant does not have development plans for the properties. Without a proposed development project, it is difficult to determine whether or not the rezoning would have an effect on neighboring property values. If the proposed rezoning is not approved, the applicant could redevelop these properties within the development regulations of the R-3 zoning district, or continue to rent the existing single-family homes.

3. The extent to which the ordinance promotes the health, safety, morals, or general welfare of the public.

The proposed rezoning would not likely affect the health, safety, morals or general welfare of the public. The properties would still be zoned for residential uses, however the rezoning would allow for higher floor-area ratio and multiple-family uses.

4. The relative gain to the public as compared to the hardship imposed on the individual property owner.

The public would likely see no gain if the property is rezoned to R-5, Medium High Density Multiple-Family Residential. The properties already contain occupied rental homes under the R-3 zoning, so it does not appear that there is any hardship to the property owners that necessitates the rezoning.

5. The suitability of the subject property for the zoned purposes.

The properties individually are well-suited for single-family residential uses, as those uses exist on the properties now. The combined property is 0.64 acres, so in terms of its size, it could be well-suited for multiple-family residential uses. However, the Future Land Use designation discourages higher-density residential uses, and encourages preservation of existing single-family uses on these properties.

Additionally, if the property is rezoned to the R-5 zoning district, the applicant could build to the maximum development standards of the district. The R-5 district allows for a maximum FAR of 0.90, over double what is currently allowed on the site.

6. The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.

The property is not vacant and has not been vacant since the applicants have owned the property. The homes on the property have been there for over 50 years.

7. The community's need for more of the proposed use.

The applicant requests a rezoning to allow for higher density development close to the University of Illinois campus and Downtown Urbana. The applicant states that this rezoning would allow for higher-density development that would mirror that across Busey Avenue.

For several years, developers have been building multifamily residential buildings and developments in Urbana and Champaign, so there may be a need for more multifamily projects, especially near the University of Illinois campus. Absent a market study, it is difficult to say whether more of these developments are needed, or if the supply has caught up with demand. In this case, there is no proposed use; it is simply a request to rezone the properties with no stated plans to redevelop them.

8. The care with which the community has planned its land use development.

In the Comprehensive Plan the properties are identified as part of the "Residential" Future Land Use designation. In the West Urbana Neighborhood, the Comprehensive Plan states, "Promote Single-Family Residential Uses in areas zoned for single-family." The proposed rezoning to R-5, Medium High Density Multiple-Family zoning district would be not consistent with this designation.

Plan Commission

At their November 5, 2020 meeting, the Plan Commission held a public hearing on this case. Seven people spoke at the hearing, including the applicant: four members of the public spoke in opposition to the request, and two members of the public spoke neither in favor of nor in opposition to the request. The applicant, and some public comment, expressed a desire to provide more housing options to help diversify the neighborhood. After hearing public input, the Plan Commission discussed the proposed rezoning, and the importance of the planning process. Many Plan Commissioners expressed that if there were plans for development, there would be more of a reason to more thoroughly consider the proposal. However, the Plan Commissioners agreed that the change from R-3 to R-5 zoning would eliminate the intentional buffer between higher-intensity zoning to the north and lower-intensity zoning to the south. Commissioners Allred and Hopkins emphasized that the upcoming Comprehensive Plan process and Future Land Use designations would be more appropriate to address some of the larger issues raised at the hearing, rather than addressing them through parcel by parcel rezoning. Following the discussion, the Plan Commission voted to forward the case to City Council with a recommendation to deny the request (seven ayes, zero nays).

Summary of Findings

1. James and Spencer Dobrovolny request a rezoning from R-3, Single and Two-Family Residential zoning district to R-5, Medium High Density Multiple-Family Residential zoning district at 702, 704, 706, and 708 West High Street and 309 South Coler Avenue.
2. The proposed rezoning to the R-5, Medium High Density Multiple-Family Residential zoning district would not be compatible with the "Residential" future land use designation of the Urbana Comprehensive Plan.
3. The proposed rezoning would allow for development that could be out of scale with the surrounding area, as the adjacent properties are zoned R-3 and MOR, and are occupied by single-family and duplex rental homes and conversions.
4. The public would likely see no gain if the property is rezoned from the R-3 to the R-5 zoning district, and there appears to be no hardship to the property owner as it is currently zoned, since the units are rented out.
5. The property is not vacant and has not been vacant since the applicants have owned the property. The homes on the properties have been there for over 50 years.
6. It is unclear if there is a need for more of the types of uses that would be allowed if the rezoning is granted as there are no specific development plans.

Options

The Urbana City Council has the following options:

1. Approve the Ordinance to APPROVE the rezoning request.
2. Deny the Ordinance and DENY the rezoning request.

Recommendation

At their November 5, 2020 meeting, the Plan Commission voted with seven ayes and zero nays to forward Plan Case 2410-M-20 to the Urbana City Council with a recommendation to DENY the Ordinance. Staff concurs with this recommendation.

Attachments:

- Exhibit A: Location Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use Map
- Exhibit D: Site Photos
- Exhibit E: Public Input
- Exhibit F: Application for Zoning Map Amendment

CC: James and Spencer Dobrovolny, Baker Collins, LLC

ORDINANCE NO. 2020-11-065

AN ORDINANCE AMENDING THE URBANA ZONING MAP

**(702, 704, 706, & 708 West High Street and 309 South Coler Avenue /
Plan Case No. 2410-M-20)**

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, James and Spencer Dobrovolny have requested a rezoning from the R-3, Single and Two-Family Residential zoning district to R-5, Medium High Density Multiple Family Residential zoning district at 702, 704, 706 and 708 West High Street and 309 South Coler Avenue; and

WHEREAS, the Plan Commission held a public hearing on such petition at 7:00 p.m. on November 5, 2020, in Plan Case No. 2410-M-20; and

WHEREAS, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in *The News-Gazette*, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

WHEREAS, the Plan Commission voted seven (7) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to deny the requested rezoning; and

WHEREAS, the City Council finds that the requested rezoning is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the City Council finds that the requested rezoning is consistent with the criteria contained in *La Salle Nat. Bank of Chicago v. Cook County*, 12 Ill. 2d 40, 145 N.E.2d 65 (1957) and *Sinclair Pipe Line Co. v. Village of Richton Park*, 19 Ill.2d 370 (1960); and

WHEREAS, after due consideration, the City Council further finds that an amendment to the Urbana Zoning Map as herein provided will protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification of the following described properties:

The subject properties to be rezoned from R-3, Single and Two-Family Residential to R-5, Medium High Density Multiple-Family Residential, located at 702, 704, 706 and 708 West High Street and 309 South Coler Avenue, more particularly described as follows:

702 West High Street

The East 42 Feet 3 ½ Inches of the South 67.5 Feet of Lot 6 and the South 67.5 Feet of Lot 7 in Block 3 of J.W. Sim, Jr's Addition to the City of Urbana, in Champaign County, Illinois.

704 West High Street

The East 17 feet 8 ½ Inches of Lot 5 and the West 15 Feet of Lot 6 all in Block 3 of Joseph W. Sim's Addition to Urbana, as per plat recorded in Deed Record "O" at page 125, in Champaign County, Illinois.

AND ALSO East 26 Feet and 11 Inches of the West 42 Feet and 4 Inches of Lot 6, except the South 107 ½ feet thereof, in Block 3 Joseph W. Sim's Addition to Urbana, as per plat recorded in Deed Record "O" at page 125, in Champaign County, Illinois

706 West High Street

The East 2.5 Feet of Lot 4 and the West 40 Feet of Lot 5 all in Block 3 of Joseph W. Sim, Jr's Addition to Urbana, as per Plat recorded in Deed Record "O" at Page 125, situated in Champaign County, Illinois.

708 West High Street

Commencing 2 ½ Feet West of the Southeast corner of Lot 4 in Block 3 in Joseph W. Sim, Jr.'s (also known as J.W. Sim's) Addition to the City of Urbana, as per Plat recorded in Deed Record "O" at Page 125; and running thence West 59 feet; thence North 121 ½ feet; thence East 59 feet; thence South 121 ½ feet to the place of beginning, in Champaign County, Illinois.

309 South Coler Avenue

A part of Lots 6 and 7 of Block 3 of Joseph W. Sim's Addition to Urbana as per Plat recorded in Deed Record "O" at page 125, in Champaign County, Illinois, described as follows:

Commencing 67 feet and 6 inches North of the Southeast corner of Block 3 in Joseph W. Sim's Addition to Urbana, and running thence North 40 feet, thence West 100 feet, thence South 40 feet, thence East 100 feet to the place of beginning.

Commonly known as 702, 704, 706 & 708 West High Street and 309 South Coler Avenue, Urbana, Illinois 61801

P.I.N.: 92-21-17-107-016 (702 W. High St.), 92-21-17-107-014 (704 W. High St.), 92-21-17-107-013 (706 W. High St.), 92-21-17-107-012 (708 W. High St.), and 92-21-17-107-015 (309 S. Coler Ave.)

Section 2.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2020.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2020.

Diane Wolfe Marlin, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly appointed and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2020, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled “An Ordinance Amending the Urbana Zoning Map (702, 704, 706 & 708 West High Street and 309 South Coler Avenue / Plan Case 2410-M-20)” 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 _____, 2020, 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 _____, 2020.

