



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: The Urbana Plan Commission

FROM: Paul Lindahl, Planner

DATE: April 30, 2004

SUBJECT: Plan Case No. 1893-M-04: A request by Campus Town Development Group / RJ Cooke for a rezoning of a portion of 502, 504, 506 and 602 South Glover Street. The request is to rezone the property from the IN, Industrial Zoning District to the R-4, Multi-Family Residential Zoning District.

Introduction

Campus Town Development Group / RJ Cooke has submitted a request to rezone portions of 502, 504, 506 and 602 South Glover Street from IN, Industrial zoning district to the R-4, Multi-Family Residential zoning district.

The owner of the property intends to demolish an older existing house and office building, to replat the selected areas, and to redevelop the site with fourteen townhouse style apartment units.

The Urbana Zoning Ordinance does not permit any residential uses in the IN, Industrial Zoning District. The Zoning Ordinance states that the IN, Industrial zone is intended to provide areas for manufacturing and industrial uses, and does not allow uses other than industrial in order to minimize potential conflicts between incompatible uses.

Background

The property is located on the east side of Glover Street approximately 477 feet south of Stout Street and approximately 310 feet north of Oregon Street. The site is in the 500 block of South Glover Street and includes parts of four parcels that currently have mini warehouses, a small office building, a single-family house and vacant land. For more details on the site see Exhibits E, I, and J.

Glover Street has a mix of residential and commercial land uses along it. A number of the properties along the street are potentially incompatible land uses. The west side of the street has

mostly single family residential houses north of Oregon Street while the east side has a mix of business, residential, and includes some vacant land.

Adjacent Land Uses and Zoning Designations

Surrounding the site are some residential properties, businesses, and vacant land. The following chart identifies the Comprehensive Plan designation, current zoning, and current land use of the site and surrounding properties in more detail.

COMPREHENSIVE PLAN DESIGNATION, ZONING, AND LAND USE TABLE

Direction	1982 Comprehensive Plan	Zoning	Land Uses
Site	Medium-Density Residential	IN, Industrial And R-4 Medium Density Multiple Family Residential	Vacant land / House and Garage / Office building
North	Medium -Density Residential	IN, Industrial	Wholesale produce warehouse
East	Industrial	IN, Industrial	Vacant
South	Medium-Density Residential	IN, Industrial	Mini warehouses
West	Low-Density Residential	R-3 single and Two Family Residential	Single Family Homes

Issues and Discussion

General Trends and Future Plans

The proposed rezoning is entirely compatible with the provisions of the 1982 Comprehensive Plan future land use designations for the site and it’s surroundings. That plan is now under review by Urbana’s Comprehensive Plan Update Steering Committee and the public. Currently that draft plan calls for the subject area to buffer the single-family neighborhood to the west from the industrial uses to the east.

City staff has recognized that one of the obstacles to fostering desirable infill development is inconsistent zoning on certain parcels. The existing industrial zoning of the subject parcel is not compatible with the current market trends and community goals in the area.

The industrial zoning of this parcel is problematic because the area no longer contains the amenities desirable for industrial development. Conversely it does contain the necessary attributes for residential redevelopment. Therefore this is a prime example of the need for the flexibility offered by changes in zoning designation.

Existing IN, Industrial Zoning Designation

The current industrial zoning is no longer appropriate given the national trends in site location needs and amenities for industrial and manufacturing type businesses. Industrial location puts an emphasis on large tracts of land and access to transportation. The property in question is too small to be of interest to a major manufacturing or warehousing operation. It also does not have the convenience of high capacity road access found on major arterial roads close to highway interchanges. Furthermore, while the property is adjacent to a railway spur, that spur no longer receives traffic on a regular basis. The subject property itself is not large enough to accommodate rail freight handling facilities even if it were located in a better location.

It can be argued that it is for these reasons that the subject area has been largely vacant for many years and has not been developed to its full potential.

Proposed R-4 Medium Density Multiple-Family Residential Designation

The 1982 Comprehensive Plan identifies the subject area and surroundings to the north and south as a future location for medium-density residential housing. The proposed rezoning is consistent with this stated goal. Furthermore parcels within approximately 200 feet to the north and south of the subject property on the east side of Glover Street are already zoned R-4 Medium Density Multiple-Family Residential.

The Urbana Zoning Ordinance states that the R-4 Medium Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at low and medium densities.

The subject area is well suited for higher density residential development. It is centrally located in the community and within walking distance of Urbana's downtown. Residential development in the area will have the potential for the dual outcome of raising the community tax base as well as providing an increase in the customer base for the type of localized business services traditionally provided in the downtown and other nearby commercial nodes.

