



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Aditi Kambuj, Planner I

DATE: December 14, 2012

SUBJECT: Plan Case 2193-CP-12: A request to amend the 2005 Urbana Comprehensive Plan future land use map designation for 1501 N Goodwin Avenue and 1205 W Bradley Avenue, totaling approximately 3.603 acres from Residential (Urban Pattern) to Community Business.

Plan Case 2194-M-12: A request to rezone 1501 N Goodwin Avenue and 1205 W Bradley Avenue, totaling approximately 3.603 acres from R-2, Single Family Residential District to B-3 General Business District.

Introduction and Background

The petitioner, Dodd & Maatuka LLC, has submitted two requests on behalf of Alpha & Omega Church concerning property at 1501 N Goodwin Avenue and 1205 W Bradley Avenue. The first request is to amend the 2005 Urbana Comprehensive Plan future land use designation for the subject properties from Residential (Urban Pattern) to Community Business. The second request is to rezone the properties from R-2, Single Family Residential District, to B-3, General Business District.

The subject properties are located in a block bounded on the south by Beardsley Avenue, on the east by Goodwin Avenue, on the north by Bradley Avenue, and on the west by Mathews Avenue. 1205 W. Bradley Avenue is currently occupied by a single-family home while 1501 N Goodwin Avenue is vacant land. The petitioner owns both properties. The two properties total approximately 3.603 acres.

The petitioner desires that the Plan Commission also have the option to consider a recommendation for B-2, Neighborhood Business – Arterial, should the Commission find that B-3 zoning would be unsuitable. This is reflected in the applicant’s petition and in the City’s public notices.

The petitioner reports that the western half of the property is currently under contract for sale to construct a mortuary (funeral home) which would be permitted by right in either the B-2 or B-3 zoning districts.

Petitioner’s Perspective

The petitioners represent that the subject properties are underutilized and should be rezoned for commercial purposes on the grounds that:

- The subject properties are on the outer edge of an area of R-2 zoning and in close proximity to W. Bradley Avenue, a major collector roadway;
- The corner of N. Goodwin Avenue and W. Bradley Avenue is a high visibility and traffic area;
- The current zoning map does not provide adequate commercial designated zones for necessary businesses to service the King Park neighborhood community;
- The R-2 zoning restricts the use of the property. 1501 N Goodwin Avenue has remained vacant for an extended period of time and the current housing market is not conducive to new residential development at this location; and
- The subject properties are in close proximity to commercial areas to the west on N. Lincoln Avenue and to the south on N. Goodwin Avenue.

Adjacent Land Uses and Zoning Designations

Across Bradley Avenue to the north of these properties is the Alpha & Omega Church (located in the City of Champaign), and to the northeast is the One North multi-family residences which are zoned R-4 Medium Density Multiple Family Residential. The areas to the east, west and south of the subject properties are zoned R-2, Single Family Residential.

Following is a summary of zoning, existing land uses and Comprehensive Plan future land use designations for the subject site and surrounding property. Exhibits A, B and C further illustrate this.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-2, Single Family Residential	Vacant, Partially Single Family Residential	Residential (Urban Pattern)
North	R-4 Medium High Density Multiple- Family Residential	Church, Partially Vacant & Partially Multi-Family	Multi-Family
South	R-2, Single Family Residential	Residential – Single and Multi-Family	Residential (Urban Pattern)
East	R-2, Single Family Residential	Illinois American Water Company Wellhead	Institution
West	R-2, Single Family Residential	Residential – Two-Family and Multi-Family	Residential (Urban Pattern)

Zoning Districts

The subject properties are currently zoned R-2 Single Family Residential and are proposed to be rezoned to B-3, General Business.

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

“The R-2, Single-Family Residential District is intended to provide areas for single-family detached dwellings at a low density, on lots smaller than the minimum for the R-1 District. The R-2 District is also intended to provide for a limited proportion of two-family dwellings.”

In comparison, the purpose and intent of the B-3 and B-2 Zoning Districts are as follows:

“The B-2, Neighborhood Business-Arterial District is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high density residential uses. These business and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated by the City’s adopted Comprehensive Plan and related amendments.”

“The B-3, General Business District is intended to provide areas for a range of commercial uses wider than that of Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City.”

Zoning Description Sheets that outline permitted uses in the R-2, B-2 and B-3 districts can be found in Exhibit D.

Discussion

In considering the proposed Comprehensive Plan Map Amendment and rezoning of the subject properties, the Plan Commission should consider effects upon the public health, safety, comfort, morals and general welfare of the community. The City’s Comprehensive Plan and zoning law decisions in the Illinois courts provide the framework for this consideration.

Comprehensive Plan Goals, Objectives and Policies

The proposed Comprehensive Plan Map Amendment should be considered in light of other goals, objectives and policies contained in the 2005 Urbana Comprehensive Plan. The following goals and objectives of the 2005 Urbana Comprehensive Plan relate to the cases:

Goal 1.0 Preserve and enhance the character of Urbana’s established residential neighborhoods.

Objectives

- 1.5 Ensure appropriate zoning in established neighborhoods to help foster the overall goals for each unique area.

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

- 18.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” developments.

Goal 17.0 Minimize incompatible land uses.

Objectives

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.

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 25.0 Create additional commercial area to strengthen the city's tax base and service base.

Objectives

- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.
- 25.3 Find new locations for commercial uses and enhance existing locations so Urbana residents can fulfill their commercial and service needs locally.

Future Land Use Map

The 2005 Urbana Comprehensive Plan Future Land Use Map #3 identifies the future land use for the area containing the subject properties as "Residential (Urban Pattern)".

Map #3 is further annotated as follows:

"King Park Neighborhood Community Development Target Area; Improve existing housing stock and promote new infill development."

The 2005 Urbana Comprehensive Plan Future Land Use Map #3 can be found in Exhibit C.

Proposed Comprehensive Map Plan Amendment

The Comprehensive Plan serves as a guiding document for future development in and around the City of Urbana. Proposals and developments submitted as plan cases are reviewed for consistency with the goals, objectives and land use recommendations of the Comprehensive Plan. For this reason, it is appropriate for the proposed rezoning to be consistent with the Comprehensive Plan. The petitioners are proposing to rezone the subject properties from R-2 to B-3 (or B-2). In order to ensure that the proposed rezoning is consistent with the Comprehensive Plan, an amendment to the Comprehensive Plan is requested. Since the subject properties are largely vacant, the petitioners are proposing a Comprehensive Plan Map amendment from Residential (Urban Pattern) to Community Business so that the land use designation of the subject properties in the 2005 Comprehensive Plan will be consistent with the proposed zoning designation.

