



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Jeff Engstrom, Planner I

DATE: March 20, 2009

SUBJECT: Plan Case 2101-M-09: A request to rezone 708 South Vine Street from R-3, Single and Two-Family Residential to R-4, Medium Density Multiple Family Residential.

Introduction and Background

Mojo Properties, LLC has submitted a petition to rezone a 0.24 acre parcel located at 708 South Vine Street from R-3, Single and Two-Family Residential to R-4, Medium Density Multiple Family Residential District. Mojo Properties owns the property and plans to develop four two-bedroom townhouse-style condominium units on the site. The property has remained undeveloped since 1980.

Adjacent Land Uses and Zoning Designations

The area surrounding the subject property is residential in character, consisting mainly of single-family homes and duplexes. All of the adjacent properties are zoned R-3, Single and Two-Family Residential. There are two duplexes adjacent to the property, one to the north (which is under condominium ownership) and one to the west. The rest of the adjacent properties are all single-family homes. Within 300 feet there are apartment buildings to the west and two banks to the north. Farther south there are also apartment buildings, condominiums at Fairlawn Village, and the Urbana Middle and High Schools complex.

The following is a summary of adjacent zoning and land uses for the subject site:

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-3, Single and Two-Family Residential	Vacant	Residential - Urban
North	R-3, Single and Two-Family	Duplex (Condominiums)	Residential - Urban

South	R-3, Single and Two-Family	Single Family Home	Residential - Urban
East	R-3, Single and Two-Family	Single Family Homes	Residential - Urban
West	R-3, Single and Two-Family	Single Family Homes and Duplex	Residential - Urban

Comprehensive Plan

The 2005 Urbana Comprehensive Plan identifies the future land use for the area containing the site as “Residential (Urban Pattern)”. The Plan defines “Residential (Urban Pattern)” as follows:

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.

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.

The Future Land Use Map also has a note that says to promote new infill development. The proposed rezoning would rezone the subject property to a zoning district which allows multi-family residences by right. The applicant plans on building four townhouse-style condominium units on a vacant infill lot, which is generally consistent with the Comprehensive Plan. It should be noted that all potential uses in the R-4 district should be considered.

The following Comprehensive Plan Goals are also relevant to the proposed rezoning:

Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

Objectives

2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

Goal 18.0 Promote infill development.

Objectives

- 18.1 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.

Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.

Objectives

- 19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

The proposed rezoning would promote infill development, provide a variety of housing types and offer an efficiency of density. The rezoning would allow for construction at a higher density which may not be compatible with the built fabric of the neighborhood.

Historic East Urbana Neighborhood Plan

The City has accepted The Historic East Urbana Neighborhood Association’s Plan for Historic East Urbana. The plan documents the neighborhood association’s desires for development in the area. The plan has the following goal regarding infill development in Historic East Urbana:

In-fill development

Promote in a manner that sustains a wide range of commercial uses as well as home styles and affordability. Promote projects that 1) allow greater ownership diversity, 2) use sustainable construction methods, 3) reduce utility costs, 4) reflect building choices that blend with the existing housing stocks architectural detail, and 5) provide green space.

The plan also documents concerns about the loss of open space on individual lots and the conversion of single-family properties to “large multi-family structures”. Finally, there is a future land use section of the Historic East Urbana Neighborhood Plan that identifies the area along Vine Street as a Downtown Transitional zone:

Near Downtown Transitional Development

The HEUNA boundaries to the West (Vine Street) and North (Main Street) are appropriate locations for Mixed-Residential (Urban Pattern) development [pg. 55, City Comprehensive Plan]. This designation allows a transitional grouping of small business (B-1) (“Compatible Neighborhood Commercial”) development, R-5) Medium High Density Multiple-Family Residential, R-4 and R-3) Duplexes and R-2) Single and Two-Family Residential structures to be situated in a way compatible with the adjacent neighborhood. Property facing main streets and arteries shall blend with town houses, apartments and smaller family dwellings, while retaining the appropriate open feeling necessary to maintain the quality of near downtown residential life.