Comprehensive Plan Goals, Objectives and Policies

The proposed Zoning Map amendment should be considered in light of other goals, objectives and policies contained in the 1982 Comprehensive Plan. The following goals and policies of the 1982 Urbana Comprehensive Plan relate to this case:

Objective 1.110

Continue to provide high standards of living environment both in the older and developing portions of the City to attract population forecasted in the Plan.

Objective 1.23

Encourage infill development of vacant and underutilized land within the City limits, with emphasis on downtown where appropriate.

Objective 1.410

Promote the redevelopment and conservation of urbanized areas.

Goal 3.100

To organize and develop land uses and adjacent properties in a balanced and mutually compatible manner relative to the functional needs of the City.

Goal 3.110

Promote development in the City and surrounding unincorporated areas in a manner which minimizes conflicting land uses and/or adjacent development.

Goal 3.300

To arrange land uses in a manner that minimizes the distance between uses that are mutually dependent.

Objective 3.310

Encourage development to occur in area where there is a demonstrated need for a particular use.

Objective 3.311

Review all land use changes that are controlled by the Zoning Ordinance, Subdivision Ordinance or annexation procedures to minimize the distance between uses that are mutually dependent.

The La Salle National Bank Criteria

In the case of *La Salle National Bank v. County of Cook* (the “La Salle” case), 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. Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the Petitioner.

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

This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.

The proposed downzoning from IN, Industrial to R-4, Medium Density Multiple Family would be generally consistent with existing industrial and residential zoning designations in the area.

The site is located to the east of an existing low-density residential area and in the near vicinity are other properties with higher density residential land uses and zoning.

The proposed zoning classification is appropriate considering its will minimize conflicting land uses between other adjacent developments.

Residential uses will foster a balanced compatible land use pattern that would provide customers to nearby commercial areas and strengthen the economic vitality of downtown as the City's major commercial and business center.

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

This is the difference in the value of the property as zoned for industrial and the value it would have if it were rezoned to residential to permit the proposed use.

During the past years the property has been unsuccessfully utilized for industrial purposes. Lack of investment has left the site mostly vacant for some years.

The Industrial zoning may no longer be appropriate at this site and economic feasibility of industrial uses is not likely, therefore diminishing the value of the property with industrial zoning.

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact on the value of the property. Therefore, any discussion pertaining to property values must be considered speculative and inconclusive.

Questions 3 and 4 apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?

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

The downzoning of the property from industrial zoning to residential zoning will eliminate a large number of permitted uses that would be objectionable and incompatible to nearby residential, areas; thus protecting the health, safety, morals and general welfare of the public.

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

Development of the property with an incompatible, industrial use could result in a significant quality of life cost to the homeowners in the area.

The site is currently underutilized and does not contribute to the communities' tax base as well as a residential development would.

The proposed downzoning could contribute to the welfare of the community by offering the redevelopment of a parcel. Residential use would offer the public a choice of a different type of rental housing close to the center of the community. Overall, the proposal to rezone promotes the conservation of east central Urbana as a residential neighborhood of the City.

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

The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.

As stated above, this property is located in an area that is ripe for redevelopment and has been identified in the 1982 Comprehensive Plan as a future residential area. The important feature for this property is its location within walking distance of the downtown. The property can be developed in a manner that may buffer existing housing from industrial uses further to the east.

The current redevelopment plan is consistent with the Comprehensive Plan as it would introduce higher density housing to an area close to the downtown.

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.

Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.

The subject property has been in deteriorated condition and mostly vacant for a number of years. During the past two decades the needs and behavior of many of the remaining industrial uses in the United States has changed. Those industries that remain operationally viable in this country generally chose to locate on parcels that are much larger than the subject property. In addition, due to the modern age of surface transportation, industrial uses are not dependent on rail connectivity and access as their industrial predecessors. The location and size of the property is such that it is likely to never attract or retain viable industrial uses. The property's industrial zoning designation may diminish the value of the property if the owner cannot use it to respond to market needs.

Summary of Staff Findings

1. The proposed rezoning is consistent with the 1982 Comprehensive Plan that identifies the subject area and surroundings to the north and south as a future location for medium-density residential housing.
2. The existing industrial zoning is less economically viable than in previous years. Economic factors such as the shift from rail access dependence to surface transportation has greatly impacted the appropriateness of the industrial zoning designation of the site.
3. The proposed R-4, Medium Density Multiple Family zoning represents a downzoning from the existing IN, Industrial zoning classification and will result in elimination of a number of potentially incompatible land uses that are permitted in the IN, Industrial zoning district.
4. The proposed downzoning to the R-4, Medium Density Multiple Family zoning district would allow for the residential development of the property which would be a benefit to the community and contribute to the tax revenues of the city.
5. The proposed R-4, Medium Density Multiple Family zoning district for the subject site would be consistent with the current residential development in the vicinity of the site.
6. The proposed rezoning would not be detrimental to the public health, safety or general welfare and would be a benefit to the public because it will create the opportunity for residential uses in close proximity to downtown Urbana.
7. The proposed rezoning appears to generally meet the LaSalle Case criteria.