Exhibit B - Zoning Map



Case No. 2410-M-20
 Subject High Street & Coler Avenue Rezoning
 Address 702, 704, 706 & 708 W. High St. and 309 S. Coler Ave.
 Petitioner James and Spencer Dobrovlny

Legend

-  Subject Property
-  R-2
-  R-3
-  B-1
-  R-4
-  B-2
-  R-5
-  B-3U
-  R-6
-  CRE
-  R-7
-  MOR

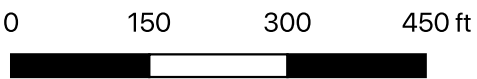
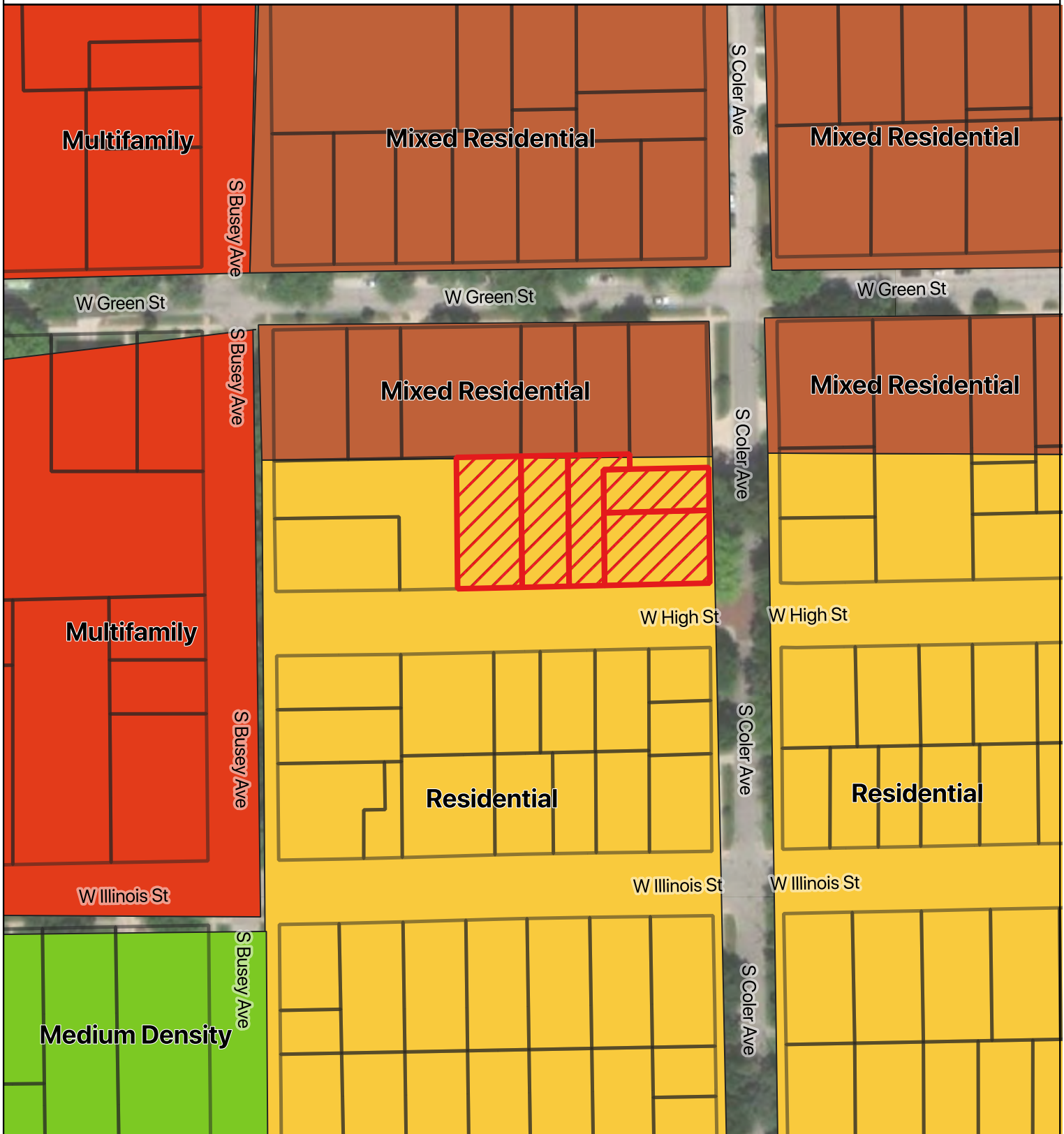


Exhibit C - Future Land Use Map

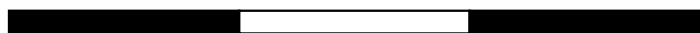


Case No. 2410-M-20
 Subject High Street & Coler Avenue Rezoning
 Address 702, 704, 706 and 708 W. High St. & 309 S. Coler Ave.
 Petitioner James & Spencer Dobrovolny

Legend

-  Subject Properties
-  Parcel Lines
- Future Land Use**
-  Medium Density
-  Mixed Residential
-  Multifamily
-  Residential

0 150 300 450 ft







PUBLIC INPUT
Plan Case 2410-M-20

RE: [wuna-list] Rezoning of five properties on High and Coler streets

Ricci, Marcus

Fri 10/23/2020 6:36 PM

To: 'Sylvie Khan' <sylvie_khan@hotmail.com>; Carolyn Baxley (baxley@baxleymedia.com) <baxley@baxleymedia.com>;

Cc: Trotter, Katherine <krtrtrotter@urbanaininois.us>;

Good evening, Sylvie.

Thank you for your comments regarding the proposed rezoning along High Street. The Planner managing that case is Kat Trotter (copied here). She will respond to your comments. Kat mailed notices to the required neighbors earlier this week and they should be arriving soon. Those letters included Kat's contact information.

Carolyn: please send Kat's contact information to the WUNA listserv, so that members' comments are handled properly. I would hate for anyone's comments to not get to the ZBA properly...

Be safe, stay healthy,
Marcus

Marcus Ricci, AICP
Planner II

Community Services Department | City of Urbana
400 S Vine St | Urbana, Illinois 61801
217.328.8283



From: Sylvie Khan <sylvie_khan@hotmail.com>
Sent: Friday, October 23, 2020 11:19 AM
To: Ricci, Marcus <mericci@urbanaininois.us>
Subject: Fwd: [wuna-list] Rezoning of five properties on High and Coler streets

Hello Marcus,

I hope you and yours are well!

I'm writing to express my reservations about the proposal to rezone to R5 on the north side of High near Coler. I don't believe it's in the interests of the neighborhood to increase occupancy in that direction.

I understand the proposal is not even official yet, and I want to take every opportunity!

Thank you.

Sylvie

Sylvie Khan
+1 217 607 0443

Begin forwarded message:

From: Carolyn Baxley <baxley@baxleymedia.com>
Date: October 23, 2020 at 11:13:51 AM CDT
To: wuna list <wuna-list@googlegroups.com>
Subject: FW: [wuna-list] Rezoning of five properties on High and Coler streets

Time to sit up and take notice, neighbors! If this rezoning is allowed to move forward, it would undermine much of the good we did with the Downtown to Campus Plan back in the day. Any buffer to blocks east of this development would be irrevocably lost and it could start a domino effect down the north side of High. R5 may be called "medium" high density, but it permits VERY large buildings, and it isn't good planning to jump an area from R3 to R5 when the usage in the area is predominantly single family houses. The R3 zoning was put into place to provide a buffer between the MOR district to the north and single family to the south.

When we have more information about when this case will come before Plan Commission, I hope you will raise your voices in protest. Won't hurt to get a head start by sending emails now to the City Planning staff to discourage them from even *considering* a positive recommendation in this case:

Kevin Garcia – kjgarcia@urbanaininois.us
Marcus Ricci – mericci@urbanaininois.us
Lily Wilcock – lawilcock@urbanaininois.us
Katherine Trotter – krtrtrotter@urbanaininois.us

Many of us have fought long and hard to maintain our historic West Urbana neighborhood, and this case demonstrates clearly why we need to constantly pay attention and all pull together to prevent further encroachment of even more large apartment buildings, many of which already have a high vacancy rate. The strategy of the owners may be to try for R5, hoping an R4 compromise will be offered, but that would also be detrimental to the neighborhood. Our message needs to be loud and clear: **the R3 zoning needs to stay in place.**

Here's a link to the City zoning map, and it's always useful to be familiar with it:
https://www.urbanaininois.us/sites/default/files/attachments/2019%20Zoning%20Map_36-48%20with%20addresses%20-%20rfs.pdf

Carolyn Baxley

From: 'Steve Ross' via wuna-list <wuna-list@googlegroups.com>
Sent: Thursday, October 22, 2020 8:29 PM
To: WUNA-List <wuna-list@googlegroups.com>
Subject: [wuna-list] Rezoning of five properties on High and Coler streets

WUNA,

For your information, today I received a letter from the Urbana Department of Community Development Services. It contained a "Notice of Public Hearing Regarding a Zoning Map Amendment" for a (virtual) meeting to be held on November 5th at 7:00 p.m.

The letter lists the plan case as:

Plan Case 2388-M-19: A request by Jim and Spencer Dobrovolny to rezone five (5) property [sic] from R-3,

Single and Two-Family Residential to R-5, Medium High Density Multiple-Family Residential located at 702, 704, 706 and 7-8 West High Street and 309 South Coler Avenue.

I'm assuming that means that the plans of the owners are to tear down the existing houses and build a "medium high density" apartment building. This strikes me as having a substantial impact on this part of the neighborhood.

The letter further says that more information can be found at <<https://www.urbanainllinois.us/node/8397>>, but I didn't see any more details.

-- Steve Ross
609 W. Green Street

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The opinions expressed on this list do not necessarily reflect those of the WUNA Steering Committee. Please maintain a civil tone when posting.

You received this message because you are subscribed to the Google Groups "wuna-list" group.

To post to this group, send email to wuna-list@googlegroups.com

To unsubscribe from this group, send email to

wuna-list+unsubscribe@googlegroups.com

For more options, visit this group at

<http://groups.google.com/group/wuna-list?hl=en>

To learn how to join WUNA visit

<http://www.westurbana.org/join.php>

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To view this discussion on the web visit <https://groups.google.com/d/msgid/wuna-list/532510265.1902563.1603416550587%40mail.yahoo.com>.

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wuna-list+unsubscribe@googlegroups.com

For more options, visit this group at

<http://groups.google.com/group/wuna-list?hl=en>

To learn how to join WUNA visit

<http://www.westurbana.org/join.php>

Questions about WUNA's Google Groups can be sent to

joinwuna@googlegroups.com

You received this message because you are subscribed to the Google Groups "wuna-list" group. To unsubscribe from this group and stop receiving emails from it, send an email to wuna-list+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/wuna-list/DM6PR01MB50183FDE88460C9F6132CB93D11A0%40DM6PR01MB5018.prod.exchangelabs.com>.

Rezoning

Bev Fagan <bevfagan@msn.com>

Sat 10/24/2020 1:36 PM

To: Trotter, Katherine <krtrtrotter@urbanaininois.us>;

> I am writing to oppose the rezoning of the five properties from R3 to R5 in case number 2388-m-19. We should preserve the existing zoning protections in west Urbana. Do not change the zoning that is in place. R3 needs to stay to protect this area in west Urbana as a buffer zone from becoming over developed like the campus town area. It is nice here because there are single family houses with yards and trees and no high rise apartments and few huge apartment buildings.

>

> I have lived in west Urbana over 53 years and have seen the changes that have taken place in C-U. Please keep the R3 zone in place to help save the historic character of this west Urbana neighborhood.