The Plan defines "**Residential (Urban Pattern)**" as follows (p.56):

"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 petitioners are proposing to amend the future land use designation of the subject properties to

Community Business. The Plan defines “**Community Business**” as follows (p.63):

“Community Business centers are designed to serve the overall community as well as the immediate neighborhood but are less dense than regional commercial centers. Located along principle arterial routes or at major intersections. Community Business centers contain a variety of business and service uses at scales and intensities that make them generally compatible with surrounding neighborhoods. Encourage planned-unit developments to create a variety of uses, and to transition intensities to adjoining neighborhoods. Design facilities to permit pedestrian, bicycle, and transit access as well as automobile traffic.”

The purpose of these plan cases is to examine the relevance and appropriateness of the existing residential use for the subject properties as designated in the Comprehensive Plan and the Zoning Map. The property at 1501 N Goodwin Avenue has remained vacant since at least 1973. There appears to be little demand for additional detached, single-family residences in the area. The subject properties are at the intersection of W. Bradley Avenue, a major collector roadway and N. Goodwin Avenue, a minor collector roadway. The properties to the immediate south, east and west are zoned R-2 Single Family Residential. The properties to the immediate north are zoned R-4 Medium Density Multiple Family Residential. The petitioners are proposing to rezone the subject properties to allow the productive development of the property and respond to a demand for commercial development in this area.

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.

Potential land uses and development intensities allowed by either B-3 General Business or B-2 Neighborhood Business – Arterial would not adversely affect uses to the north, northeast, and east. However, there are properties immediately south and west of the subject properties which are single-family homes that may be adversely affected by an increase in traffic and environmental concerns such as noise and lighting.

Limiting the development intensity to B-2 Neighborhood Business District- Arterial would be more consistent with the predominant single-family detached character of the neighborhood to the south and west, especially given the maximum potential floor area ratio of 1.50 for B-2 versus 4.00 for B-3. Also, single-family homes are allowed by right in B-2 zoning districts and prohibited in B-3 districts, meaning that B-2 zoning would retain an option for residential development. Multi-family Residential is permitted by right in B-2 but requires a Special Use Permit in B-3.

The petitioner reports that the western half of the property is currently under contract for sale to construct a mortuary (funeral home) which would be permitted by right in either the B-2 or B-3 zoning districts.

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-2, Single Family Residential and the value it would have if it were rezoned to B-3, General Business or B-2 Neighborhood Business-Arterial.

Under the existing R-2 zoning, the property at 1501 N Goodwin Avenue has remained vacant land since at least 1973, despite having utilities available to the site. The petitioner reports they now have a contract to purchase a portion of the land for a low-intensity commercial use as a mortuary. This could indicate that the existing R-2 zoning does not well match the real estate market for the property. Should that be the case, the existing zoning could be impeding or diminishing the property's value.

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 subject properties should not jeopardize the health, safety, morals or general welfare of the public. The larger lot at 1501 N Goodwin Avenue has not been occupied by single-family homes for many years. The petitioners have noted that the vacant lot has been unproductive and that the development may assist in the beautification and economic development of the area. Additionally, the petitioners have noted that the high traffic location of the subject properties would be very attractive to businesses seeking high visibility. Photographs of the site can be found in Exhibit G.

The rezoning would support the Comprehensive Plan goal for infill development. The existing R-2 zoning does appear to not match market demands for the property. However, B-3 zoning could allow uses and development intensities which could be considered incompatible with the predominant single-family detached development patterns to the south and west. B-2 zoning, on the other hand, would not only allow the proposed use of a portion of the property as a mortuary, but also allow options for low-intensity commercial development, multi-family residential, or single-family residential. B-2 zoning would be beneficial to the property owners while still offering some protections to neighbors from more intensive uses.

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.

The total site size (3.603 acres), the location near W. Bradley Avenue and N. Goodwin Avenue, and the fact that the majority of the site has remained vacant for an extended period of time even though the

area is zoned for single-family uses, all seem to indicate that the subject properties are appropriate for rezoning to a commercial use. However, given the single family residential character of neighboring properties to the south and west, a low-intensity commercial use may be favorable.

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.

1501 N Goodwin Avenue has been vacant since at least 1973. Potentially, the lack of development on this property could be due to its residential zoning and the lack of demand for additional single-family detached residential development in the immediate area.

Summary of Staff Findings

1. The subject properties are currently designated by the 2005 Urbana Comprehensive Plan as Residential (Urban Pattern) and are zoned R-2, Single Family Residential.
2. 1501 N Goodwin Avenue is vacant land. 1205 W Bradley Avenue has one single-family rental home on the site. Both properties are owned by the petitioner.
3. The petitioners are requesting a Comprehensive Map Amendment from Residential (Urban Pattern) to Community Business and a Zoning Map Amendment from R-2, Single Family Residential to B-3 General Business.
4. The petitioner would also consider a recommendation for B-2, Neighborhood Business – Arterial, should the Commission find that B-3 zoning would be unsuitable.
5. A future land use designation of Community Business is appropriate for the subject properties, given their proximity to the intersection of two collector streets, a demonstrated lack of demand for single-family residential development at this location, and an offer for purchase of a portion of the property by a low-intensity commercial user.
6. The proposed Comprehensive Plan Amendment would not result in a substantial diminishment of the residential area.
7. Rezoning of the property to either B-3 or B-2 appears to generally meet the LaSalle Case criteria.
8. Rezoning to B-2, Neighborhood Business – Arterial District, would be most suitable in terms of potential land use impacts on neighboring properties and the King Park Neighborhood generally.
9. Rezoning to B-3 General Business could allow uses and development intensities which could be considered incompatible with the predominant single-family detached development patterns to the south and west of the subject properties.