Options

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

- a. Forward this case to City Council with a recommendation for approval of the downzoning from IN, Industrial to R-4, Multi-Family Residential; or
- b. Forward this case to City Council with a recommendation for denial of the downzoning from IN, Industrial to R-4, Multi-Family Residential.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, **staff recommends that the Plan Commission forward Plan Case No. 1893-M-04 to the Urbana City Council with a recommendation for APPROVAL.**

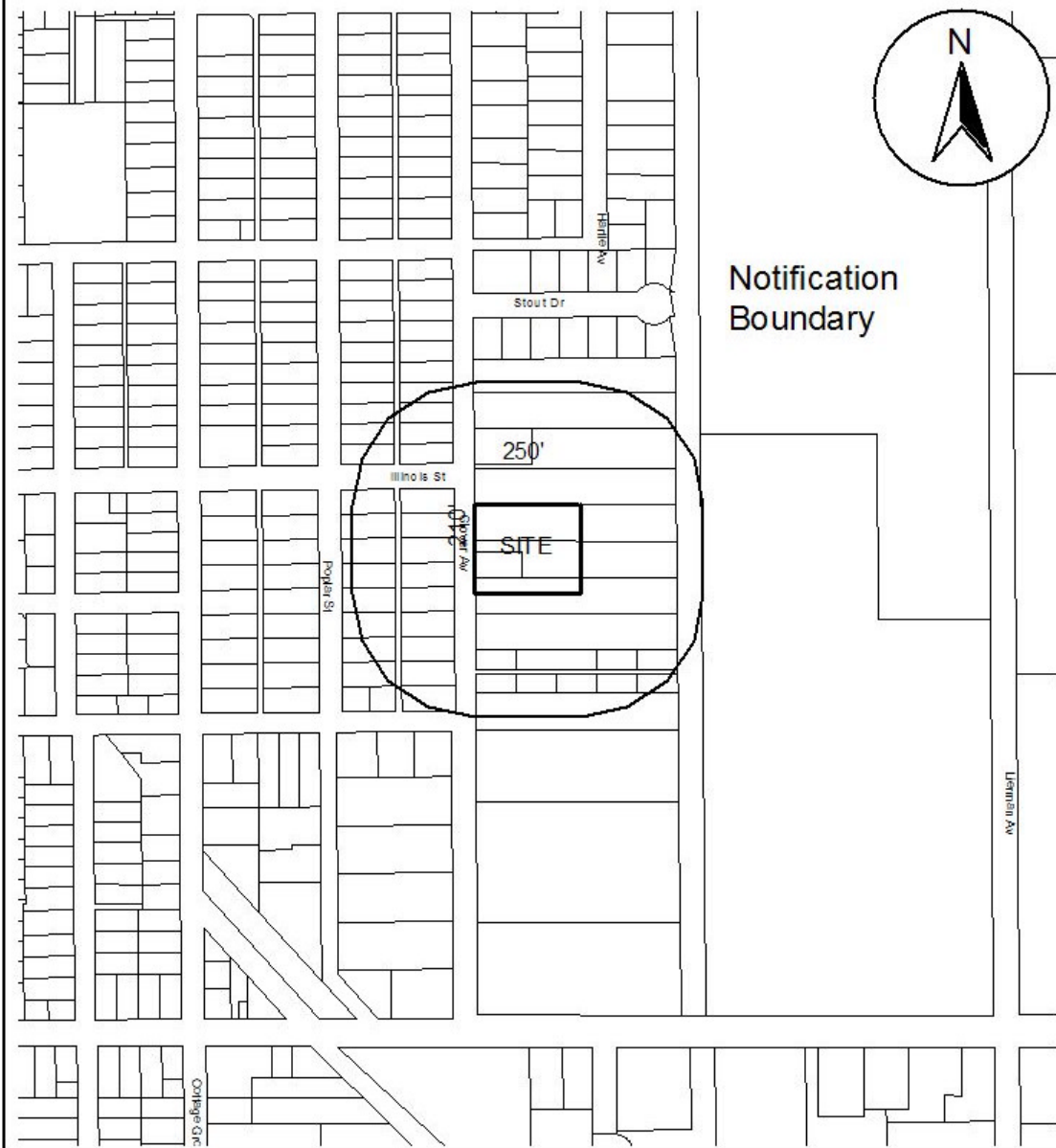
Attachments: Exhibit A, Location Map
 Exhibit B, Zoning Map
 Exhibit C, Existing Land Use Map
 Exhibit D, Future Land Use Map
 Exhibit E, Aerial Photo
 Exhibit F, IN, Industrial Zoning District Summary Sheet
 Exhibit G, R-4, Multi-Family Residential District Summary Sheet
 Exhibit H, Petition for Zoning Map Amendment
 Exhibit I, Site Development Plan
 Exhibit J, Photos of Site
 Exhibit K, Letter to Surrounding Property Owners