>

> Thank you,

>

> Beverly Fagan

> 512 West Nevada

>

>

>

> Sent from my iPad

retain R-3 zoning

Peggy Patten <mspeggypatten@gmail.com>

Tue 10/27/2020 8:15 PM

To: Garcia, Kevin <kjgarcia@urbanailinois.us>; Ricci, Marcus <mericci@urbanailinois.us>; Wilcock, Lily <lawilcock@urbanailinois.us>; Trotter, Katherine <krtrtrotter@urbanailinois.us>;

Dear Urbana City Planning Staff: Mr. Garcia, Mr. Ricci, Ms. Wilcock & Ms. Trotter,

I understand that a case involving the rezoning of five properties on High and Coler streets from R-3 to R-5 has come before the City Planners & Planning Commission.

Many of us in West Urbana have worked to maintain the historic West Urbana neighborhood. A change in zoning from R-3 to R-5 in an area that is predominantly single family homes will encourage more large apartment buildings many of which already have a high vacancy rate.

The R-3 zoning on the north side of High Street was intended to be the buffer between the R-2 zoning on the south side of High Street and the Mixed Office & Residential (MOR) zoning on Green and Elm Streets.

If the north side of High Street is R-5, there will be no buffer for the single family homes.

I ask that you to reject the zoning change request & maintain our historic West Urbana neighborhood.

Thank you.

Peggy Patten

609 W. Indiana Avenue

Urbana

FW: comment on proposed PUD at Oregon/Lincoln/California

Garcia, Kevin

Mon 11/2/2020 11:28 PM

To: !Planning <Planning@urbanaillinois.us>; Trotter, Katherine <krtrtrotter@urbanaillinois.us>;

Kat, please add to the communications compilation. I'll reply to Mr. Rauchfuss.

Kevin Garcia
Principal Planner

Community Development Services | City of Urbana
400 S Vine St | Urbana, Illinois 61801
217.328.8269



From: Tom Rauchfuss <rauchfuz@gmail.com>
Sent: Sunday, November 01, 2020 3:41 PM
To: Garcia, Kevin <kjgarcia@urbanaillinois.us>; Andel, Teri <tmandel@urbanaillinois.us>
Subject: comment on proposed PUD at Oregon/Lincoln/California

Dear Mr. Garcia

I write to oppose the proposed PUD on Lincoln Ave. By my reading, the project violates the codes that your team is supposed to enforce, specifically the floor-area ratio. The location is currently zoned for multi-family. Let's just follow that assignment.

Thank you for your attention to this matter.

Thomas Rauchfuss
306 W. Iowa St.

FW: Please share

Trotter, Katherine

Mon 11/2/2020 12:49 PM

To: 'Andrew Fell - Andrew Fell Architecture and Design (andrewfell@comcast.net)' <andrewfell@comcast.net>; 'Chenxi Yu' <chenxi.yu28@gmail.com>; 'Dustin Allred' <dustinallred@hotmail.com>; 'Jane Billman (jane@janebillman.com)' <jane@janebillman.com>; 'Jonah Weisskopf (jonahweisskopf@hotmail.com)' <jonahweisskopf@hotmail.com>; 'Lew Hopkins (ldhopkins@sbcglobal.net)' <ldhopkins@sbcglobal.net>; 'Tyler Fitch (tfitch71v@gmail.com)' <tfitch71v@gmail.com>;

Hello Plan Commissioners,

Mr. Dan Corkery has requested that the forwarded email, including articles relevant to the rezoning case at West High Street and South Coler Avenue (2410-M-20), be passed along to you all. Please find links to three articles from the News-Gazette.

Thank you!

Kat

Kat Trotter
Planner I

Community Development Department | City of Urbana
400 S Vine St | Urbana, Illinois 61801
217.328.8267



From: Dan Corkery <corkery602@yahoo.com>
Sent: Sunday, November 1, 2020 5:04 PM
To: !Planning
Subject: Please share

Hello, Urbana planners.

I would like you to share this email with the plan commission, since it contains two News-Gazette columns that are very relevant to the two proposals before commissioners.

Tom Kacich addressed the oversupply of apartments in Champaign-Urbana. I encourage commissioners to read to the end, because Tom raises the possibility of enrollment not growing or possibly shrinking. If developers want to take on this risk, it's their money. But why alter zoning when the demand isn't there?

https://www.news-gazette.com/news/tom-kacich-many-apartments-vacant-so-why-build-more/article_8c9b4cdb-b6db-5a23-9645-2298a3e70d1b.html

11/2/2020

FW: Please share - Trotter, Katherine

Four years ago, I wrote this column when Green Street Realty was proposing a five-story development on Lincoln Avenue. They later backtracked and built a smaller development that did not require variances.

https://www.news-gazette.com/opinion/columns/dan-corkery-intersection-of-neighborhood-and-development/article_96828f01-82f9-57f5-93f3-127548839975.html

Last, here's the column I wrote about the underground drainage tunnel that will affect development in the 700 block of West High Street.

https://www.news-gazette.com/opinion/columns/dan-corkery-do-you-know-whats-under-your-property/article_9e26ec44-2e76-5e24-98f5-38887bfd95e8.html

Thanks
Dan Corkery
602 W. High St.
Urbana

Sent from my iPad

FW: PUBLIC INPUT on November 5th

Hamilton, Kevin <kevin@complexfields.org>

Sun 11/1/2020 6:05 PM

To: Trotter, Katherine <krtrtrotter@urbanaininois.us>; !Planning <Planning@urbanaininois.us>;

[resenting as I put the wrong address in the last email.]

From: "Hamilton, Kevin" <kevin@complexfields.org>

Date: Sunday, November 1, 2020 at 5:59 PM

To: <krtrtrotter@urbanaininois.us>

Cc: <planning@urbanaininois.edu>

Subject: PUBLIC INPUT on November 5th

Greetings –

I write as a resident of 2210 South Lynn St and former resident of 702 West Hight St to firmly protest the proposed upzoning in Plan Case 2388-M-19. Having lived on High street for six years, we came to see how that street functions as an important boundary for the historically residential area of west-urbana. To allow high-density housing south of Green St in that area would severely negatively impact the quality of life for a historic street. We also researched the home we owned there at 702 West High while we lived there, and learned some important historical information about it! I am pretty certain that it was connected to the Busey family, and built for two of the sisters of the family who lived there most of their lives. The brick was manufactured right in Urbana on North Cunningham, and it is one of the few brick houses in the area.

As Dean of the College of Fine and Applied Arts, I regularly meet alumni for whom a time living in one of the houses on High Street was an important chapter of their lives. As you probably know, 704 W. High is [a famous landmark in arts and culture](#).

Please help preserve the quality of High Street in its current form. There is PLENTY of high-density housing in the area, and I don't see why we need more.

With thanks,

Kevin Hamilton
2210 South Lynn St, Urbana

Plan Code 2410-M-20 Opposition

Steve Drake <steveinurbana@gmail.com>

Mon 11/2/2020 5:42 PM

To: Trotter, Katherine <krtrtrotter@urbanaininois.us>;

Cc: Diane Beck <diane.beck@gmail.com>;

 1 attachment

rezoning.jpg;

Dear Planner Trotter,

We are writing to formally express our opposition to rezoning request 2410-M-20. The request is to rezone the four single and two family residences located at 702, 704, 706, and 708 W High Street to R-5 Medium High Density Multiple Family Residential use. Allowing this rezoning would drastically diminish the character of the block and negatively impact the value of the nearby residential homes (including ours, which is one block to the south east).

As you can see from the below Google Map, the north side of the 700 block of W High street already has a large, multi-unit apartment complex immediately to the west of the proposed rezoning area. And there is an even larger, multi-unit apartment directly to the north of that (302 S Busey). On the north side of the block (directly behind the proposed rezoned area), there are already four other apartment buildings. Allowing this rezoning would effectively turn the entire block into nothing but apartments. This rezoning would also be counter to the intent of the Mixed-Office Residential District directly to the north, which is meant to encourage the reuse of existing structures in the district and deter needless, new construction.

Besides the cosmetic blight that demolishing four, freestanding homes would cause (with the loss of their individual architectural appeal and separate yards), it would also add an additional negative economic impact to the area. As you can see from the attached photos, every single apartment on that block currently has vacant units.

This overabundance of empty rental units is not simply a result of the pandemic. Data from 2019 indicates that the Champaign County rental vacancy rate was 11.54%, more than double the rate for Illinois. And the rental market in C-U specifically is nearly as soft, having risen from just 6.7% in 2000 to 10.5% in 2019.

Adding another apartment complex to the glut of available rentals would likely further depress the value of the existing rental properties, as well as adding more unnecessary, underutilized, and unwanted apartment units.

Please reject the request to rezone this area.

Thank you for your consideration,
Steve Drake & Diane Beck
610 W Illinois St, Urbana

C. K. Gunsalus & Michael W. Walker
511 W. High Street Urbana, Illinois 61801
ckg@gunsalus.net 217/344-7000 www@mwwalker.com

November 2, 2020

Urbana Plan Commission
400 S. Vine Street
Urbana, Illinois 61801
RE: Plan Case No. 2410-M-20

Dear Members of the Plan Commission:

We strongly endorse the staff recommendation *against* the speculative rezoning of large chunks of the essential buffer zone for the West Urbana neighborhood.

For at least the last 50 years, neighbors in this area have been working to maintain a livable, walkable, desirable, diverse near-campus neighborhood. One need only look to the Champaign side of campus—which was once comparable to this one—to see the effects of creeping development on the ability to maintain a stable near-campus residential area with a mix of owner-occupied and rental units.

We note that many city documents over that five decades appreciate some important elements of this area:

- * this neighborhood is unique in the city because no other part contains a similar mix of uses, and balancing the uses has long been the goal and the key
- * the mix is key: it's the MIX of older homes, smaller apartment buildings, trees, brick streets, older-style streetlights, building set-backs, etc, that makes it desirable and special
- * maintaining a grade school is an essential element in the continued desirability of the neighborhood—and that is supported when there is an anchoring number of children/families with children
- * parking has long been an issue, with its numbers and effects often (regularly) underestimated on the livability of the neighborhood
- * over and over, Lincoln Avenue has been designated as a key dividing line, as has Green Street: specific buffers to preserve the areas south and east of those lines have been linchpins of the plans for many decades, with the block between Lincoln and Busey being a “buffer zone” for West Urbana.

I've included some quotes from the 1990 Downtown to Campus Plan, for which the Plan Commission conducted a block-by-block analysis of the neighborhood. (I served on the Plan Commission at the time.) While the DTC has been revisited and built upon in subsequent

documents, the goals of that plan have been repeatedly reinforced. Note in particular this statement: "Goal 2. Provide a diverse supply of affordable housing to meet the needs of a variety of individual lifestyles while seeking a stable balance between owner-occupied and rental-occupied units."