Options

The Plan Commission has the following options for recommendations to the Urbana City Council in Plan Case Nos. 2193-CP-12 and 2194-M-12:

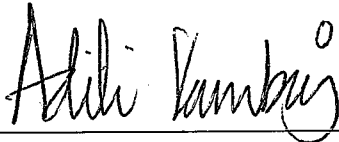
1. Forward to City Council with a recommendation for approval as either B-3 General Business District or B-2 Neighborhood Business – Arterial District; or
2. Forward to City Council with a recommendation for denial of the proposed requests.

Staff Recommendations

In Plan Case No. 2193-CP-12, based on the evidence presented herein, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Plan Commission forward the requested Comprehensive Plan amendment to the City Council with a recommendation for **APPROVAL**.

In Plan Case No. 2194-M-12, based on the evidence presented herein, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Plan Commission forward the requested rezoning to the City Council with a recommendation for **APPROVAL** of **B-2, Neighborhood Business – Arterial Zoning**.

Prepared by:

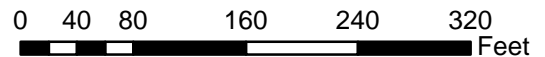
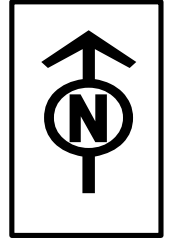
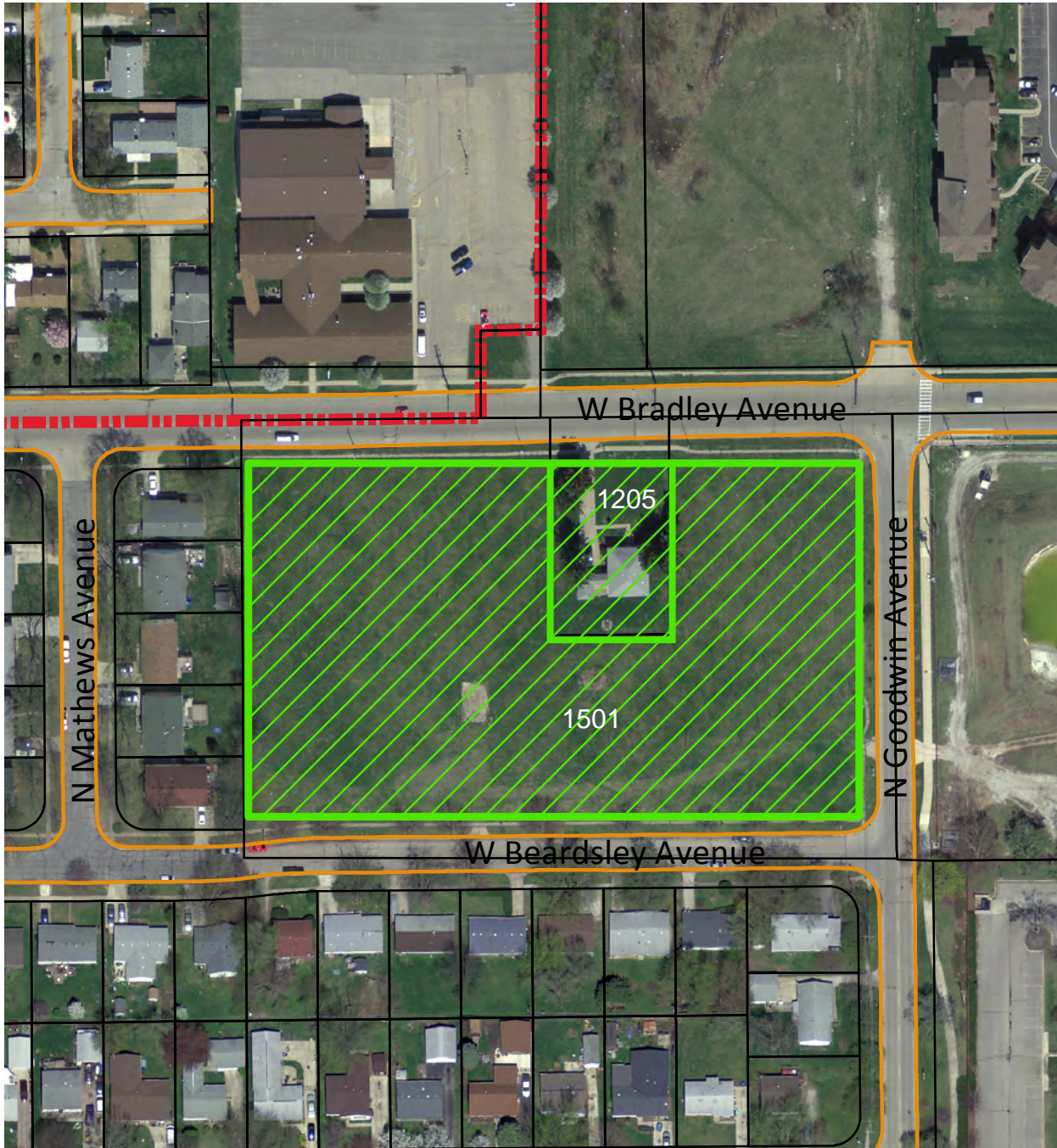


Aditi Kambuj, Planner I

Attachments: Exhibit A: Location Map and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Zoning Description Sheets
Exhibit E: Petition for Comprehensive Plan Map Amendment
Exhibit F: Petition for Zoning Map Amendment
Exhibit G: Site photographs

cc: Dodd & Maatuka LLC
303 S Mattis Avenue, Ste 201
Champaign IL 61821

Property Ownership Map



Case: 2193-CP-12 & 2194-M-12
 Subject: Application to amend the 2005 Comprehensive Plan future land use designation from Residential (Urban Pattern) to Community Business & to rezone properties from R2 to B3
 Location: 1501 N Goodwin Avenue & 1205 W Bradley Avenue
 Petitioner: Dodd & Maatuka LLC on behalf of Alpha & Omega Church



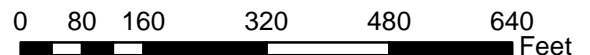
-  Alpha & Omega Church Properties
-  Urbana City Limit

Exhibit A: Location and Land Use Map



Case: 2193-CP-12 & 2194-M-12
 Subject: Application to amend the 2005 Comprehensive Plan future land use designation from Residential (Urban Pattern) to Community Business & to rezone properties from R2 to B3
 Location: 1501 N Goodwin Avenue & 1205 W Bradley Avenue
 Petitioner: Dodd & Maatuka LLC on behalf of Alpha & Omega Church