Cc:

RJ Cooke
Campus Town Development Group
#10 Wood Drive
Monticello, IL 61856

Brett Stillwell
Architectural Spectrum
201 W. Springfield Avenue #300
Champaign, IL 61824

Exhibit "A" Location Map

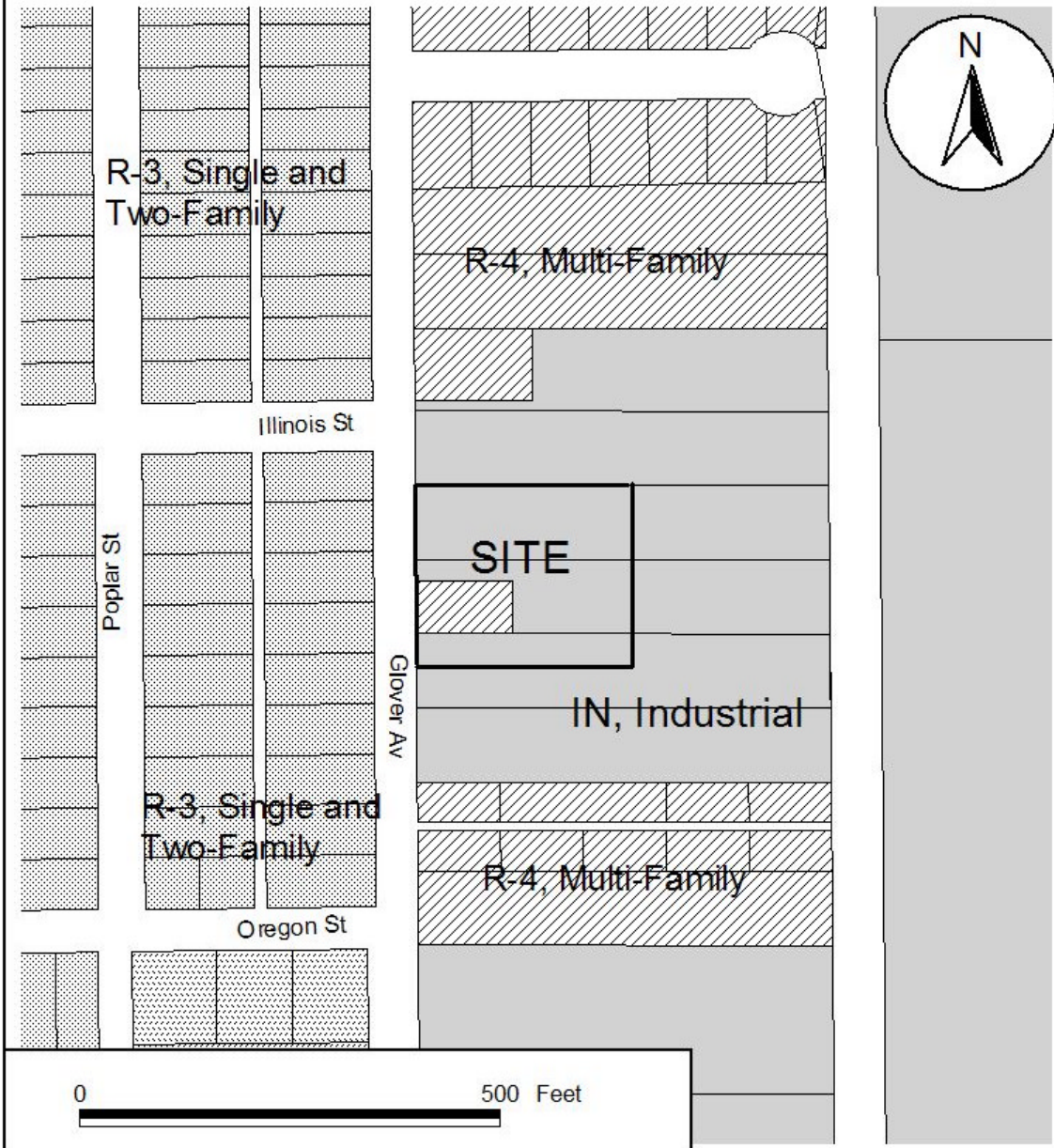


Plan Case: 1893-M-04
Petitioner: Campus Town Development Group
Portion of 502, 504, 506 and 602 South Glover Street
Rezone from IN to R-4