Some additional quotes that are still relevant from the DTC for your consideration:

"if the neighborhood becomes less desirable for homeowners, the number of rental properties will increase. This will result in even more congestion and parking problems. It may also lead to more housing deterioration because rental housing is generally less-well maintained than owner-occupied housing. This will accelerate the loss of the neighborhood's traditional character which will in turn increase the exodus of single-family homeowners." (p. 40; 1990 Downtown to Campus Plan, after a survey of the history of the area from the 1820s through then; many parts of this neighborhood were within Urbana's original boundaries, as established in 1833.)

"The neighborhood's historic character consisted of more than just individually significant structures.... If the overall character of the neighborhood is not protected, the context in which the significant structures were built will be lost and they will seem out of place. Therefore, another primary objective is.... protecting the entire area and not just the individually significant structures." (p. 50)

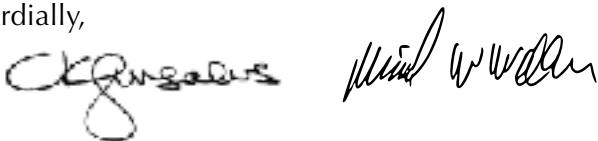
"the importance and impact of trees can easily be seen by comparing sections of Green Street east and west of Lincoln Avenue." (p. 65)

"another important aspect of the neighborhood's character is the diversity of the residents and their lifestyles. The DTC has historically been the home of a wide variety of people including University faculty, staff, and students, community leaders, young families with children, retirees, and others. Few, if any, parts of Urbana have the range of ages, races, occupations, and incomes and lifestyles found here." (p. 66)

Please reinforce the staff recommendation with your strongest feedback to developers that both the current Comprehensive Plan and the commitment to protecting this unique city asset remain intact.

Thank you for your service and your time.

Cordially,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right, both appearing to be in cursive script.

PUBLIC INPUT

November 5, 2020, Case 2410-M-20

Urbana Plan Commission,

We write in opposition to the rezoning request from R-3 to R-5 of the five properties at the northwest corner of Coler and High (case no. 2410-M-20).

The request to rezone the properties from R-3 to R-5 would have an immediate and detrimental effect upon our West Urbana neighborhood. The conditions that allow developers to combine residential lots into a single space and then demand a zoning change from R-3 to R-5 is a serious problem that Urbana must address or our award-winning diverse, residential neighborhood will be lost. The Urbana City website specifically identifies this neighborhood for its residential characteristics and beauty close to the University of Illinois. Avarice landlords and developers look at this area as a place to exploit and install tenement buildings.

These older streets are lined with large mature trees and have limited parking. The R-5 zoning would generate unattractive parking lots and dumpsters. The increased parking pressure would spill onto the streets and cause more noise and reduce safety.

The proposed zoning to R-5 stands in contravention to the City's 2005 Comprehensive Plan. The goals of this city plan are to "promote established neighborhoods *close to campus* ..." and "to ensure appropriate zoning in established neighborhoods is compatible with the built fabric of that neighborhood." The introduction of these tenements into the West Urbana neighborhood would destroy the "unique" "built fabric" of the neighborhood. This request to R-5 zoning clearly violates the Urbana 2005 Comprehensive Plan

A neighborhood such as ours in West Urbana is similar to an ecosystem under stress by inappropriate development. In the Urbana website the city is justifiably proud of this neighborhood, "The ... city was also recognized in 2007 by the American Planning Association when the West Urbana Neighborhood was distinguished as one of the Ten Great Neighborhoods in the country." These spot, up zoning demands shred our neighborhood ecosystem. By fragmenting areas within the West Urbana neighborhood with these tenements structures, the single family housing and its fabric of diverse residential use will be destroyed.

Sincerely,

Michael Plewa
Elizabeth Plewa
708 W. Iowa Street
Urbana

FW: Please share

Trotter, Katherine

Mon 11/2/2020 12:49 PM

To: 'Andrew Fell - Andrew Fell Architecture and Design (andrewfell@comcast.net)' <andrewfell@comcast.net>; 'Chenxi Yu' <chenxi.yu28@gmail.com>; 'Dustin Allred' <dustinallred@hotmail.com>; 'Jane Billman (jane@janebillman.com)' <jane@janebillman.com>; 'Jonah Weisskopf (jonahweisskopf@hotmail.com)' <jonahweisskopf@hotmail.com>; 'Lew Hopkins (ldhopkins@sbcglobal.net)' <ldhopkins@sbcglobal.net>; 'Tyler Fitch (tfitch71v@gmail.com)' <tfitch71v@gmail.com>;

Hello Plan Commissioners,

Mr. Dan Corkery has requested that the forwarded email, including articles relevant to the rezoning case at West High Street and South Coler Avenue (2410-M-20), be passed along to you all. Please find links to three articles from the News-Gazette.

Thank you!

Kat

Kat Trotter
Planner I

Community Development Department | City of Urbana
400 S Vine St | Urbana, Illinois 61801
217.328.8267



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Sent: Sunday, November 1, 2020 5:04 PM
To: !Planning
Subject: Please share

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11/2/2020

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Thanks
Dan Corkery
602 W. High St.
Urbana

Sent from my iPad

FW: PUBLIC INPUT on November 5th

Hamilton, Kevin <kevin@complexfields.org>

Sun 11/1/2020 6:05 PM

To: Trotter, Katherine <krtrtrotter@urbanaininois.us>; !Planning <Planning@urbanaininois.us>;

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From: "Hamilton, Kevin" <kevin@complexfields.org>

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To: <krtrtrotter@urbanaininois.us>

Cc: <planning@urbanaininois.edu>

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Please help preserve the quality of High Street in its current form. There is PLENTY of high-density housing in the area, and I don't see why we need more.

With thanks,

Kevin Hamilton
2210 South Lynn St, Urbana

11/4/2020

Plan Cases 2411-PUD-20 and 2412-PUD-20, and 2410-M-20. - !Planning

Plan Cases 2411-PUD-20 and 2412-PUD-20, and 2410-M-20.

Dallas Trinkle <dallas.trinkle@gmail.com>

Wed 11/4/2020 1:55 PM

To: Andel, Teri <tmandel@urbanaininois.us>; Garcia, Kevin <kjgarcia@urbanaininois.us>;

Dear Teri Mandell and Kevin Garcia,

I am a citizen and home owner in West Urbana (304 W. Pennsylvania Ave.) for the past 8 years. I'm very concerned about the proposed plan to allow for the building of large apartment buildings in our neighborhood. The expected increase in automotive traffic, noise, and change of the character of our historic neighborhood is greatly concerning. Moreover, the plans violate the goals of the 2005 comprehensive plan, and without benefit to the community.

Thank you for your consideration, and I hope that you will not approve the plan cases.

Sincerely,
Dallas Trinkle

--

Dallas R. Trinkle
Professor
Materials Science and Engineering
University of Illinois, Urbana-Champaign
dtrinkle.matse.illinois.edu

Plan Code 2410-M-20 Opposition

Steve Drake <steveinurbana@gmail.com>

Mon 11/2/2020 5:42 PM

To: Trotter, Katherine <krtrtrotter@urbanaininois.us>;

Cc: Diane Beck <diane.beck@gmail.com>;

 1 attachment

rezoning.jpg;

Dear Planner Trotter,

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As you can see from the below Google Map, the north side of the 700 block of W High street already has a large, multi-unit apartment complex immediately to the west of the proposed rezoning area. And there is an even larger, multi-unit apartment directly to the north of that (302 S Busey). On the north side of the block (directly behind the proposed rezoned area), there are already four other apartment buildings. Allowing this rezoning would effectively turn the entire block into nothing but apartments. This rezoning would also be counter to the intent of the Mixed-Office Residential District directly to the north, which is meant to encourage the reuse of existing structures in the district and deter needless, new construction.

Besides the cosmetic blight that demolishing four, freestanding homes would cause (with the loss of their individual architectural appeal and separate yards), it would also add an additional negative economic impact to the area. As you can see from the attached photos, every single apartment on that block currently has vacant units.

This overabundance of empty rental units is not simply a result of the pandemic. Data from 2019 indicates that the Champaign County rental vacancy rate was 11.54%, more than double the rate for Illinois. And the rental market in C-U specifically is nearly as soft, having risen from just 6.7% in 2000 to 10.5% in 2019.

Adding another apartment complex to the glut of available rentals would likely further depress the value of the existing rental properties, as well as adding more unnecessary, underutilized, and unwanted apartment units.

Please reject the request to rezone this area.

Thank you for your consideration,
Steve Drake & Diane Beck
610 W Illinois St, Urbana

From: [Trent Shepard](#)
To: [Andel, Teri](#)
Subject: Plan Commission Case 2410-M-20
Date: Tuesday, November 03, 2020 12:34:34 AM

Dear Teri,

Please pass these thoughts on to the Plan Commission for their consideration at their November 5 meeting.

I am opposed to the requested upzoning of the 5 parcels at the corner of Coler and High. When I was on the plan commission, I remember being amazed to see requests like this come before us. This one has no merit at all. There is no reason to go against the current Comprehensive Plan and approve this request. It would benefit no one in the neighborhood, or for that matter, anyone in Urbana other than the current property owners.

I agree with most of the staff recommendations and findings, except for finding number 6 which deals with the need for the proposed higher population density on this site. Developers used to push the theory that there was a rental housing shortage in C-U. Years of overbuilding have changed that. I now refer to Rezoning Criteria paragraph 7 dealing with "The community's need for more of the proposed use: ...Absent a market study, it is difficult to say whether more of these developments are needed..."

Actually, there are studies on this. The US Census pays attention to rental vacancy rates as does the Champaign County Regional Planning Commission. According to the Census' American Community Survey, the C-U 2019 rental vacancy rate was 11.54%, which is at the extreme high end of the range the RPC shows over 12 years as between 8 and 12% rental vacancies. We're right at the high end now. This is yet another LaSalle Criteria that points to rejection of this request.

As a Plan Commissioner 25 years ago, I'm certain I would have voted to deny this request based on what I've read in the case memo. I urge the Commission to deny this rezoning request.

Trent Shepard
409 W Oregon St

Absent a market study, it is difficult to say whether more of these developments are needed

PUBLIC INPUT for Plan Commission Meeting on November 5, 2020

Lisa Treul <treul@yahoo.com>

Wed 11/4/2020 1:43 PM

To: !Planning <Planning@urbanaininois.us>;

Cc: Trotter, Katherine <krtrtrotter@urbanaininois.us>;

Dear Members of the Plan Commission:

I strongly **support the staff recommendation** against supporting the request to rezone several properties at the corner of Coler Avenue and High Street from R-3 to R-5, Medium-High Density Multiple Family Residential.