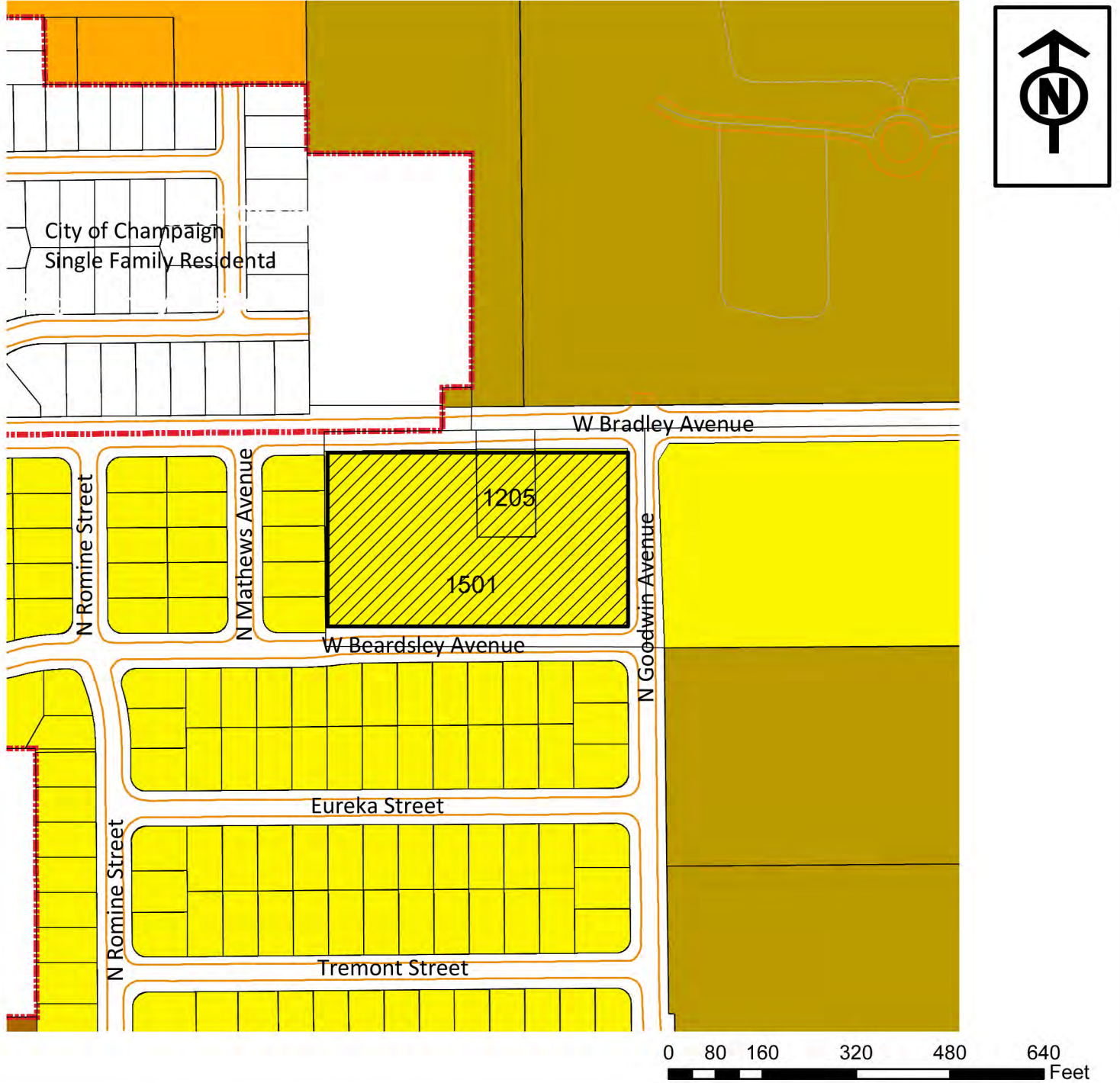
-  Subject Properties
-  Urbana City Limit

Exhibit B: Zoning Map



Case: 2193-CP-12 & 2194-M-12
 Subject: Application to amend the 2005 Comprehensive Plan future land use designation from Residential (Urban Pattern) to Community Business & to rezone properties from R2 to B3
 Location: 1501 N Goodwin Avenue & 1205 W Bradley Avenue
 Petitioner: Dodd & Maatuka LLC on behalf of Alpha & Omega Church