Prepared by Community Development Services - rgk

 Subject Property

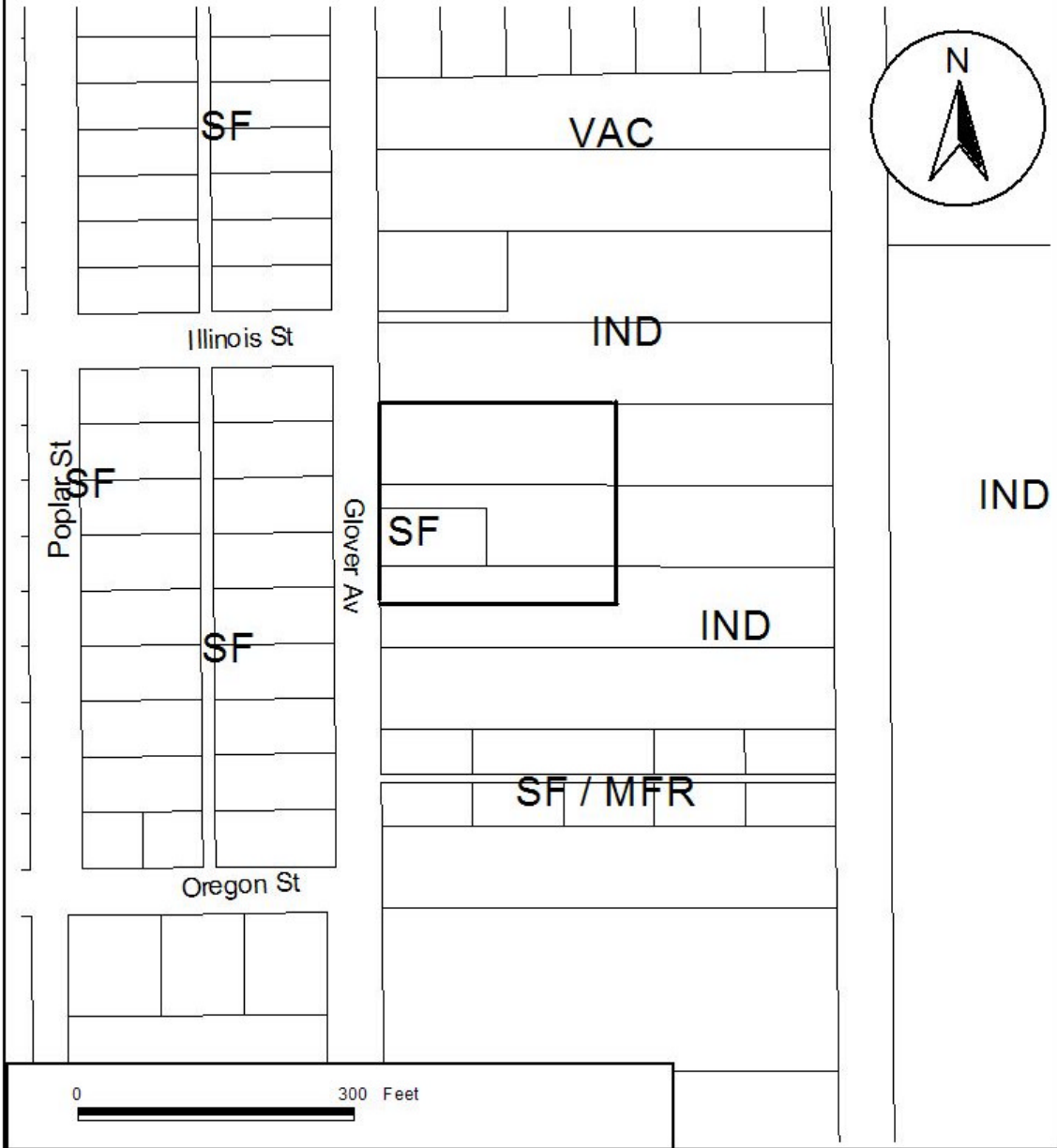
Exhibit "B": Zoning Map



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

Prepared by Community Development Services - rgk

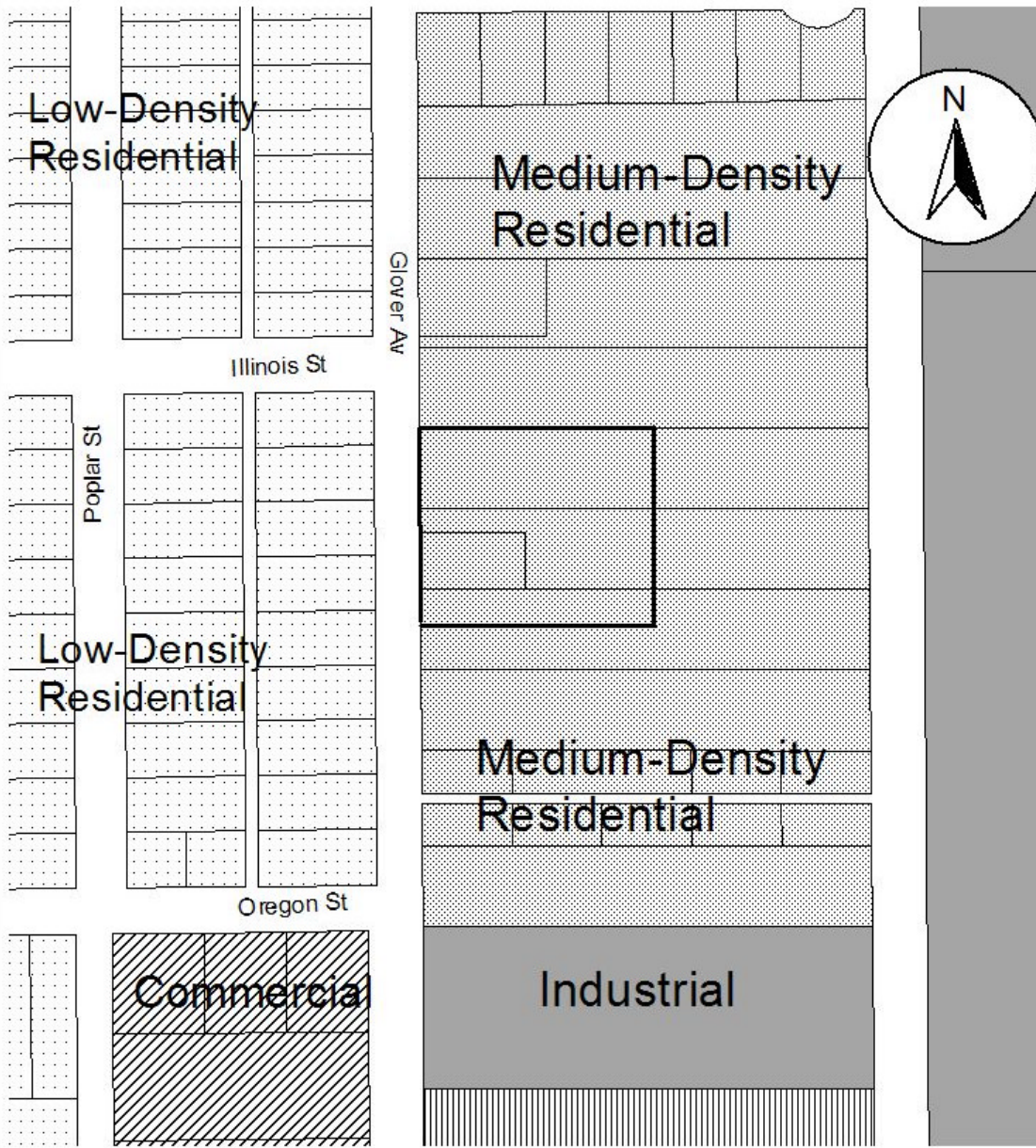
Exhibit "C": Existing Land Use Map



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

Prepared by Community Development Services - rgk

Exhibit "D": Future Land Use Map



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

Prepared by Community Development Services - rgk

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

Applicant: Campus Towne Development Group
RJ Cooke | 292-6391

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

A future proposed development is to raze the existing house at 606 South Glover Street and the existing Glover Street Warehouse office building at 602 South Glover Street for the development of apartments.

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



Map prepared by R&K,
City of Urbana
Map to exactly to scale





IN INDUSTRIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the IN Zoning District is as follows:

"The IN Industrial District is intended to provide areas for manufacturing and industrial uses, where they will have the necessary services and facilities, and minimize obstruction on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable effects, are permitted by right; more intensive industrial uses which may have wider reaching environmental effects are permitted as special uses, which provide the Urbana Plan Commission and City Council the opportunity to review the uses and impose needed conditions. In order to minimize conflict among incompatible uses, most non-industrial uses are not allowed in the IN Industrial District."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the IN District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Board of Zoning Appeals.