The staff report clearly offers numerous and salient reasons for the denial of such a request.

I also would like to note that according to the Census' American Community Survey, the Champaign-Urbana 2019 rental vacancy rate was 11.54%. There is no compelling reason to rezone these properties.

Thank you to the Community Development staff for upholding sound planning principles by not supporting Plan Case No. 2410-M-20.

Sincerely,
Lisa Treul

PUBLIC INPUT for Meeting on November 5, 2020.

ann wymore <ann.wymore@gmail.com>

Wed 11/4/2020 2:24 PM

To: !Planning <Planning@urbanaillinois.us>; ktrotter@urbanaillinois.us <ktrotter@urbanaillinois.us>;

As a resident homeowner on Coler and Nevada, I want to state that I strongly oppose the request quoted below. I think it is very very important to maintain the quiet, family-oriented lifestyle of West Urbana, and not let it be encroached upon.

I know the University may need housing for its increasing number of students, but they are going to have to come up appropriate solutions, such as more housing on the campus itself.

"A request to rezone several properties at the corner of Coler Avenue and High Street from R-3, Single- and Two-Family Residential to R-5, Medium-High Density Multiple Family Residential. Staff does not support the request."

Thank you very much,
Ann Wymore
706 S. Coler Ave
Urbana IL

PUBLIC INPUT-- Nov 5, 2020 City of Urbana, Plan Commission Meeting: Plan Case 2410-M-20

Steve Ross <stephen_rs_ross@yahoo.com>

Tue 11/3/2020 8:52 PM

To: !Planning <Planning@urbanaininois.us>;

Cc: Andel, Teri <tmandel@urbanaininois.us>; Garcia, Kevin <kjgarcia@urbanaininois.us>;

Dear members of the Plan Commission,

I would like to provide input on Plan Case 2410-M-20.

Plan Case 2388-M-19: A request by Jim and Spencer Dobrovoly to rezone five (5) property [sic] from R-3, Single and Two-Family Residential to R-5, Medium High Density Multiple-Family Residential located at 702, 704, 706 and 708 West High Street and 309 South Coler Avenue.

I write to **oppose** this rezoning for three reasons.

First, approval of the rezoning request works against the current zoning design.

My understanding is that the current R-3 zoning along the north side of High Street was intended to be a buffer between the Mixed Office Residential (MOR) zoning to the north on Green Street, and the R-2 (Single-Family Residential) zoning on the south side of High Street. However, a rezoning from R-2 to R-5 (Medium High Density Multiple-Family Residential) would allow both the Maximum Floor Area Ratio (FAR) to increase and the Minimum Open Space Ratio to decrease. (See the following table, abridged from page 78 of the 2018 Zoning Ordinance. Please view in a mono-spaced font.)

| Zoning District | Maximum Floor Area Ratio | Minimum Open Space Ratio |
|-----------------|--------------------------|--------------------------|
| R-3 | 0.40 | 0.40 |
| R-5 | 0.90 | 0.30 |

This rezoning would allow for significantly great density, with the FAR more than doubling, while the OSR decreases by 25%. This change would defeat the first goal from the 2005 Comprehensive Plan. Page 33 of the plan states the first goal of "Preserve and enhance the character of Urbana's established residential neighborhoods" along with two of accompanying objectives, namely:

- Encourage investment in older properties to help maintain their appearance and long-term potential.

- Promote the improvement of existing structures through the enforcement of property maintenance codes.

Neither the goal nor these two objectives are met by the re-zoning request.

Second, I presume that the applicants, when they first purchased the five properties, knew the zoning for each one. If that R-3 zoning was acceptable for the current owners at that point in time, why is it not acceptable now? What is the compelling need to up-zone adjacent to R-2 properties across the street? What benefit would neighbors derive?

Third, this change of zoning would become a precedent for the same zoning change (from R-3 to R-5) for the north sides of the 200, 500, 600, and 700 blocks of West High Street. As it happens, my family and I live at 609 W. Green Street. Note that our property extends from Green to High Street, so the north half is in the MOR zoning district, while the south half of the property is zoned R-3. Should you approve Plan Case 2410-M-20, then I assume that all owners in the above mentioned set of four blocks, my wife and I included, would be granted the same rezoning so that I could convert my backyard into a Medium High Density Multiple-Family Residential building, without regard to the consequences for my R-2 neighbors to the south and my R-3 neighbors to the east and west.

For these three reasons, I ask you to reject the re-zoning request.

Thanks for your service and your attention to this e-mail,
-- Steve Ross

609 W. Green Street
Urbana, Illinois

PUBLIC INPUT Nov. 5, 2020, Case NO. 2410-M-20

Mohr, Richard D <rdmohr@illinois.edu>

Mon 11/2/2020 2:04 PM

To: !Planning <Planning@urbanainllinois.us>;

Cc: Trotter, Katherine <krtrtrotter@urbanainllinois.us>;

Urbana Plan Commission,

I write in opposition to the rezoning from R-3 to R-5 of the five properties at the northwest corner of Coler and High (case no. 2410-M-20).

I have a special pony in the race. Since 1985, I have owned and lived in the R-2 zoned property 402 S. Coler, *directly kitty-corner* across the intersection from the proposed R-5 development. My house is a classic Cape Cod, professionally landscaped and lovingly maintained. The house is on the City of Urbana's list of Urbana's 100 Most Significant Buildings:
<https://www.urbanainllinois.us/residents/historic-urbana/100mostsignificant> .

I will make a series of points, but the take-away is that if the upzoning were to go through, the texture, character, and history of the West Urbana neighborhood, which the 2005 Comprehensive Plan seeks to preserve, would be irreparably damaged. The development would be a permanent disruption of the core West Urbana neighborhood wedging in from both the North and the West.

Volume: Under R-5 zoning, the developers would have, by right, 24,000 square feet of buildable space. By contrast, my home has 1400 square feet. This pairing across a leap of three zoning categories is like having an aircraft carrier square off against a dingy. And that holds pretty much for all the single-family houses within view of the proposed development.

Kat Trotter informs me that the 24,000 square feet of buildable space is larger even than *anything* that would be allowed in the MOR zoning along Green Street directly abutting the proposed rezone. Under the Comprehensive Plan, which absorbs the earlier Downtown to Campus Plan, the current R-3 zoning is supposed to serve as a buffer between the MOR zoning along Green Street and the R-2 zoning south of High. So, a building that maxed out the buildable footage at the proposed rezoned site would not only not serve as a smooth transition to the neighborhood to the south, it would even disrupt the look of the carefully worked out MOR zoning.

Parking: R-5 zoning allows for more than twice the amount of available building space than the current zoning does, with almost certainly at least a proportionate increase in number of occupants. The five lots in question are not very deep and the set-back, even with R-5 zoning is 15' from the property line, which, for these lots, is on the inward side of the sidewalk. This means the parking for what undoubtably will be a high-density apartment building will not be able to be tucked away

behind the development; it will have to be highly visible from the street, either as a first story parking garage under pillar-raised apartments (as is the current case with many R-5 apartments to the west) or as street-side parking lot, which is already the case in the one parcel along the north side of W. High in the 700 block that is zoned R-4 – it just is a parking lot with dumpsters and nothing else. This runs against the expectation of the Future Land Use / Residential Urban Plan for the area, in which “the presence of garages along the street is minimized.”

History and Character: The 2005 Comprehensive Plan has as goals: to “promote established neighborhoods *close to campus*” – the current zoning does exactly that – “to ensure appropriate zoning in established neighborhoods is compatible with the built fabric of that neighborhood” -- the proposed zoning would do exactly the opposite of that – and to “ensure appropriate zoning in established neighborhoods to help foster the overall goals for each *unique* neighborhood.” What makes West Urbana unique? Its distinctive architectural mix. The area consists almost entirely of single-family dwellings, but in a wide variety of styles. The area was developed in the most eclectic period in the history of American architecture – between the end of the Victorian era and the launch of Modernism, with its endlessly repeating ranch houses as the paradigm. The period between these two architectural templates witnessed America’s greatest period of diversity in residential styles, but it still had a certain unity. Almost all of the styles used in West Urbana’s development had historical antecedents – revival movements of various sorts. The following historical styles can all be found in West Urbana, all mixed together: Colonial Revival, Mediterranean revival, Mission Revival, Half-timber Tutor, lots of Georgian, lots of Foursquare, a surprising amount of Dutch Colonial Revival, Cape Cods, a Queen Anne or two, a Saltbox or two, Rustic, and on and on – see Wikipedia articles on each of these). Collectively, these styles are sometimes called the architectural Picturesque. They give the neighborhood its charm and overall look, admittedly somewhat sentimental, but in Urbana unique for sure.

All five of the houses in the proposed rezone area are in these historical styles and have retained their original profiles for over fifty years – as have all of the houses in the R-2 zoning across High Street from them.

By contrast, the R-5 apartment blocks that have gone up in the area – with 804 & 806 W. Illinois as star cases -- can best be described as modular bunkers, rectangular right prisms with holes punched through them for windows. They do not really have a style, unless one were tempted to compare them to Soviet architecture of the 1960s. To have one or two of these lumps – architects call them ‘piles’ – thrusting into the West Urbana neighborhood would destroy the “unique” “built fabric” of the neighborhood.

Conformity to Comprehensive Plan: On the rezoning application, in the slot seeking an explanation for how the proposed rezoning would “conform to” the Comprehensive Plan, all that the applicants have to say is that the proposal “matches high density contiguous properties.” It is not clear what the applicants have in mind. Their westernmost plot touches the R-4 parking lot mentioned above and to the North the Coler lot touches an apartment building that was built in accordance with the MOR zoning from which the current R-3 is supposed to be serving as a buffer. So, the application seems to be invoking as its sole justification the very thing from which the

Comprehensive Plan is supposed to be protecting the R-2 zoning to the south. I think this counts as hutzpah.

But in any case, the proposal sets up a ‘dominos’ justification for rezoning, which played out consistently would march R-5 apartment buildings right across West Urbana. If this zoning is approved, on the grounds that the rezoned plots about a higher numbered zoning, then why not allow – fairness would then seem to demand that – the next column of blocks of the properties east of Busey be rezoned R-5, since they all would have R-5 zoning across from them, and then, in turn, the next column of blocks since they would then about R-5 zoning and so on. This progression would completely unravel the Comprehensive Plan for the area.