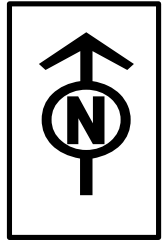
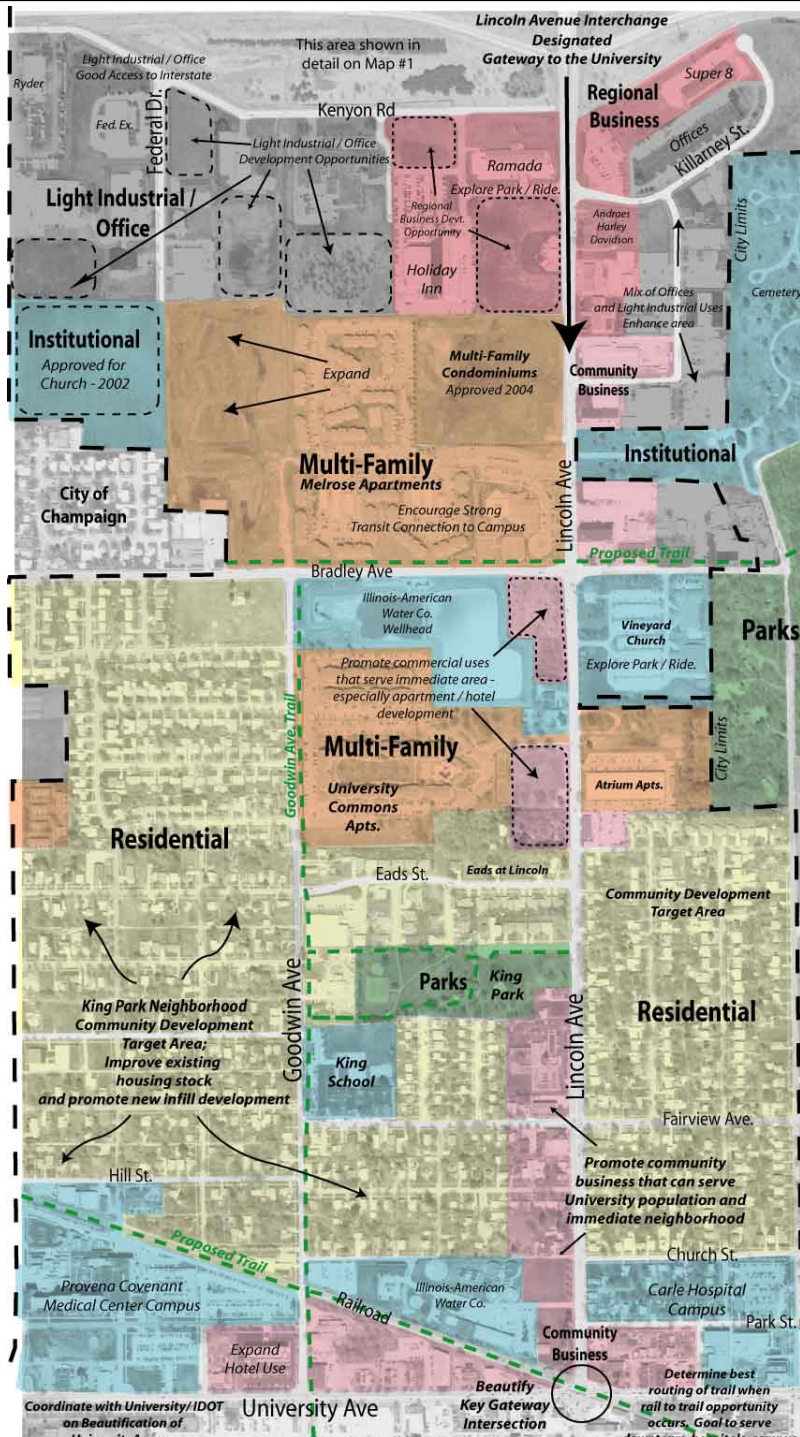
-  Subject Properties
-  Urbana City Limit
-  R4
-  R2
-  R3



Exhibit C: Future Land Use Map



Source: Future Land Use Map #3, 2005 Urbana Comprehensive Plan



Case: 2193-CP-12 & 2194-M-12
 Subject: Application to amend the 2005 Comprehensive Plan future land use designation from Residential (Urban Pattern) to Community Business & to rezone properties from R2 to B3
 Location: 1501 N Goodwin Avenue & 1205 W Bradley Avenue
 Petitioner: Dodd & Maatuka LLC on behalf of Alpha & Omega Church
 Prepared 12/13/2012 by Community Development Services - adk



R-2 – SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The R-2, *Single-Family Residential District* is intended to provide areas for single-family detached dwellings at a low density, on lots smaller than the minimum for the R-1 District. The R-2 District is also intended to provide for a limited proportion of two-family dwellings."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-2 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development 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

Elementary, Junior High School or Senior High School
Park

Residential

Dwelling, Community Living Facility, Category I
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)

SPECIAL USES:

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Institution of an Educational or Charitable Nature
Library, Museum or Gallery

PLANNED UNIT DEVELOPMENT USES:

Residential

Residential Planned Unit Development

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

DEVELOPMENT REGULATIONS IN THE R-2 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-2	6,000¹³	60¹³	35¹⁷	0.40	0.40	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)

Footnote¹³ – In the R-2 and R-3 Districts, any lot platted and recorded after December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 9,000 square feet, and have an average width of not less than 80 feet. A lot platted and recorded before December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 6,000 square feet, and have an average width of not less than 60 feet.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

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, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.us



B-2 – NEIGHBORHOOD BUSINESS-ARTERIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The *B-2, Neighborhood Business-Arterial District* is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high density residential uses. These businesses and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated in the City's adopted Comprehensive Plan and related amendments."

PLEASE NOTE: In order to promote a desired mix of business and residential uses in the district, Section V-7-A requires that there be a combination of such uses on a particular zoning lot under the following circumstances:

"In the B-2 District, if the floor area of a principal structure is to be occupied by a residential use of more than three thousand (3,000) square feet, a business use shall also be established on the zoning lot. When a business use is required, the floor area devoted to the business use shall be equal to or greater than twenty-five percent (25%) of the total floor area that is occupied by the residential use on the zoning lot. When a business use is required, the use shall conform to the list of uses permitted in the B-2 District as designated in Table V-1."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-2 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Garden Shop

Business - Food Sales and Service

Bakery (*Less than 2,500 square feet*)

Café or Deli

Confectionery Store

Convenience Store

Meat and Fish Market

Restaurant

Supermarket or Grocery Store

Business - Miscellaneous

Mail-order Business –

(*10,000 square feet of gross floor area or less*)

Business - Personal Services

Barber/ Beauty Shop

Dry Cleaning or Laundry Establishment

Health Club/ Fitness

Laundry and/or Dry Cleaning Pickup

Massage Therapist

Mortuary

Pet Care/ Grooming

Self-Service Laundry

Shoe Repair Shop

Tailor and Pressing Shop

Business – Professional and Financial Services

Bank, Savings and Loan Association

Check Cashing Service

Copy and Printing Service

Packaging/ Mailing Service

Professional and Business Office

PERMITTED USES CONTINUED:

Business - Retail Trade

Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Clothing Store
Drugstore
Electronic Sales and Service
Florist
Hardware Store
Heating, Ventilating, Air Conditioning Sales and Service
Jewelry Store
Music Store
Pet Store
Photographic Studio and Equipment Sales and Service
Shoe Store
Sporting Goods
Stationery, Gifts or Art Supplies
Tobacconist
Variety Store
Video Store

Public and Quasi-Public

Church, Temple or Mosque
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Municipal or Government Building
Park
Police or Fire Station
Principal Use Parking Garage or Lot

Residential

Bed and Breakfast Inn
Bed and Breakfast, Owner Occupied
Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Home for Adjustment
Dwelling, Loft
Dwelling, Multifamily
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line
Home for the Aged
Nursing Home

SPECIAL USES:

Public and Quasi-Public

Utility Provider

Business - Miscellaneous

Shopping Center - Convenience

PLANNED UNIT DEVELOPMENT:

Business - Miscellaneous

Commercial Planned Unit Development
Mixed-Use Planned Unit Development

CONDITIONAL USES:

Agriculture

Plant Nursery or Greenhouse

Business – Food Sales and Services

Fast-Food Restaurant
Liquor Store

Business– Miscellaneous

Day Care Facility (*Non-Home Based*)
Radio or TV Studio

Business – Recreation

Lodge or Private Club
Theater, Outdoor

Business – Transportation

Taxi Service

Business – Vehicular Sales and Services

Automobile Accessories (*New*)
Gasoline Station

Industrial

Bookbinding
Confectionery Products Manufacturing and Packaging
Motion Picture Production Studio

Public and Quasi-Public

Electrical Substation

Residential

Dwelling, Multiple-Unit Common-Lot-Line

DEVELOPMENT REGULATIONS IN THE B-2 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)
B-2	6,000	60	35³	1.50⁴	0.15	15	10	15

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.G.3 and Section VI-5.H.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings. However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

Footnote⁴ – See Section V-7.A of the Zoning Ordinance for further information about the required floor areas of residential and business uses in the B-2 Zoning District.

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, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.us



B-3 – GENERAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The B-3, *General Business District* is intended to provide areas for a range of commercial uses wider than that of Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City."

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

PERMITTED USES:

Agriculture

Farm Equipment Sales and Service
Feed and Grain (*Sales Only*)
Garden Shop
Plant Nursery or Greenhouse
Roadside Produce Sales Stand

Business - Adult Entertainment

Adult Entertainment Uses

Business - Food Sales and Services

Bakery (*Less than 2,500 square feet*)
Café or Deli
Confectionery Store
Convenience Store
Fast-Food Restaurant
Meat and Fish Market
Restaurant
Liquor Store
Supermarket or Grocery Store
Tavern or Night Club

Business - Miscellaneous

Auction Sales (*Non-Animal*)
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Lawn Care and Landscaping Service
Mail Order Business
Radio or TV Studio
Shopping Center – Convenience
Shopping Center – General
Wholesale Business

Business - Personal Services

Ambulance Service
Barber/ Beauty Shop
Dry Cleaning or Laundry Establishment
Health Club/ Fitness
Laundry and/or Dry Cleaning Pick-up
Massage Therapist
Medical Carrier Service
Mortuary
Pet Care/ Grooming
Self-Service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

Business - Professional and Financial Services

Bank/ Savings and Loan Association
Check Cashing Service
Copy and Printing Service
Packaging/ Mailing Service
Professional and Business Office
Vocational, Trade or Business School

Business - Transportation

Motor Bus Station
Taxi Service

Business - Vehicular Sales and Service

Automobile Accessories (*New*)
Automobile, Truck, Trailer or Boat Sales or Rental
Automobile/ Truck Repair
Car Wash
Gasoline Station
Mobile Home Sales

PERMITTED USES CONTINUED:

Business - Recreation

Athletic Training Facility
Bait Sales
Bowling Alley
Dancing School
Driving Range
Lodge or Private Club
Miniature Golf Course
Outdoor Commercial Recreation Enterprise (*Except Amusement Park*)
Pool Hall
Private Indoor Recreational Development
Theater, Indoor

Public and Quasi-Public

Electrical Substation
Hospital or Clinic
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park
Police or Fire Station
Principle Use Parking Garage or Lot
Public Maintenance and Storage Garage
University/ College
Utility Provider

Residential

Bed and Breakfast Inn
Bed and Breakfast Inn, Owner Occupied
Dwelling, Community Living Facility, Category II or Category III
Dwelling, Home for Adjustment
Dwelling, Loft
Hotel or Motel

Business - Retail Trade

Antique or Used Furniture Sales and Service
Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Building Material Sales (*All Indoors Excluding Concrete or Asphalt Mixing*)
Clothing Store
Department Store
Drugstore
Electronic Sales and Services
Florist
Hardware Store
Heating, Ventilating, Air Conditioning Sales and Service
Jewelry Store
Monument Sales (*Excluding Stone Cutting*)
Music Store
Office Supplies/ Equipment Sales and Service
Pet Store
Photographic Studio and Equipment Sales and Service
Shoe Store
Sporting Goods
Stationery, Gifts, or Art Supplies
Tobacconist
Variety Store
Video Store

SPECIAL USES:

Business – Vehicular Sales and Service

Towing Service
Truck Stop

Residential

Dwelling, Multifamily

Public and Quasi-Public

Church, Temple or Mosque
Correctional Institution or Facility

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Commercial Planned Unit Development
Mixed-Use Planned Unit Development

CONDITIONAL USES:

Business - Miscellaneous

Crematorium
 Day Care Facility (*Non-Home Based*)
 Veterinary Hospital (*Small Animal*)

Public and Quasi-Public

Nonprofit or Governmental, Educational and
 Research Agencies
 Radio or Television Tower and Station

Residential

Home for the Aged
 Nursing Home

Industrial

Bookbinding
 Confectionery Products Manufacturing and
 Packaging
 Electronics and Related Accessories - Applied
 Research and Limited Manufacturing
 Engineering, Laboratory, Scientific and Research
 Instruments Manufacturing
 Motion Picture Production Studio
 Printing and Publishing Plants for Newspapers,
 Periodicals, Books, Stationery, and Commercial
 Printing
 Surgical, Medical, Dental and Mortuary Instruments
 and Supplies Manufacturing

DEVELOPMENT REGULATIONS IN THE B-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)
B-3	6,000	60	None³	4.00	None	15	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.G.3 and Section VI-5.H.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings. However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

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Application for Comprehensive Plan Map Amendment

Plan Commission

The Applicants are responsible for paying the cost of legal publication fees. 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. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **DODD & MAATUKA LLC** Phone: **217-356-9500**

C/O ALEXANDER CLEMONS

ON BEHALF OF ALPHA & OMEGA CHURCH, OWNER

Address (*street/city/state/zip code*): **303 S MATTIS AVE, STE 201, CHAMPAIGN, IL 61821**

Email Address: **ALCLEMONS@DODDLAW.NET**

Property interest of Applicant(s) (*Owner, Contract Buyer, etc.*): **ATTORNEY FOR AND ON
BEHALF OF OWNER**