PERMITTED USES:

Public and Quasi-Public Facilities -

Electrical Substation

Municipal or Government Building

Parking Garage or Lot

Police or Fire Station

Public Park

Telephone Exchange

Utility Provider

Commercial Transportation Uses -

Railroad Yards and Railroad Freight Terminal

Truck Terminal /Truck Wash

Residential Uses-

Multiple-Unit, Common-Lot-Line Dwelling

Resource Production and Agricultural Uses –

Agriculture, Cropping

Business Uses - Personal Services

Ambulance Service

Medical Carrier Service

Agricultural

Farm Chemicals and Fertilizer Sales Including Incidental Storage and Mixing of Blended Fertilizer

Business Uses - Business, Private Educational and Financial Services

Professional and Business Office

Check Cashing Service

Bank or Savings and Loan Association

Express Package Delivery Distribution Center

Business Uses - Food Sales and Services

Wholesale Produce Terminal

Business Uses - Vehicular Sales and Services

Auto/ Truck repair, major and minor

Gasoline and Service Station

Public Maintenance and Storage Garage

Towing Service

Truck Stop

IN Zoning District Summary cont.

Business Uses - Retail Trade

Fuel Oil, Ice, Coal, Wood (Sales Only)

Photographic Studio and Equipment Sales and Service

Business Uses - Miscellaneous

Aviation Sales, Service or Storage
Building Materials Sales (All Indoor Excluding Concrete or Asphalt Mixing)
Construction Yard
Contractor Shop and Show Room
Heat, Ventilating, and Air Conditioning Sales and Services

Kennel
Lawn Care and Landscaping Service
Mail Order Businesses
Radio or TV Studio
Warehouse
Wholesale Business

Industrial Uses -

Bookbinding
Building Paper, Paper Containers and Similar Products Manufacturing
Confectionery Products Manufacturing and Packaging
Electrical and Electronic Machinery, Equipment and Supplies Manufacturing
Engineering, Laboratory, Scientific and Research Instruments Manufacturing
Grain Mill Products Manufacturing and Packaging
Household and Office Furniture Manufacturing
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing
Manufacturing and Processing of Athletic Equipment and Related Products
Manufacturing and Processing Wearing Apparel and Related Finished Products Manufacturing
Mechanical Measuring and Controlling Instruments Manufacturing
Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas and Similar Products
Motion Picture Production Studio
Musical Instruments and Allied Products Manufacturing
Non-Profit or Governmental, Educational and Research Agencies
Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products)
Optical Instruments and Lenses Manufacturing
Photographic Equipment and Supplies Manufacturing
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing
Signs and Advertising Display Manufacturing
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing
Theoretical and Applied Research, Development and Prototype Light Manufacturing of the following:
 Drugs, Chemicals, Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products
Watches, Clocks and Clockwork Operated Devices Manufacturing
Wool, Cotton, Silk and Man-Made Fiber Manufacturing
Electronics and Related Accessories-Applied Research and Limited Manufacturing, Light Assembly Manufacturing (50,000 gross sq. ft. or less) Light Assembly and Manufacturing (More than 50,000 sq. ft.)

SPECIAL USES:

Public and Quasi-Public Facilities –

Penal or Correctional Institution

Commercial Transportation Uses –

Heliport

Business Uses -

All Other Industrial Uses not specified herein
Convenience Shopping Center/Commercial PUD
General Shopping Center/Commercial PUD

Industrial PUD
Slaughterhouses

IN Zoning District Summary cont.

CONDITIONAL USES:

Public and Quasi-Public Facilities -

Public or Commercial Sanitary Landfill
Sewage Treatment Plant or Lagoon

Radio or Television Tower and Station
Water Treatment Plant

Commercial Transportation Uses -

Air Freight Terminal

Motor Bus Station

Resource Production and Agricultural Uses -

Artificial Lake of one (1) or more acres
Mineral Extraction, Quarrying, Topsoil Removal
and Allied Activities

Business Uses - Personal Services

Dry Cleaning or Laundry Establishment

Agricultural -

Farm Equipment Sales and Service
Grain Storage Elevator and Bins

Livestock Sales Facility and Stockyards

Business Uses - Business, Private Educational and Financial Services

Private Kindergarten or Day Care Facility

Vocational, Trade or Business School

Business Uses - Vehicular Sales and Services

Automobile, Truck, Trailer or Boat Sales
Automobile Washing Facility

Automobile Salvage Yard (Junkyard)

Business Uses - Miscellaneous

Commercial Breeding Facility
Veterinary Hospital-Large Animal

Warehouse, Self-Storage Facility
Veterinary Hospital-Small Animal.

DEVELOPMENT REGULATIONS IN THE IN DISTRICT

ZONE	MIN LOT SIZE	MIN OR AVERAGE WIDTH	MAX HEIGHT	MAX FAR	MIN OSR	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD
IN	10,000	90'	none	1.00	none	25'	none	none

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

IN Zoning District Summary cont.