There is currently under way – Kat Trotter tells me, “the ball is rolling,” things are “in process” – for a new Comprehensive Plan for Urbana. Any reconsideration of the current zoning for this important interface between campus and neighborhood and MOR district certainly should not be taken up until it can be considered and integrated into that planning.

Best regards,
Richard Mohr
402 S. Coler Avenue
Urbana, IL

11/4/2020

Re: Plan Cases 2411-PUD-20 and 2412-PUD-20, and 2410-M-20. - !Planning

Re: Plan Cases 2411-PUD-20 and 2412-PUD-20, and 2410-M-20.

Carol Spindel <cspindel7@gmail.com>

Wed 11/4/2020 2:08 PM

To: Andel, Teri <tmandel@urbanaillinois.us>; Garcia, Kevin <kjgarcia@urbanaillinois.us>;

Dear Members of the Planning Commission,

We write concerning the rezoning of five properties on High and Coler streets from R-3 to R-5.

A change in zoning from R-3 to R-5 in an area that is predominantly single family homes will encourage more large apartment buildings. These apartment buildings already have a high vacancy rate.

The R-3 zoning on the north side of High Street was intended to be the buffer between the R-2 zoning on the south side of High Street and the Mixed Office & Residential (MOR) zoning on Green and Elm Streets.

If the north side of High Street is R-5, there will be no buffer for the single family homes.

We have lived in the historic West Urbana neighborhood since 1984 and we ask you to reject the zoning change request.

Thank you for your attention to our concerns.

Sincerely,

Tom Bassett and Carol Spindel

608 West Delaware Avenue

Andrew Orta and Ingrid Melief
302 West Iowa Street, Urbana, Illinois 61801

November 4, 2020

Urbana Plan Commission
City of Urbana – Planning Division
400 South Vine Street
Urbana, IL 61801

PUBLIC INPUT RE: Plan Case No. 2410-M-20

Dear Members of the Plan Commission,

We are writing regarding Plan Case No. 2410-M-20 concerning request to rezone 702, 704, 706 and 708 West High Street and 309 South Coler Avenue from R-3 to R-5. We live ten blocks from the proposed development site and consider the location part of our neighborhood. We write to request that the Planning Commission reject the applicant's petition for a change in zoning.

We've had a chance to review the staff report posted on the City of Urbana website and we agree with their recommendation that you deny the rezoning request. Rather than rehash all of the points made by staff in their report to your committee, allow us to underscore two related points:

- The existing zoning for this area of Urbana reflects a careful balancing of planning goals in the current Comprehensive Plan. The request for a dramatic shift in zoning without any clear development plans on the table upends that balance and will serve as a precedent for similar upzoning along that part of the neighborhood.
- Any rethinking of the zoning strategy for that part of the neighborhood should be done as part of an updating of the Comprehensive Plan with suitable community input, and not in a piecemeal fashion in response to speculative request by developers.

Thank you for taking the time to consider views expressed by neighbors impacted by this proposal. If you have any questions about our opposition to this application, please do not hesitate to contact us.

Andrew Orta (andrew.orta@gmail.com) Ingrid Melief (imelief@gmail.com)

PUBLIC INPUT for Meeting on November 5, 2020 -- Regarding request to rezone five properties at the corner of Coler and High Street from R-3 to R-5

Paul Hixson <paulhixson@me.com>

Wed 11/4/2020 3:10 PM

To: !Planning <Planning@urbanaillinois.us>; Trotter, Katherine <krtrtoter@urbanaillinois.us>;

Dear members of the Urbana Plan Commission,

We are writing to express our strong opposition to the rezoning requested in Plan Case 2410-M-20.

We have read the letter that our neighbors C.K Gunsalus and Michale Walker have sent you on this subject and we couldn't say it any better than they did in that letter.

So, please take our strong opposition into account as you rule on this request.

Thank you.

Sincerely,

Paul and Jennifer Hixson
209 W. Indiana Ave.
Urbana, IL 61801

Public Input for meeting on November 5, 2020

Laura O'Donnell <lmodonnell@yahoo.com>

Wed 11/4/2020 3:17 PM

To: !Planning <Planning@urbanaillinois.us>; Trotter, Katherine <krtrtrotter@urbanaillinois.us>;

Categories: Complete; Kat

Public Input November 5, 2020 Plan Case 2410-M-20

Urbana Plan Commission:

I am writing to support the DENIAL of the rezoning request (Plan Case 2410-M-20) of the five properties (702, 704, 706, 708 W. High and 309 S. Coler) from R3 to R5. To up-zone these properties without a clear intention from the petitioners is not only reckless, but clearly goes against the intent of the 2005 Comprehensive Plan. Urbana has worked hard to create this plan and should acknowledge this by preserving the existing zoning protections in west Urbana. A new three story multi-family apartment complex would not do this and would clearly violate the "single-family" character of that area. Even though many of the existing buildings are rental properties they serve as a buffer between the larger apartment complexes to the west and the owner-occupied homes to the east.

The owner of these properties purchased them knowing their R3 zoning, thus they need to work within these regulations. Urbana has numerous new apartment complexes and is not in need of new ones in this location, which is surely what the owners are aiming for.

The Plan Commission needs to honor the current zoning to prevent this neighborhood from becoming over developed with buildings designed for the sole purpose of "making a buck". People enjoy living here because of the single family houses with yards and trees and limited huge apartment buildings. To approve this request will do irreparable harm to the character of this neighborhood and to the neighbors living in the immediate blocks nearby who have deeply invested in preserving and improving their homes and yards and by extension, the quality of living in Urbana.

Sincerely,

Laura O'Donnell

411 West Nevada

PUBLIC INPUT: Plan Case No. 2410-M-20: A HIGH STREET REZONING

Tacey Miller <tacey.miller@gmail.com>

Wed 11/4/2020 3:25 PM

To: Garcia, Kevin <kjgarcia@urbanaininois.us>; !Planning <Planning@urbanaininois.us>;

Dear Planning Commission,

As a recent arrival and new homeowner in WUNA, I fully and wholeheartedly support the Planning Commission's recommendation to City Council to DENY the Zoning Map Amendment for the properties on High Street.

The residents of this neighborhood have been working for decades to maintain a quiet, livable, walkable, neighborhood. These are precisely the elements that attracted me to WUNA after 17 years of urban living in Seattle, WA. The historical homes with a variety of architectural styles, the mix of residents, the mature tree canopy and minimal traffic are all elements that attracted me to Western Urbana.

The development proposed threatens all these elements. There are smatterings of bland development already along the Busey corridor, but bringing this in yet another block threatens the ability to maintain a stable near-campus residential area with a mix of owner-occupied and rental units.

City documents over the last few decades also cite these "intangible" elements as important to the Western Urbana neighborhood. The reports claim:

- this neighborhood is unique in the city because no other part contains a similar mix of uses, and balancing the uses has long been the goal and the key
- the mix is key: it's the MIX of older homes, smaller apartment buildings, trees, brick streets, older-style streetlights, building set-backs, etc, that makes it desirable and special
- maintaining a grade school is an essential element in the continued desirability of the neighborhood—and that is supported when there is an anchoring number of children/families with children
- parking has long been an issue, with its numbers and effects often (regularly) underestimated on the livability of the neighborhood
- over and over, Lincoln Avenue has been designated as a key dividing line, as has Green Street: specific buffers to preserve the areas south and east of those lines have been linchpins of the plans for many decades, with the block between Lincoln and Busey being a "buffer zone" for West Urbana.

We need to keep this block of High Street R2 and not approve a zoning map amendment as it goes against all the elements that make the neighborhood a desirable place to live.

I support the staff recommendation to deny this zoning variance for the properties on High Street. We must all remain committed to protecting our unique city assets. Once they are gone, there is no retrieving them.

Thank you for your consideration.

Tacey Miller
706 W, California Avenue
Urbana, IL 61801

11/4/2020

Opposition to rezoning on 700 W. High - Trotter, Katherine

Opposition to rezoning on 700 W. High

Schmidt, Thomas Alan <tschmidt@illinois.edu>

Wed 11/4/2020 3:47 PM

To: Trotter, Katherine <krtrtrotter@urbanailinois.us>;

I am opposed to rezoning of properties on 700 block of West High St. I live across High St. from the properties and feel that rezoning to higher density would negatively impact the close neighborhood feeling as well as peace and quiet in this area. I also question whether services like water and sewer can deal with any increase in usage.

Thanks Thomas Schmidt 401 S. Coler 239-0624

PUBLIC INPUT for Meeting on November 5, 2020--Coler & High Street Rezoning

beckymead@ameritech.net

Wed 11/4/2020 4:49 PM

To: Trotter, Katherine <krtrtrotter@urbanaininois.us>; !Planning <Planning@urbanaininois.us>;

November 4, 2020

Planning Commission,

We are writing to express our concern about the proposal to rezone the five properties at the corner of Coler Avenue and High Street from R-3 to R-5. We do not support this change to increase the density allowed for these properties. The move from single/two family to high density multi-family residential is not consistent development for the nature of the neighborhood—which the planning commission and Urbana should be trying to maintain not erode. Developers should be striving to build within the zoning and master plan for the area, not trying to cram inappropriate numbers of student apartments into our historic neighborhood.

Thank You,

Becky Mead & Tim Stelzer
607 W. Michigan Avenue.
Urbana, IL 61801

November 5, 2020

To whom it may concern:

As the owner of 507 West High Street, I strongly oppose Plan Case No. 2410-M-20 to rezone 702, 704, 706 and 708 West High Street and 309 South Coler Avenue from R-3 (Single and Two-Family Residential) to R-5 (Medium High Density Multiple-Family Residential). Such a rezoning would be inconsistent with the city's Master Plan. The Master Plan calls for higher density housing on Green St, and a stepping down of density on the north side of High St and a further stepping down of density on the south side of High St., thus providing a predictable and valuable buffered transition to the single-family housing of the State Street neighborhood. The proposed rezoning, in clear contradiction to the Master Plan, would cause great and irrevocable harm to the neighborhood by decreasing property values for the other property owners in the neighborhood, and reducing the quality of life for the residents through increased crowding, increased noise, increased traffic, increased wear to the brick-paved street, and insufficient parking. Furthermore, the proposed rezoning without exceptional cause, would harm the city as a whole by creating a wild-west atmosphere where the predictability of growth supported by the Master Plan and the zoning derived from the Master Plan would be nullified, thereby creating great and needless marketplace risk for those who would consider investing in Urbana's property market. Moreover, the proposed zoning change could expose the City of Urbana to legal liabilities. If the proposed rezoning were to be approved, I will strongly consider taking legal action against the City of Urbana for illegally taking value from my property without compensation, and I will encourage my neighbors to do the same.