Issues and Discussion

In the attached petition the applicant states that the property is suitable for rezoning to allow for the construction of townhouse-style condominiums marketed toward graduate students, and that the development would “provide the neighborhood with a needed boost”. Under the current R-3 zoning, up to two units are allowed by right, and each unit could contain four bedrooms. The applicant plans on building a four-unit, townhome-style development on the site, as shown in Exhibit H. Each unit would contain two bedrooms, for a total of eight bedrooms. The units would be two stories tall, and each would have a one-car garage. There would be parking for four additional vehicles to the east of the units.

Should the property be rezoned to R-4, the permitted uses and development regulations would change as indicated in the attached zoning description sheets. If rezoned, the minimum Open Space Ratio would be reduced from 0.40 to 0.35, and the maximum Floor Area Ratio for the property would increase from 0.40 to 0.50. In terms of development potential, rezoning from R-3 to R-4 on this 10,624 square foot lot would allow a 5,312 square foot four-plex. Under the current zoning, a 4,250 square foot duplex would be allowed. There is also a provision that allows for an increase in FAR to 0.70 if there is at least 2,000 square feet of lot area per dwelling unit, but this parcel is not large enough to accommodate that density while still meeting OSR and parking requirements. From a practical standpoint, the proposed four-plex would be at the maximum density that could be built on the site due to the site dimensions and development regulations.

The La Salle 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 surrounding properties are all zoned R-3 and developed with single and two-family residential uses. The property to the north contains two condominium units, which are compatible with the proposed use of condominiums. One of the condominiums is owner-occupied, the other is a rental. North of that are two single-family rentals. To the west of the subject property is a single-family rental and a duplex. To the south is an owner-occupied single-family home, and beyond that are rentals and duplexes. To the east are single-family, owner-occupied homes, which may be incompatible with a four-plex.

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 R-3, Single and Two-Family Residential and the value it would have if it were rezoned to R-4, Medium Density Multiple Family Residential.

Under the current zoning, two dwelling units could be built. With the proposed rezoning, four condominium units could be built. The four condominium units would likely be valued higher than a duplex. Another factor is sewer availability. It is unknown if the property is currently served with sanitary sewer. If there is not a viable sewer lateral on the property, then the owner will have to extend a lateral to the interceptor under Vine Street. The cost of connecting would be high, and would likely make constructing a single-family home on the property economically unfeasible.

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 of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. (see No. 4 below)*

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

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?

The rezoning of the property should not jeopardize the health, safety, morals or general welfare of the public. Traffic levels should be the same for four two-bedroom townhouse units as for two four-bedroom units, which are currently allowed by right. Should the rezoning be denied, there would be no relative gain to the public.

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.

Fostering infill development is an important development goal for the City. 708 S. Vine Street is a candidate for infill development because it is a vacant parcel located in the downtown area and which can take advantage of mostly existing infrastructure. The question is whether the site is suitable for single-family/duplex development or small-scale multi-family residential. First, can a site which is a quarter acre in area conform to the development requirements for the R-4 district? City staff's preliminary zoning analysis for the development scenario submitted with the rezoning application shows that condominium four-plex could be constructed on the property while still meeting zoning and development regulations, including parking. In terms of traffic

generation, a four-plex is generally well suited for minor arterial streets such as Vine Street. Additionally, the site is not “development ready” for any use because it appears that a sanitary sewer service line (at best) or a public sewer line (at worst) would need to be extended to the property. The cost of extending a sewer line to the site makes it more likely that four dwelling units could be expected to absorb that additional cost rather than a single-family house.

Another issue concerning suitability for a four-unit condominium or four unit apartment is that the development concept presented with the application would be no more intense than allowed under current zoning. The existing R-3 development regulations would allow a duplex which could have a maximum of eight bedroom. The developer is also proposing eight bedrooms in four condominium units rather than eight bedrooms in two duplex units.