For more information on zoning in the City of Urbana call or visit:

City of Urbana
Community Development Services Department
400 South Vine Street
Urbana, IL 61801
(217) 384-2440
(217) 384-2367 fax
www.city.urbana.il.us

Revised 4/12/02



R-4 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-4 Zoning District is as follows:

"The R-4 Medium Density Multiple-Family Residential District is intended to provide areas for multiple family dwellings at low and medium densities."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the R-4 District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Board of Zoning Appeals.

PERMITTED USES:

Public and Quasi-Public Facilities -

Church or Temple
Institution of an Educational, Philanthropic, or
Eleemosynary Nature
Municipal or Government Building

Public Elementary, Junior High School or Senior
High School
Public Library, Museum or Gallery
Public Park

Residential Uses -

Boarding or Rooming House
Community Living Facility, Category I, Category
II and Category III
Dormitory
Duplex Dwelling
Duplex Dwelling (Extended Group Occupancy)

Multifamily Dwelling
Single Family Dwelling (Extended Group
Occupancy)
Single Family Dwelling
Two-Unit, Common-Lot-Line Dwelling

Resource Production and Agricultural Uses -

Agriculture, Cropping

Business Uses -

Country Club or Golf Course

SPECIAL USES:

Public and Quasi-Public Facilities -

Police or Fire Station
Parking Garage or Lot

Residential Uses -

Home for Adjustment
Residential Planned Unit Development

Business Uses -

Professional and Business Office

R-4 Zoning District Summary cont.

CONDITIONAL USES:

Public and Quasi-Public Facilities -

Electrical Substation
Telephone Exchange

Residential Uses -

Home for the Aged
Nursing Home

Bed and Breakfast, Owner Occupied

Resource Production and Agricultural Uses -

Artificial Lake of one (1) or more acres

Business Uses -

Private Kindergarten or Day Care Facility
Lodge or Private Club

Residential Athletic Training Facility

DEVELOPMENT REGULATIONS IN THE R-4 DISTRICT

ZONE	MIN LOT SIZE	MIN OR AVERAGE WIDTH	MAX HEIGHT	MAX FAR	MIN OSR	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD
R-4	6,000	60	35'	0.50	0.35	15'₁	5'	10'

1. In the R-4 District, the required front yard shall be the average depth of the existing buildings in the block, or 15 feet, whichever is greater as required in Section VI-5-D(1).

FAR= FLOOR AREA RATIO
OSR= OPEN SPACE RATIO

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Revised 4/12/02













DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
Planning Division
400 S. Vine
P.O. Box 946
Urbana, IL 61801
(217) 384-2439

April 23,2004

NOTICE OF PUBLIC HEARING IN REGARD TO A PROPOSED REZONING

To Whom It May Concern:

A public hearing will be held by the Urbana Plan Commission on **Thursday, May 6, 2004 at 7:30 P.M.** in the Urbana City Council Chambers, at which time and place the Commission will consider a request by Campus Town Development Group / RJ Cooke for a rezoning of a portion of 502, 504, 506 and 602 South Glover Street. The request is to rezone the property from the IN, Industrial zoning district to the R-4, Multi-Family Residential Zoning District. The Urbana Zoning Ordinance defines the two zoning districts as follows:

*The **IN Industrial District** is intended to provide areas for manufacturing and industrial uses, where they will have the necessary services and facilities, and minimize obstruction on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable effects, are permitted by right; more intensive industrial uses which may have wider reaching environmental effects are permitted as special uses, which provide the Urbana Plan Commission and City Council the opportunity to review the uses and impose needed conditions. In order to minimize conflict among incompatible uses, most non-industrial uses are not allowed in the IN Industrial District.*

The **R-4 Medium Density Multiple-Family Residential District** is intended to provide areas for multiple family dwellings at low and medium densities.

The rezoning request is proposed for the following described property:

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

The attached location and aerial maps illustrate the proposal by Campus Towne Development Group. The Plan Commission will consider the requested rezoning of property for the area described.

You have been sent this notice because you are a nearby property owner. The Urbana Plan Commission welcomes your comments at the public hearing, or in writing if received prior to the hearing. If you have any specific questions about the request, please do not hesitate to contact me at 384-2440.

Sincerely,

Rob Kowalski, AICP
Planning Manager

Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at 384-2440, or the City of Urbana's Americans with Disabilities Act Coordinator at 384-2466, or TTY 384-2360. If you have any questions concerning this request, please contact my office at (217) 384-2440.

Cc:

RJ Cooke
#10 Wood Drive
Monticello, IL 61856

Brett Stillwell
Architectural Spectrum
201 W. Springfield Avenue #300
Champaign, IL 61824