Sincerely,



Erik Sacks
507 West High St
Urbana, IL 61801

PUBLIC INPUT for Meeting on November 5, 2020

Dannie L Otto <dlotto@eiu.edu>

Thu 11/5/2020 10:30 AM

To: Planning <Planning@urbanaillinois.us>;

Categories: Kat

To: Urbana Plan Commission

Regarding: Plan Case No. 2410-M-20: A request by James and Spencer Dobrovolny to rezone five (5) properties from R-3, Single and Two-Family Residential to R-5, Medium High Density Multiple-Family Residential located at 702, 704, 706 and 708 West High Street and 309 South Coler Avenue.

I am a homeowner and resident at 405 West Illinois Street. I strongly oppose the rezoning request. The requested zoning is clearly not in line with the Urbana City Comprehensive plan which was adopted after extensive input by the residents of Urbana. Increasing the density of this area will make it more difficult to maintain this neighborhood's character. There continues to be a strong demand for rentals in single family homes and if the owners of these properties offer well maintained single family homes to the rental market they can easily be leased and maintain there economic value.

We purchased our home in 2004 and chose this district because of the charm of the traditional homes. At the time, we understood that in previous decades there had been extensive discussion between the citizens and the resident and much of the area was down-zoned to ensure that single family homes would be viable. To upzone this lots would break faith with many of us who have invested in our homes based upon the current zoning and the Comprehensive Plan.

If the city grants this upzoning, you can expect to be flooded with additional requests for similar upzoning. The current request is the "camel's nose under the tent". Please deny this request.

Dannie Otto & Barbara Shenk

405 West Illinois St., Urbana IL

Sent from [Mail](#) for Windows 10

Plan Case 2410-M-20 Email Comments for Board Meeting - Nov 5, 2020

Colby, Richard <Richard.Colby3@va.gov>

Thu 11/5/2020 9:47 AM

To: Trotter, Katherine <krtrotter@urbanaininois.us>; RichardCColby@gmail.com <RichardCColby@gmail.com>;

Cc: Erik Sacks <esacks999@gmail.com>;

To whom it may concern and for inclusion in Public Hearing on Nov 5, 2020.

As the owner of 505 West High Street, I strongly oppose Plan Case No. 2410-M-20 to rezone 702, 704, 706 and 708 West High Street and 309 South Coler Avenue from R-3 (Single and Two-Family Residential) to R-5 (Medium High Density Multiple-Family Residential).

Such a rezoning would be inconsistent with the city's Master Plan. The Master Plan calls for higher density housing on Green St, and a stepping down of density on the north side of High St and a further stepping down of density on the south side of High St., thus providing a predictable and valuable buffered transition to the single-family housing.

The proposed rezoning is in clear contradiction to the Master Plan.

It would cause harm to the neighborhood by decreasing property values for the other property owners in the neighborhood, and reducing the quality of life for the residents through increased crowding, increased noise, increased traffic, increased wear to the brick-paved street, and insufficient parking.

I would have concerns on the ability of the infrastructure to support such increase in sanitary and watershed loads without undo negative impact on the surrounding single family residents due to it being sized for zoning relative to single family use.

The master plan creates an appropriate level of zoning step down to the area where I purchased a single family home.

I paid a premium for the location and uniqueness of the properties proximity to campus where supply of housing could not rapidly be changes.

To change zoning now to medium high Density Multiple-Family residential reduces the scarceness and value, as well as the character and charm that makes Urbana's single family homes a desirable place to live.

A lack of discipline to master plan and changes of zoning creates uncertainty and risk for those who would consider investing in Urbana's property market. I would be concerned this is the beginning of conversion of any areas of opportunity to increase tax income. It is penny wise, dollar foolish as single family residents become dissatisfied.

There are many other economic opportunity zones in the Urbana area in the same catchment and relatively immediate area which would benefit from capital investment if the Urbana were to structure and encourage this type of investment, rather than compromising the integrity its historic single family homes area with re-zoning as high density.

This is not the best interest of the residents of High St, or ultimately the residents of Urbana. It should be denied.

Sincerely,

Richard Colby, PE
RichardCColby@gmail.com

PUBLIC INPUT Nov. 5, 2020, Case NO. 2410-M-20

Mohr, Richard D <rdmohr@illinois.edu>

Mon 11/2/2020 2:04 PM

To: !Planning <Planning@urbanaininois.us>;

Cc: Trotter, Katherine <krtrtrotter@urbanaininois.us>;

Urbana Plan Commission,

I write in opposition to the rezoning from R-3 to R-5 of the five properties at the northwest corner of Coler and High (case no. 2410-M-20).

I have a special pony in the race. Since 1985, I have owned and lived in the R-2 zoned property 402 S. Coler, *directly kitty-corner* across the intersection from the proposed R-5 development. My house is a classic Cape Cod, professionally landscaped and lovingly maintained. The house is on the City of Urbana's list of Urbana's 100 Most Significant Buildings:
<https://www.urbanaininois.us/residents/historic-urbana/100mostsignificant> .

I will make a series of points, but the take-away is that if the upzoning were to go through, the texture, character, and history of the West Urbana neighborhood, which the 2005 Comprehensive Plan seeks to preserve, would be irreparably damaged. The development would be a permanent disruption of the core West Urbana neighborhood wedging in from both the North and the West.

Volume: Under R-5 zoning, the developers would have, by right, 24,000 square feet of buildable space. By contrast, my home has 1400 square feet. This pairing across a leap of three zoning categories is like having an aircraft carrier square off against a dingy. And that holds pretty much for all the single-family houses within view of the proposed development.

Kat Trotter informs me that the 24,000 square feet of buildable space is larger even than *anything* that would be allowed in the MOR zoning along Green Street directly abutting the proposed rezone. Under the Comprehensive Plan, which absorbs the earlier Downtown to Campus Plan, the current R-3 zoning is supposed to serve as a buffer between the MOR zoning along Green Street and the R-2 zoning south of High. So, a building that maxed out the buildable footage at the proposed rezoned site would not only not serve as a smooth transition to the neighborhood to the south, it would even disrupt the look of the carefully worked out MOR zoning.

Parking: R-5 zoning allows for more than twice the amount of available building space than the current zoning does, with almost certainly at least a proportionate increase in number of occupants. The five lots in question are not very deep and the set-back, even with R-5 zoning is 15' from the property line, which, for these lots, is on the inward side of the sidewalk. This means the parking for what undoubtably will be a high-density apartment building will not be able to be tucked away

behind the development; it will have to be highly visible from the street, either as a first story parking garage under pillar-raised apartments (as is the current case with many R-5 apartments to the west) or as street-side parking lot, which is already the case in the one parcel along the north side of W. High in the 700 block that is zoned R-4 – it just is a parking lot with dumpsters and nothing else. This runs against the expectation of the Future Land Use / Residential Urban Plan for the area, in which “the presence of garages along the street is minimalized.”

History and Character: The 2005 Comprehensive Plan has as goals: to “promote established neighborhoods *close to campus*” – the current zoning does exactly that – “to ensure appropriate zoning in established neighborhoods is compatible with the built fabric of that neighborhood” -- the proposed zoning would do exactly the opposite of that – and to “ensure appropriate zoning in established neighborhoods to help foster the overall goals for each *unique* neighborhood.” What makes West Urbana unique? Its distinctive architectural mix. The area consists almost entirely of single-family dwellings, but in a wide variety of styles. The area was developed in the most eclectic period in the history of American architecture – between the end of the Victorian era and the launch of Modernism, with its endlessly repeating ranch houses as the paradigm. The period between these two architectural templates witnessed America’s greatest period of diversity in residential styles, but it still had a certain unity. Almost all of the styles used in West Urbana’s development had historical antecedents – revival movements of various sorts. The following historical styles can all be found in West Urbana, all mixed together: Colonial Revival, Mediterranean revival, Mission Revival, Half-timber Tutor, lots of Georgian, lots of Foursquare, a surprising amount of Dutch Colonial Revival, Cape Cods, a Queen Anne or two, a Saltbox or two, Rustic, and on and on – see Wikipedia articles on each of these). Collectively, these styles are sometimes called the architectural Picturesque. They give the neighborhood its charm and overall look, admittedly somewhat sentimental, but in Urbana unique for sure.

All five of the houses in the proposed rezone area are in these historical styles and have retained their original profiles for over fifty years – as have all of the houses in the R-2 zoning across High Street from them.

By contrast, the R-5 apartment blocks that have gone up in the area – with 804 & 806 W. Illinois as star cases -- can best be described as modular bunkers, rectangular right prisms with holes punched through them for windows. They do not really have a style, unless one were tempted to compare them to Soviet architecture of the 1960s. To have one or two of these lumps – architects call them ‘piles’ – thrusting into the West Urbana neighborhood would destroy the “unique” “built fabric” of the neighborhood.

Conformity to Comprehensive Plan: On the rezoning application, in the slot seeking an explanation for how the proposed rezoning would “conform to” the Comprehensive Plan, all that the applicants have to say is that the proposal “matches high density contiguous properties.” It is not clear what the applicants have in mind. Their westernmost plot touches the R-4 parking lot mentioned above and to the North the Coler lot touches an apartment building that was built in accordance with the MOR zoning from which the current R-3 is supposed to be serving as a buffer. So, the application seems to be invoking as its sole justification the very thing from which the

Comprehensive Plan is supposed to be protecting the R-2 zoning to the south. I think this counts as hutzpah.

But in any case, the proposal sets up a ‘dominos’ justification for rezoning, which played out consistently would march R-5 apartment buildings right across West Urbana. If this zoning is approved, on the grounds that the rezoned plots about a higher numbered zoning, then why not allow – fairness would then seem to demand that – the next column of blocks of the properties east of Busey be rezoned R-5, since they all would have R-5 zoning across from them, and then, in turn, the next column of blocks since they would then about R-5 zoning and so on. This progression would completely unravel the Comprehensive Plan for the area.

There is currently under way – Kat Trotter tells me, “the ball is rolling,” things are “in process” – for a new Comprehensive Plan for Urbana. Any reconsideration of the current zoning for this important interface between campus and neighborhood and MOR district certainly should not be taken up until it can be considered and integrated into that planning.

Best regards,
Richard Mohr
402 S. Coler Avenue
Urbana, IL

november 5 2020 meeting comments

corbyandrachel@aol.com

Thu 11/5/2020 2:32 PM

To: Planning <Planning@urbanaininois.us>; corbyandrachel@aol.com <corbyandrachel@aol.com>;

Hello!