On the other hand, the site’s suitability for a four-plex residential use (either condominiums or apartments) is less favorable in terms of the existing land use patterns. In this case, the adjoining land uses are predominantly single-family homes and duplexes, although apartment buildings and two banks are located within 300 feet. The zoning pattern of the surrounding area is R-3 rather than R-4. Additionally, the Future Land Use designation in the Comprehensive Plan does not show multi-family. And finally, it should be kept in mind that there is no guarantee that the proposed development plan would be constructed if the property were rezoned. The development project could fall through.

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.

708 S Vine Street is a lot located near downtown which has remained vacant for 29 years. It seems apparent that some intrinsic or other factor has played a role in remaining undeveloped. A likely reason is the cost of extending sewer service to this lot for simply a single-family home or duplex. If this is the case, then the current zoning is a contributing factor to this lot having remained vacant.

Summary of Staff Findings

1. The property is currently zoned R-3, Single and Two-Family Residential, and has been vacant for 29 years.
2. The petitioner is requesting a rezoning from R-3, Single and Two-Family Residential to R-4, Medium Density Multiple-Family Residential in order to construct four townhouse-style condominium units.

3. The proposed rezoning to R-4, Medium Density Multiple-Family Residential would be generally consistent with the current condominium use to the north, but inconsistent with the predominant R-3, single and two-family residential zoning in the area.
4. The 2005 Urbana Comprehensive Plan future land use map designates this property as Residential (Urban Pattern), which allows for a mix of residential uses including townhomes.
5. The 2005 Urbana Comprehensive Plan has goals that encourage compatibility with current fabric of the neighborhood and promote infill development.
6. The proposed rezoning appears to generally meet all but one of the LaSalle Case criteria.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2070-M-08:

1. Forward this case to City Council with a recommendation for approval.
2. Forward this case to City Council with a recommendation for denial.

Staff Recommendation

In formulating a recommendation for the proposed zoning map amendment, staff considered several factors. The proposed rezoning is supported by the following factors:

- The length of time the parcel has remained undeveloped;
- The promotion of infill development investment in the area;
- The location along a busy minor arterial street;
- The lack of sewer making it cost-prohibitive to develop the lot with a single-family home;
- The opportunity for affordable, owner-occupied housing instead of two rental four-bedroom units.

The proposed rezoning is not supported by the following factors:

- The zoning pattern of the surrounding area is R-3;
- The single-family character of the immediate area;
- The lack of multi-family designation in the Comprehensive Plan;
- The possibility that the proposed development would fall through.

Staff concludes that the opportunity to develop an under-utilized parcel that has long remained vacant is a compelling reason to approve the rezoning. Based on the evidence presented in the

discussion above, staff recommends that the Plan Commission forward Plan Case No. 2070-M-08 to the Urbana City Council with a recommendation for **APPROVAL**.

Prepared by:

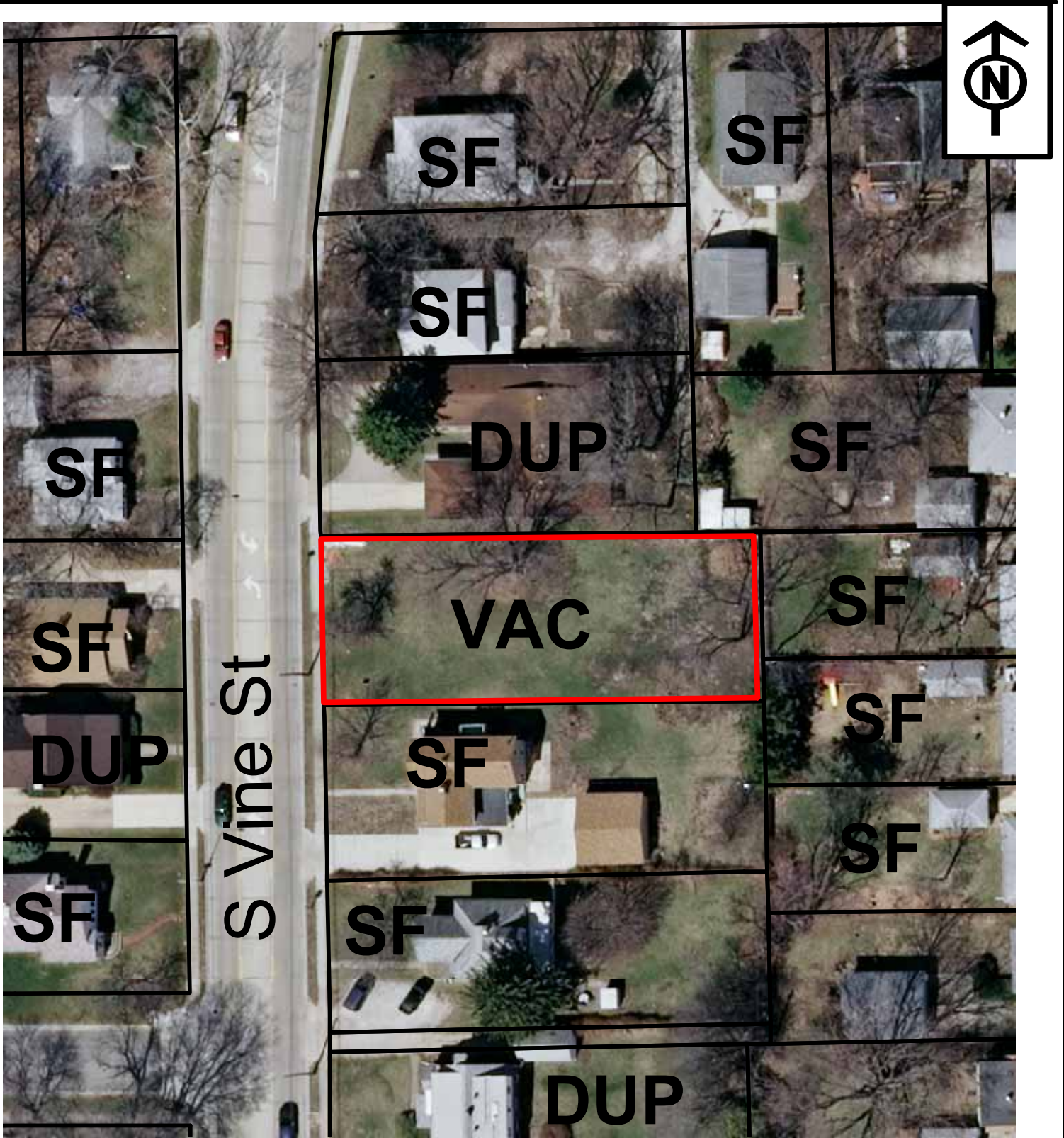
Jeff Engstrom, Planner I

Attachments: Exhibit A: Location Map and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Site Photos
Exhibit E: R-3 Zoning Information Sheet
Exhibit F: R-4 Zoning Information Sheet
Exhibit G: Petition for Zoning Map Amendment
Exhibit H: Proposed Site Plan and Rendering