2. OWNER INFORMATION

Name of Owner(s): **ALPHA & OMEGA CHURCH** Phone: **217-377-7236**

C/O PASTOR EDWARD MCGHEE

Address (*street/city/state/zip code*): **400 W BRADLEY AVE, CHAMPAIGN, IL 61820**

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: **1501 N GOODWIN AVE, URBANA, IL 61801**

AND 1205 W BRADLEY AVE, URBANA, IL 61801

PIN # of Location: **91-21-07-204-007 AND 91-21-07-204-006**

Lot Size: **3.603 ACRES**

Current Zoning Designation: **R-2**

Current Land Use (*vacant, residence, grocery, factory, etc*): **VACANT**

Proposed Land Use: **MORTUARY ON THE WEST HALF; OTHER VARIOUS BUSINESS ON THE EAST HALF**

Present Comprehensive Plan Designation: **RESIDENTIAL**

Proposed Comprehensive Plan Designation: **COMMUNITY BUSINESS**

How does this request conform to the Comprehensive Plan? **THIS REQUEST DOES NOT CONFORM WITH THE PRESENT COMPREHENSIVE PLAN DESIGN BUT IS IN CONFORMANCE WITH SIMILAR AND NEARBY COMPREHENSIVE PLAN DESIGNATIONS.**

Legal Description: **THE NORTH 366 FEET OF THE EAST 548 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF URBANA IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPT THE EAST 30 FEET OF THE NORTH 336 FEET, AND ALSO EXCEPT THE SOUTH 30 FEET OF THE NORTH 366 FEET, AND ALSO EXCEPT THE NORTH 33 FEET OF THE NORTH 366 FEET, ENCOMPASSING A NET 3.603 ACRES, ALL SITUATED IN CHAMPAIGN COUNTY**

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): DODD & MAATUKA LLC

Phone: 217-356-9500

C/O ALEXANDER CLEMONS

Address (street/city/state/zip code): 303 S MATTIS AVE, STE 201, CHAMPAIGN, IL 61821

Email Address: ALCLEMONS@DODDLAW.NET

5. PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT

Portion(s) of Comprehensive Plan affected by petition:

Change #1: Map - **#3** Page - _____

Change #2: Map - _____ Page - _____

Change #3: Map - _____ Page - _____

Why is this Comprehensive Plan amendment needed? (What are the implications on the City of the proposed amendment?)

THIS COMPREHENSIVE PLAN AMENDMENT IS NEEDED BECAUSE WITHOUT THIS AMENDMENT, THIS LOT WILL REMAIN VACANT AND UNPRODUCTIVE. A COMPREHENSIVE PLAN AMENDMENT WOULD ALLOW THIS LOT TO BE REZONED, WHICH WOULD IN TURN ALLOW THE PRODUCTIVE DEVELOPMENT OF THIS LAND. THERE IS NO DEMAND FOR ADDITIONAL R-2 RESIDENTIAL DEVELOPMENT IN THIS AREA, BUT THERE IS A DEMAND FOR B-3 GENERAL BUSINESS DEVELOPMENT, AS EVIDENCED BY THE REAL ESTATE MARKET IN THE AREA GENERALLY, AND THE INTEREST SHOWN IN THE LAND BY A FUNERAL HOME SPECIFICALLY. THIS LAND HAS REMAINED VACANT FOR DECADES. WITHOUT A COMPREHENSIVE PLAN AMENDMENT, THE LAND WILL CONTINUE TO REMAIN VACANT AND UNUSED.

What error in the existing Comprehensive Plan would be corrected by the proposed Amendment?

THE CURRENT COMPREHENSIVE PLAN DOES NOT PROVIDE ADDEQUATE B-3 DESIGNATED ZONES FOR NECESSARY BUSINESSES TO SERVICE THE

KING PARK NEIGHBORHOOD COMMUNITY DEVELOPMENT TARGET AREA AND THE R-2 RESTRICTIONS ON THIS LOT PREVENT USEFUL DEVELOPMENT OF THIS VACANT LOT, CAUSING IT TO REMAIN AN UNPRODUCTIVE EYE SORE.

What changed or changing conditions warrant the approval of this Amendment? **THIS LOT REMAINS VACANT AND CURRENT HOUSING CONDITIONS PREVENT THE NEW CONSTRUCTION OF RESIDENTIAL HOUSING ON THIS LOT IN THE CURRENT ECONOMIC CLIMATE. HOWEVER, OWNER HAS FOUND A BUYER WHO WOULD LIKE TO BUILD A MORTUARY ON PART OF THE LOT WHICH WOULD BEAUTIFY AND MAKE USEFUL THE VACANT LOT.**

What other circumstances justify the Amendment? **THIS LOT HAS REMAINED VACANT FOR DECADES. THERE IS NO DEMAND TO BUILD NEW SINGLE FAMILY RESIDENTIAL HOUSING IN THIS AREA NOR IS THERE LIKELY TO BE ANY DEMAND IN THE NEAR FUTURE. A B-3 ZONING DESIGNATION WOULD ALLOW A MORTUARY TO BE BUILT ON THE WEST HALF OF THE LOT AND ALLOW A FUTURE BUSINESS TO BUILD ON THE EAST HALF OF THE LOT. THIS WOULD BEAUTIFY THIS AREA, PROVIDE NEEDED SERVICES TO THIS AREA, AND ASSIST IN THE ECONOMIC DEVELOPMENT OF THIS AREA. THE SUBJECT PROPERTY IS ON THE VERY OUTER EDGE OF AN R-2 ZONE AND NOT IN THE MIDDLE OF AN R-2 ZONE. IT IS IN AN AREA WHERE OTHER BUSINESS AND INDUSTRIAL ZONES ARE ALREADY SPREAD OUT SPORADICALLY. THE PROPERTY IS LOCATED ON BRADLEY AVE, WHICH IS A MAIN ARTERY THROUGH THE CITY OF URBANA, AND NOT A MINOR OR QUIET RESIDENTIAL STREET. THIS CORNER IS A HIGH**

**TRAFFIC LOCATION THAT WOULD BE VERY ATTRACTIVE TO A BUSINESS
SEEKING HIGH VISIBILITY, WHICH WOULD BEAUTIFY AND REVITALIZE
THIS AREA.**

Time schedule for development (if applicable) _____

Additional exhibits submitted by the applicant MLS RESIDENTIAL SALES
CONTRACT FOR MLS LISTING #2121131

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.