I would like to express my OPPOSITION to the proposed development of the 3 story property along Lincoln avenue and their request to change the zoning law from 0.5 to 0.9 % occupancy. It doesn't matter where they try to hide the parking, either. Someone has a window that will look out onto the cars.

This area of Urbana contains some of the most interesting and beautiful homes in the area. Their varied facades are a delight to see. Many students and families, years after they have left our community still remember the walks along the beautiful streets in this "State Street" or West Urbana Neighborhood area. My children walked to the high school, and to their friends homes for years, and still enjoy walking through the neighborhood now that the pandemic has brought them back to work from our 100 year old home.

It is very sad that the properties along Lincoln Ave are now being considered for demolition. Personally, I wish that they had never been built in the first place, but that is a very long story, dating back to Mayors long ago who thought it would be a good idea, or was a "right" of homeowners to rent their extra rooms out to their grad students, and then other students years ago. This ultimately lead to the "right" of homeowners to move out of their homes and rent the whole house out to 4 or whatever number of unrelated people. This gave way to additional apartments on stilts, etc. that have sprung up in the area.

I wish that it would stop. I wish that the City could come up with some way to supply property tax incentives to repair and improve the homes in the "thumb area" and create a situation where families and homeowners could more easily move back into the area. I wouldn't even mind if they rented out extra rooms in their homes to students, as long as the homeowners were again living there. My friend in San Diego, for example, pays about \$2400 per year for property taxes on his \$1.5 million dollar home because he has gone to the trouble to maintain his 1925 property along historic guidelines and over the past twenty years, and San Diego has created an environment that rewards the preservation of their beautiful and irreplaceable homes. I am sure there are plenty of gifted people in this town and at the university who could come up with a similar plan for our town.

I wish that the City could induce more property owners to hire builders to completely gut and renovate the old existing apartment buildings in our area, as they did on the east side of Lincoln Avenue across from Cafe Paradiso, and further south near Illini Grove. The University has already shown its willingness to preserve its buildings such as Illinois Street Residence halls, and many of their other buildings. Champaign and Urbana, I think, should do the same.

I feel that there are enough massive apartments already up, or in the process of being constructed along Lincoln and University Avenue that we do not need any more of them in this area. I do not know if all of the new apartments are even rented. However, I feel very strongly that further demolition and building around town and especially in my neighborhood should stop. Build somewhere else. Menards has land out by the Urbana Walmart. Atkins has vacant land in southeast Urbana and I think also in northwest Champaign across from Interstate Battery on the west side of Mattis avenue. Go north of Marketplace. Make another bus route for student access. The homeowners north of University avenue were not heard when the high rises went up. Listen to us now. OPPOSE THIS PLAN. Save these homes and our neighborhoods.

Sincerely,

Bette Anderson
713 W. Oregon

public input on plan cases 2411-PUD-20 and 2412-PUD-20

Robin Fellers <robin.fellers.83@gmail.com>

Thu 11/5/2020 2:53 PM

To: Andel, Teri <tmandel@urbanaininois.us>; Garcia, Kevin <kjgarcia@urbanaininois.us>;

Hello,

As residents of historic west Urbana we would like to state our strong opposition to rezoning in the cases of 2411-PUD-20 and 2412-PUD-20. The massive structures that are being considered would violate the goals of the 2005 Comprehensive Plan. These structures would make our neighborhood a much less attractive place to families, couples, and singles looking for a home. They are not compatible with the design of the neighborhood, and would offer no benefit to our neighborhood. High quality, affordable rental housing is a MUST in any city, but these proposals are NOT the high quality, affordable rental housing that is needed. It MUST fit with the fabric of the neighborhood.

Thank you for your time,
Robin Fellers and Ryan Fellers



Application for Zoning Map Amendment

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanaininois.us/fees> for the current fee associated with this application. The Applicant is also responsible for paying the cost of legal publication fees. Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): James Dobrovolny, Spencer Dobrovolny Phone: 217-493-3446, 415-578-2886
Address (street/city/state/zip code): 1206 W University Ave Champaign IL 61821
Email Address: dobie@bakercollinsllc.com , spencer@goodbonesdesignbuild.com
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Owners

2. OWNER INFORMATION

Name of Owner(s): Phone:
Address (street/city/state/zip code):
Email Address:
Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Address/Location of Subject Site: 702, 704, 706, 708 W. High St and 309 S. Coler Ave
PIN # of Location: 92-21-17-107-016 (702 W. High St), 92-21-17-107-014 (704 W. High St), 92-21-17-107-013 (706 W. High St), 92-21-17-107-012 (708 W. High St), and 92-21-17-107-015 (309 S. Coler Ave)
Lot Size: 27,712.50 square feet
Current Zoning Designation: R3
Proposed Zoning Designation: R5
Current Land Use (vacant, residence, grocery, factory, etc): SFR and duplex
Proposed Land Use: multifamily
Present Comprehensive Plan Designation: duplex

How does this request conform to the Comprehensive Plan? **Matches High Density contiguous properties**

Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

Separate Sheet

4. CONSULTANT INFORMATION

Name of Architect(s): Phone:

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

Email Address:

Name of Engineers(s): Phone:

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

Email Address:

Name of Surveyor(s): Phone:

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

Email Address:

Name of Professional Site Planner(s): Phone:

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

Email Address:

Name of Attorney(s): Phone:

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

Email Address:

5. REASONS FOR MAP AMENDMENT:

What error in the existing Zoning Map would be corrected by the Proposed Amendment?

What changed or changing conditions warrant the approval of this Map Amendment?

Downtown Urbana continues to be revitalized and the corridor that connects it to Campus is part of MCOR

Explain why the subject property is suitable for the proposed zoning.

Appendix A Future Land Use Map calls for these properties to be multi-family – “apartment complexes and buildings in close proximity to business centers, downtown and campus.” Ordinance No. 2012-04-041 - As stated in the executive summary of the 2012 Downtown Plan, Urbana has identified opportunities and key goals of: “Better connecting Downtown with the community, the University, and the region; Increasing residents; strengthen economic activity; Attract more residents; Reduce environmental impact.”

What other circumstances justify the zoning map amendment

The subject property is surrounded by Multi-Family residential development with high FAR. Parcel Number 92-21-17-107-017 and 018 make up a development of two, 3 story structures with a combined 25 units in 31,808 square feet of living space on 23,516 square feet of land. For an average, FAR of 1.36.
The other 3 properties that border subject property are:
92-21-17-107-008 a large 7 story legal non-conforming “B or more units” structure
92-21-17-107-007 a new story, 3-unit building
92-21-17-107-008 a three story, 6-unit structure.
Across the corridor that connects campus town to downtown Urbana (Green St) the same (dense multifamily development) is mirrored back.

Time schedule for development (*if applicable*)

N/A

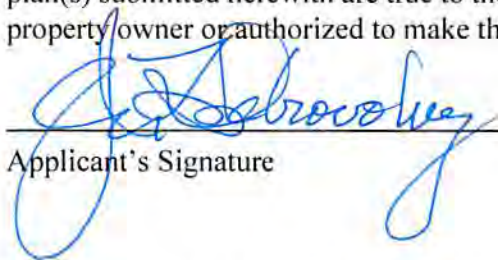
Additional exhibits submitted by the petitioner.

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.


Applicant's Signature

9.21.20
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

Explain why the subject property is suitable for the proposed zoning.

Appendix A Future Land Use Map calls for these properties to be multi-family – “apartment complexes and buildings in close proximity to business centers, downtown and campus.” Ordinance No. 2012-04-041 - As stated in the executive summary of the 2012 Downtown Plan, Urbana has identified opportunities and key goals of: “Better connecting Downtown with the community, the University, and the region; increasing residents; strengthen economic activity; Attract more residents; Reduce environmental impact.”

What other circumstances justify the zoning map amendment

The subject property is surrounded by Multi-Family residential development with high FAD. Parcel Number 93-21-17-107-027 and 028 make up a development of two, 3 story structures with a combined 75 units to 21,050 square feet of living space on 21,136 square feet of land. For an average, FAD of 3.86.
The other 3 properties that border subject property are:
93-21-17-107-028 is large 3 story legal non-conforming "9 or more unit" structure
93-21-17-107-027 is three story, 3-unit building
93-21-17-107-026 is three story, 6-unit structure.
Across the corner that connects campus town to downtown Urbana (Corner 93) the same dense multifamily development is mirrored back.

Time schedule for development (if applicable)

N/A


Additional exhibits submitted by the petitioner.

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.

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Applicant’s Signature

9/14/20

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

704 W. High St.

The East 17 feet 8 1/2 inches of Lot 5 and the West 15 feet of Lot 6 all in Block 3 of Joseph W. Sim's Addition to Urbana, as per plat recorded in Deed Record "O" at page 125, in Champaign County, Illinois.

AND ALSO East 26 feet and 11 inches of the West 42 feet and 4 inches of Lot 6, except the South 107 1/2 feet thereof, in Block 3 Joseph W. Sim's Addition to Urbana, as per plat recorded in Deed Record "O" at page 125, in Champaign County, Illinois.

708 W. High St.

Commencing 2 1/2 feet West of the Southeast corner of Lot 4 in Block 3 in Joseph W. Sim Jr.'s (also known as J.W. Sim's) Addition to the City of Urbana, as per Plat recorded in Deed Record "O" at Page 125; and running thence West 59 feet; thence North 121 1/2 feet; thence East 59 feet; thence South 121 1/2 feet to the place of beginning, in Champaign County, Illinois.

706 W. High St.

The East 2.5 Feet of Lot 4 and the West 40 Feet of Lot 5 all in Block 3 of Joseph W. Sim, Jr.'s Addition to Urbana, as per Plat recorded in Deed Record "O" at Page 125, situated in Champaign Count, Illinois.

702 W. High St.

The East 42 Feet 3 1/2 Inches of the South 67.5 Feet of Lot 6 and the South 67.5 Feet of Lot 7 in Block 3 of J. W. Sim, Jr.'s Addition to the City of Urbana, in Champaign County, Illinois.

309 S. Coler Ave

A part of Lots 6 and 7 of Block 3 of Joseph W. Sim's Addition to Urbana, as per Plat recorded in Deed Record "O" at page 125, in Champaign County, Illinois, described as follows:

Commencing 67 feet and 6 inches North of the Southeast corner of Block 3 in Joseph W. Sim's Addition to Urbana, and running thence North 40 feet, thence West 100 feet, thence South 40 feet, thence East 100 feet to the place of beginning.