cc: Chris Saunders
Mojo Properties, LLC
P.O. Box 171
Savoy, IL 61874

Edwards Architects, LLC
2416 E. Washington
Suite C3
Bloomington, IL 61704

EXHIBIT A: Location and Existing Land Use Map



Plan Case: 2101-M-08

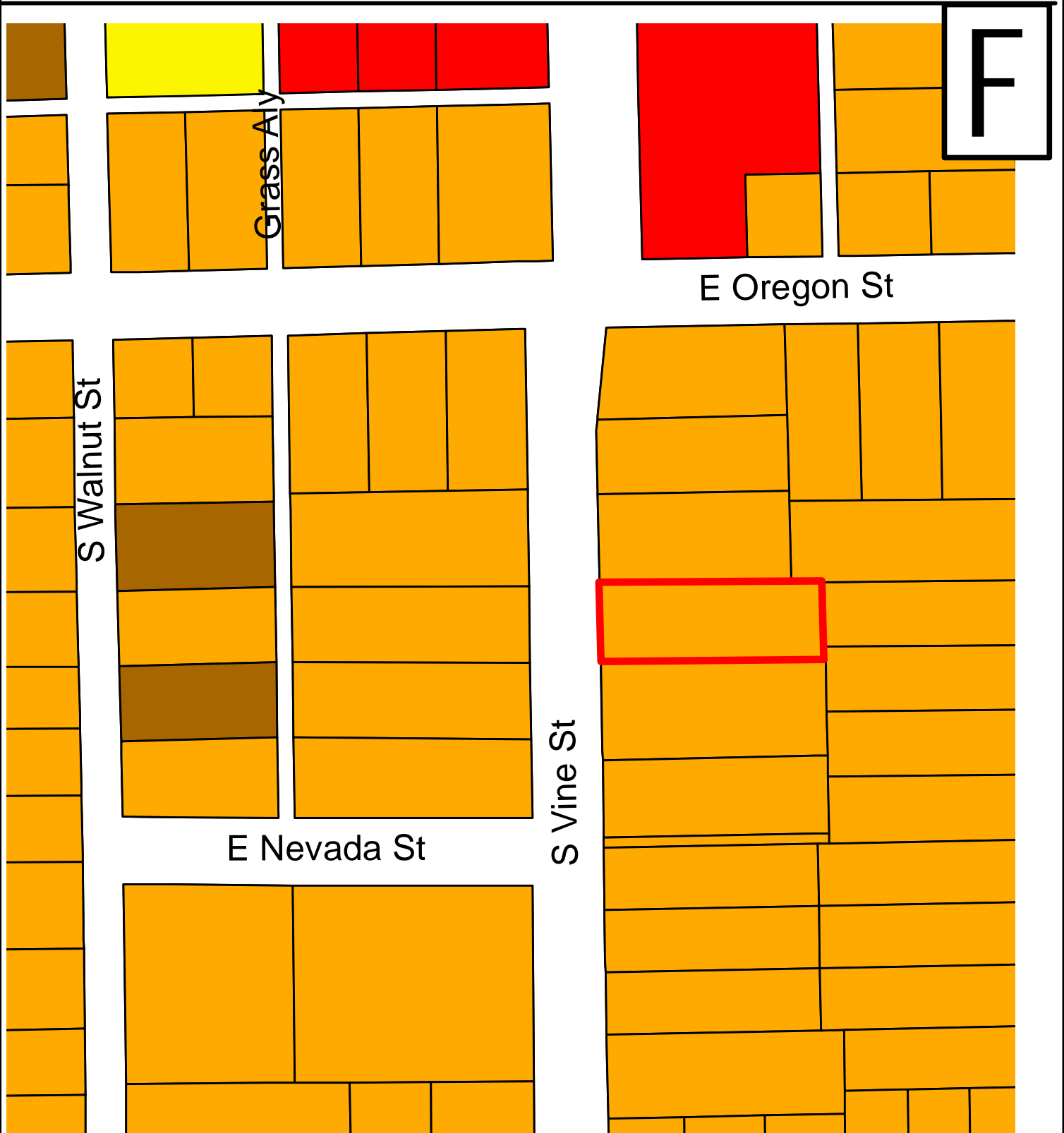
Petitioner: Mojo Properties, LLC

Location: 708 South Vine Street

Description: Request to rezone the subject property from R-3, Single and Two-Family Residential to R-4, Medium Density Multi-Family Residential

Prepared 03/09 by Community Development Services - jme

EXHIBIT B: Existing Zoning Map



Plan Case: 2101-M-08

Petitioner: Mojo Properties, LLC

Location: 708 South Vine Street

Description: Request to rezone the subject property from R-3, Single and Two-Family Residential to R-4, Medium Density Multi-Family Residential