Abdul Y. Ulu

Applicant's Signature

Nov. 26, 2012

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



Application for Zoning Map Amendment

Plan Commission

APPLICATION FEE - \$175.00

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

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C/O ALEXANDER CLEMONS

ON BEHALF OF ALPHA & OMEGA CHURCH, OWNER

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Email Address: **ALCLEMONS@DODDLAW.NET**

Property interest of Applicant(s) (*Owner, Contract Buyer, etc.*): **ATTORNEY FOR AND ON
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Email Address:

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Address/Location of Subject Site: **1501 N GOODWIN AVE, URBANA, IL 61801**

AND 1205 W BRADLEY AVE, URBANA, IL 61801

PIN # of Location: **91-21-07-204-007 AND 91-21-07-204-006**

Lot Size: 3.603 ACRES

Current Zoning Designation: **R-2**

Proposed Zoning Designation: **B-3 OR B-2**

Current Land Use (*vacant, residence, grocery, factory, etc.*): **VACANT**

Proposed Land Use: **MORTUARY ON THE WEST HALF; OTHER VARIOUS BUSINESS ON THE EAST HALF**

Present Comprehensive Plan Designation: **RESIDENTIAL**

How does this request conform to the Comprehensive Plan? **THIS REQUEST DOES NOT CONFORM WITH THE PRESENT COMPREHENSIVE PLAN DESIGN BUT IS IN CONFORMANCE WITH SIMILAR AND NEARBY COMPREHENSIVE PLAN DESIGNATIONS.**

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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): DODD & MAATUKA LLC

Phone: 217-356-9500

C/O ALEXANDER CLEMONS

Address (street/city/state/zip code): 303 S MATTIS AVE, STE 201, CHAMPAIGN, IL 61821

Email Address: ALCLEMONS@DODDLAW.NET

5. REASONS FOR MAP AMENDMENT:

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

THE CURRENT ZONING MAP DOES NOT PROVIDE ADDEQUATE B-3 DESIGNATED ZONES FOR NECESSARY BUSINESSES TO SERVICE THE KING PARK NEIGHBORHOOD COMMUNITY DEVELOPMENT TARGET AREA AND THE R-2 RESTRICTIONS ON THIS LOT PREVENT USEFUL DEVELOPMENT OF THIS VACANT LOT, CAUSING IT TO REMAIN AN UNPRODUCTIVE EYE SORE.

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

THIS LOT REMAINS VACANT AND CURRENT HOUSING CONDITIONS PREVENT THE NEW CONSTRUCTION OF RESIDENTIAL HOUSING ON THIS LOT IN THE CURRENT ECONOMIC CLIMATE. HOWEVER, OWNER HAS FOUND A BUYER WHO WOULD LIKE TO BUILD A MORTUARY ON PART OF THE LOT WHICH WOULD BEAUTIFY AND MAKE USEFUL THE VACANT LOT.

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

THE SUBJECT PROPERTY IS ON THE VERY OUTER EDGE OF AN R-2 ZONE AND NOT IN THE MIDDLE OF AN R-2 ZONE. IT IS IN AN AREA WHERE OTHER BUSINESS AND INDUSTRIAL ZONES ARE ALREADY SPREAD OUT SPORADICALLY. THE PROPERTY IS LOCATED ON BRADLEY AVE, WHICH IS A MAIN ARTERY THROUGH THE CITY OF URBANA, AND NOT A MINOR OR QUIET RESIDENTIAL STREET. THIS CORNER IS A HIGH TRAFFIC LOCATION THAT WOULD BE VERY ATTRACTIVE TO A BUSINESS SEEKING HIGH VISIBILITY, WHICH WOULD BEAUTIFY AND REVITALIZE THIS AREA.

What other circumstances justify the zoning map amendment? THIS LOT HAS REMAINED VACANT FOR DECADES. THERE IS NO DEMAND TO BUILD NEW SINGLE FAMILY RESIDENTIAL HOUSING IN THIS AREA NOR IS THERE LIKELY TO BE ANY DEMAND IN THE NEAR FUTURE. A B-3 ZONING DESIGNATION WOULD ALLOW A MORTUARY TO BE BUILT ON THE WEST HALF OF THE LOT AND ALLOW A FUTURE BUSINESS TO BUILD ON THE EAST HALF OF THE LOT. THIS WOULD BEAUTIFY THIS AREA, PROVIDE NEEDED SERVICES TO THIS AREA, AND ASSIST IN THE ECONOMIC DEVELOPMENT OF THIS AREA. WITHOUT A ZONING MAP AMENDMENT, THE LAND WILL CONTINUE TO REMAIN VACANT AND UNUSED.

Time schedule for development (if applicable). _____

Additional exhibits submitted by the petitioner. MLS RESIDENTIAL SALES CONTRACT FOR MLS LISTING #2121131

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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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

Nov 26, 2012
Date

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Phone: (217) 384-2440
Fax: (217) 384-2367

EXHIBIT G: SITE PHOTOGRAPHS - A



1) W Bradley Avenue - looking east



2) 1501 N Goodwin Avenue property



3) Single family rental property at 1205 W Bradley Avenue



4) W Bradley Avenue - looking west towards Alpha and Omega Church



Case: 2193-CP-12 & 2194-M-12
Subject: Application to amend the 2005 Comprehensive Plan future land use designation from Residential (Urban Pattern) to Community Business & to rezone properties from R2 to B3
Location: 1501 N Goodwin Avenue & 1205 W Bradley Avenue
Petitioner: Dodd & Maatuka LLC on behalf of Alpha & Omega Church

Prepared 12/13/2012 by Community Development Services - adk

EXHIBIT G: SITE PHOTOGRAPHS - B



**5) One North multi-family development
North east of the subject properties**



**6) N Goodwin Avenue - looking
south**



**7) W Beardsley Avenue - looking east
towards Illinois American Water
Company wellhead**



8) W Beardsley Avenue - looking west



Case: 2193-CP-12 & 2194-M-12
Subject: Application to amend the 2005
Comprehensive Plan future land use designation
from Residential (Urban Pattern) to Community
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