Prepared 03/09 by Community Development Services - jme





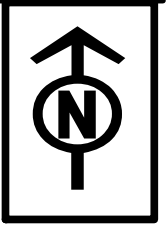
-  R2
-  R3
-  R5
-  B3

EXHIBIT C: Future Land Use Map



Plan Case: 2101-M-08

Petitioner: Mojo Properties, LLC

Location: 708 South Vine Street

Description: Request to rezone the subject property from R-3, Single and Two-Family Residential to R-4, Medium Density Multi-Family Residential

Prepared 03/09 by Community Development Services - jme

Exhibit D: Site Photos



Figure 1. View of Vine Street frontage



Figure 2. Site details



Figure 3. Looking south along Vine Street



Figure 4. Looking north along Vine Street



R-3 – SINGLE AND TWO-FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-3 Zoning District is as follows:

"The R-3, Single- and Two-Family Residential District is intended to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings.

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the R-3 District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Public Elementary, Junior High School or
Senior High School
Public Park

Residential

Dwelling, Community Living Facility, Category I
and Category II
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line

SPECIAL USES:

Public and Quasi-Public

Church or Temple
Electrical Substation
Institution of an Educational, Philanthropic or
Eleemosynary Nature
Police or Fire Station
Public Library, Museum or Gallery

Residential

Residential PUD

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Lodge or Private Club

Public and Quasi-Public

Municipal or Government Building

Residential

Bed and Breakfast, Owner Occupied

DEVELOPMENT REGULATIONS IN THE R-3 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-3	6,000 ¹¹	60 ¹¹	35	0.40	0.40	15 ⁹	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7 and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95) (Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

Footnote¹¹ – In the R-1 District, any lot platted and of public record before November 6, 1950 and presently having a lot width of 65 feet or less and a lot area of less than 7,500 square feet may be developed in accordance with the development regulations for the maximum FAR and the minimum OSR of the R-3 District as specified in Table VI-3. Development Regulations By District. (Ord. No. 8384-24, sec. 5; Ord. No. 8586-53, sec. 2, 1-20-86; Ord. No. 9091-16, 8-6-90; Ord. No. 9091-59, sec. 14, 11-19-90; Ord. No. 9091-60, sec. 11, 11-19-90; Ord. No. 9091-61, sec. 8, 11-19-90; Ord. No. 9091-62, sec. 8, 11-19-90; Ord. No. 9091-132, sec. 1, 5-20-91; Ord. No. 9091-133, 5-20-91)

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



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 Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

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

Boarding or Rooming House

Dormitory

Dwelling, Community Living Facility, Category I, Category II and Category III

Dwelling, Duplex

Dwelling, Duplex (*Extended Occupancy*)

Dwelling, Multifamily

Dwelling, Multiple-Unit Common-Lot-Line

Dwelling, Single Family

Dwelling, Single Family (*Extended Occupancy*)

Dwelling, Two-Unit Common-Lot-Line

SPECIAL USES:

Business – Professional and Financial Services

Professional and Business Office

Public and Quasi-Public

Police or Fire Station

Principal Use Parking Garage or Lot

Residential

Dwelling, Home for Adjustment

Residential PUD

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Athletic Training Facility, Residential

Lodge or Private Club

Public and Quasi-Public

Electrical Substation

CONDITIONAL USES CONTINUED:

Residential

Bed and Breakfast, Owner Occupied
 Home for the Aged
 Nursing Home

DEVELOPMENT REGULATIONS IN THE R-4 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-4	6,000	60	35	0.5¹⁴	0.35	15⁹	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7 and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95) (Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

Footnote¹⁴ – In the R-4 District, the maximum floor area ratio may be increased to 0.70, provided that there is a minimum of 2,000 square feet of lot area per dwelling unit.

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

309 663 7222

	Petition for Zoning Map Amendment	Plan Commission
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APPLICATION FEE - \$150.00

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

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

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Location of Subject Site 708 S. V.oo St., Urbana
2. PIN # of Location 92-21-17-284-039
3. Name of Applicant/Petitioner(s) MOJO PROPERTIES LLC Phone 356 8750
 Address P.O. Box 171 SANDY IL 61874
(street/city) (state) (zip)

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

4. Name of Owner(s) MOJO PROPERTIES LLC Phone 356 8750
 Address P.O. Box 171 SANDY IL 61874
(street/city) (state) (zip)

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

5. Name of Professional Site Planner(s) NONE Phone _____
 Address _____
(street/city) (state) (zip)

6. Name of Architect(s) EDWARDS ARCHITECTS LLC Phone 309-663-7111
 Address 2414 E. WASHINGTON Suite C3 Bloomington IL 61704
(street/city) (state) (zip)

9. Present Comprehensive Plan Designation _____

10. How does this request conform to the Comprehensive Plan? _____

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

- NONE

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

RESPONSE TO ECONOMIC CONDITIONS, GRADUATE SCHOOL ENROLLMENT AND THIS HOUSING NEEDS ARE EXPECTED TO INCREASE OVER NEXT SEVERAL YEARS.

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

IS SUITABLE AS IT IS IN CLOSE PROXIMITY TO SCHOOL AND IS AN AGING NEIGHBORHOOD IN NEED OF A BOOST.

14. What other circumstances justify the zoning map amendment? By utilizing this site

FOR GRAD. STUDENT APARTMENTS (4-2 BR UNITS) A NEED IS BEING ADDRESSED W/O INCREASING THE POTENTIAL MAX. DENSITY (IE. DUPLEX W/ 4 BR UNITS).

15. Time schedule for development (if applicable) AS SOON AS POSSIBLE TO

ALLOW FOR CONSTRUCTION PRIOR TO FALL SEMESTER.

16. Additional exhibits submitted by the petitioner PROPOSED SITE PLAN &

ELEVATION DRAWINGS.

2



2008R14425

RECORDED CN
06/06/2008 10:56:41AM
CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA
REC FEE: 25.00
RHSPS Fee: 10.00
REV FEE: 1140.00
PAGES 2
PLAT ACT: 0
PLAT PAGE:

**849125
WARRANTY DEED**

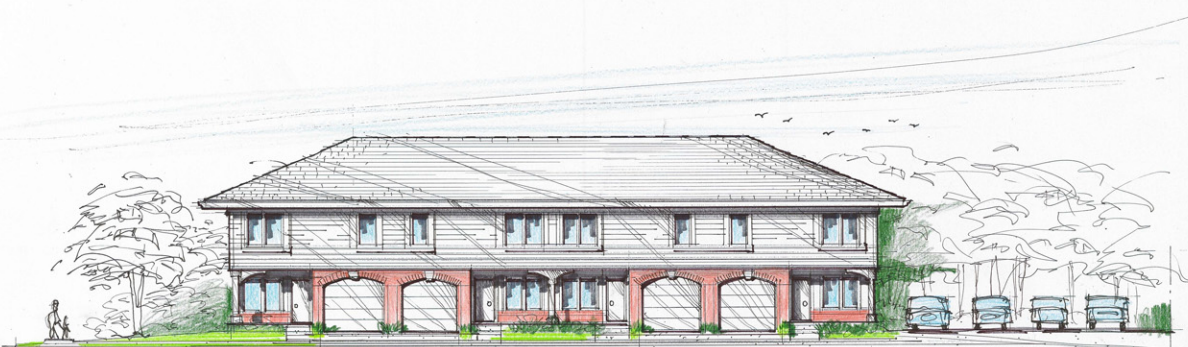
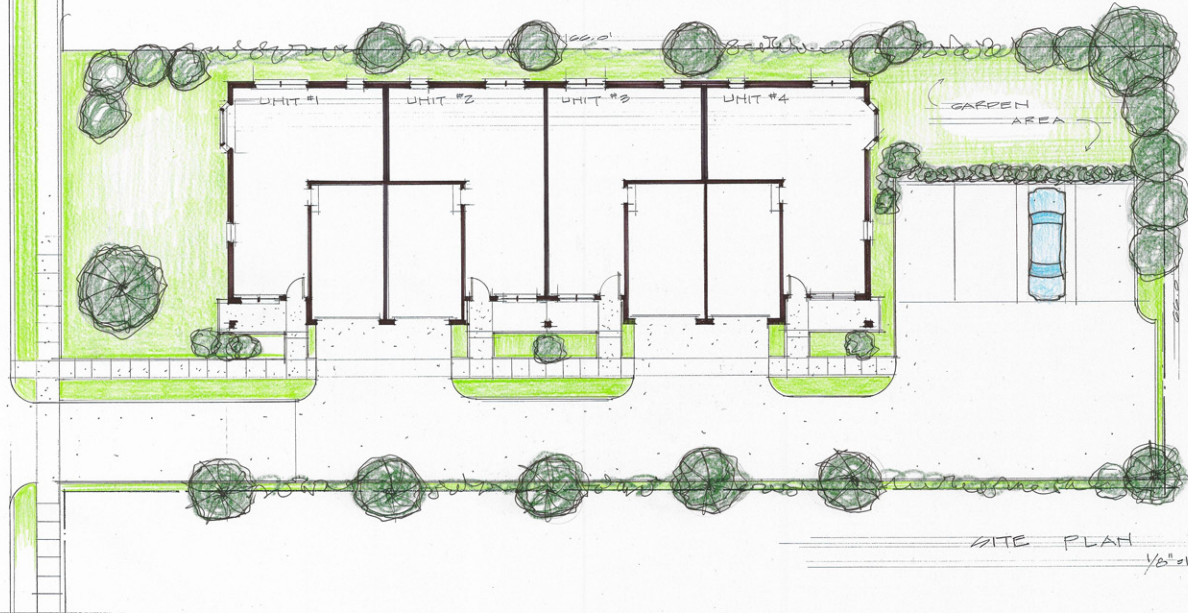
THE GRANTORS, MARK A. FROBISH and SUE SAN G. FROBISH, husband and wife, of the City of Champaign, County of Champaign, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to the **GRANTEE, MOJO PROPERTIES, L.L.C.**, of the County of Champaign and State of Illinois, the following described real estate:

~~**Tract 1:**
Lots 30 and 31 of Forest Park Addition to Urbana, as per plat recorded in Plat Book "D" at page 116, in Champaign County, Illinois.
Commonly Known As: 606 West Ohio, Urbana, IL
PIN: 92-21-17-306-023~~

~~**Tract 2:**
Lot 7 in First Addition to the City of Urbana as per Plat recorded in Plat Book "E" at Page 258, situated in Champaign County, Illinois.
Commonly Known As: 802 S. Vine Street, Urbana, IL
PIN: 92-21-17-284-009~~

* **Tract 3:**
Beginning at the Northwest corner of Out Lot 7 of George G. Webber's Addition of Out Lots to the City of Urbana, running thence East on the North line of said Lot 166 feet, thence South 54 feet, thence West 166 feet, thence North 54 feet to the place of beginning, situated in the City of Urbana, in Champaign County, Illinois;
AND
The North 10.00 feet of even width of the following described tract:
Beginning at a point 65 feet North of the Southwest corner of Lot 7 of George G. Webber's Addition of Outlots to the City of Urbana, running thence East 166 feet, thence North 72 feet, thence West 166 feet, and thence South 72 feet to the point of beginning, as per plat recorded in Plat Book "A" at page 108, in Champaign County, Illinois.
Commonly known as: 708 S. Vine Street, Urbana, IL.
PIN: 92-21-17-284-039

VINE STREET



SOUTH ELEVATION
1/8" = 1'-0"

NO.	DATE	REVISIONS

EDWARDS ARCHITECTS, LLC.
 2416 E. WASHINGTON ST., SUITE C-3
 BLOOMINGTON, ILLINOIS 61704
 PHONE: (309) 663-7111 FAX: (309) 663-7222



PROPOSED 4 FLEX
 100 SOUTH VINE
 URBANA, IL.

DATE: 8-4-09
 SCALE: 1/8"
 DRAWN BY: RWE
 JOB: 09-13
 SHEET