



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Maximillian Mahalek, Planning Intern

DATE: July 18, 2014

SUBJECT: Plan Case No. 2235-SU-14: Request by Kingdom Hall of Jehovah's Witnesses Church for a Special Use Permit to complete additions to 1407 E. Scovill Street in the R-3, Single and Two-Family Residential District.

Introduction

Kingdom Hall of Jehovah's Witnesses Church has submitted a request for a Special Use Permit to allow building additions at 1407 E. Scovill Street. Along with, and as a part of these additions, the church plans to complete external and internal modifications. The lot the church sits on is zoned R-3, Single- and Two-Family Residential. According to Table V-1 of the Urbana Zoning Ordinance, churches in the R-3 district require a Special Use Permit. The church was constructed in 1975, and annexed into the city as a legal nonconforming use in 1980.

Improvements to be made to the subject property include the demolition of a storage shed, the installation of brick veneer along the sides of the building, the replacement of the roof, the addition of a mechanical room and portico, and other exterior and interior improvements. These enhancements provide for safety, comfort, and convenience of the church's visitors. It will bring the building into conformance with the Americans with Disabilities Act (ADA) and current building codes, as well as enhance its energy efficiency and improve its aesthetic value.

The church has become a cornerstone of the community, and has successfully served its congregation from this location since the time of its construction. Furthermore, the proposed additions and modifications will bring the church more in-line with the character of nearby residential areas and churches.

Pursuant to Sections VII-4 and XI of the Urbana Zoning Ordinance, the Plan Commission must review an application for a Special Use Permit and make a recommendation to the Urbana City Council. The Plan Commission may recommend the special use as requested, recommend the special use with certain conditions, or recommend denial.

Background

Site Description

The site (Figure 1) is located at the intersection of East Scovill Street and South Philo Road. Its zoning designation has remained R-3 since the time of its annexation in 1980. The lot is 145.75 feet long by 177.27 feet wide, with an area of 25,837 square feet. The primary church building has a footprint of 3,651 square feet, and a small storage shed located immediately to its south is 436 square feet in area. This shed is setback 10 feet from the south property line, and both the shed and the church building are setback 10 feet from the west lot line. The church building is setback 25 feet from East Scovill Street, and 110 feet from South Philo Road. Per Table VI-3 of the zoning ordinance, these yards are within their respective requirements. The church is served by a parking lot that is set back three feet, 10 inches from South Philo Road, and eight feet, nine inches from East Scovill Street. Currently, this lot provides 46 parking spaces, including two ADA-accessible spaces, which is sufficient parking for the 150-seat assembly hall found inside the church, per Table VIII-7 of the Zoning Ordinance. A freestanding sign is located in the church's required front yard along East Scovill Street, and it is setback three feet, six inches from the public right-of-way.



Figure 1: The current site of the Kingdom Hall of Jehovah Witnesses' Church.

The floor area ratio (FAR) of the buildings on the lot is .16, while the open space ratio (OSR) of the subject lot is currently 1.33. These values are well within the maximum allowed FAR of .40 and the minimum required OSR of .40, per Table VI-3 of the Zoning Ordinance. The church is one story tall, with a small attic space for insulation, while the shed has a height of roughly nine feet. These heights are below the maximum allowed height of 35 feet, Per Table VI-3.

Existing Land-Use and Zoning

The site, as well as the lots to its north, west, and south, are zoned R-3, Single and Two-Family District. The R-3 district emphasizes low-density residential development. To the east, one finds lots zoned B-3, General Business, which are to serve the commercial needs of local and regional residents. Turning to existing land uses, to the north and west, one finds single-family residences and duplexes, while to the south is the Philo Road Church of Christ. To the east stands a branch of First National Bank and other vacant land, which are outlots of the Meijer, Inc. development. It is important to note that one block to the northeast, one also finds St. Matthew's Lutheran Church.

The following chart identifies the Comprehensive Plan's future land use designation, current zoning, and current land use of the subject property and those surrounding.

Direction	Zoning	Existing Land Use	Future Land Use
Site	R-3, Single and Two-Family Residential	Institutional (Kingdom Hall of Jehovah Witnesses Church)	Residential-Suburban Pattern
North	R-3, Single and Two-Family Residential	Single-Family Residences	Residential-Suburban Pattern
East	B-3, General Business	Commercial (First National Bank)	Regional Business
South	R-3, Single and Two-Family Residential	Institutional (Philo Road Church of Christ)	Residential-Suburban Pattern
West	R-3, Single and Two-Family Residential	Duplexes and Single-Family Residences	Residential-Suburban Pattern

Comprehensive Plan

The 2005 Urbana Comprehensive Plan calls for the subject property and those areas to its north, south, and west to be defined by a residential-suburban pattern. This development scheme emphasizes pedestrian access and larger lots:

Residential- Suburban Pattern: a pattern of development that is typically found in newer, developing neighborhoods. The development pattern encourages a connected street network with pedestrian and bicycle facilities to serve adjoining neighborhoods, schools, parks and business centers. Cul-de-sacs should be minimized but may be appropriate where physical features prohibit a connected street system. Lots are typically larger than those found in the urban pattern of development.

The lots to the east of the subject property are to form a regional business center that offers high-visibility for a range of commercial operators:

Regional Business centers are intended to serve regional as well as local demand. Typically located in a high-visibility area that offers convenient access and parking. The intensity of development may range from large-scale "big box" uses to smaller-scale buildings supporting out lot business opportunities.

Although Regional Business areas are typically oriented primarily to automobile traffic, their design should include adequate facilities for pedestrians, bicyclists and public transit.

Discussion

Proposed Addition

The church is proposing a small expansion, which requires approval of a Special Use Permit. A 575-square foot addition on the southern portion of the building will include an expanded chancel, new storage areas, and a new mechanical room. Through this work, the number of seats in the assembly hall will be reduced from 150 conventional seats to 144 conventional seats and four spaces for wheelchairs. This addition will require the demolition of the shed, and none of the trees bordering and/or on the property will be removed. The demolition of the shed will help the subject property reflect the character of the surrounding neighborhood, as only roughly half of the surrounding residences have detached garages. A 144-square foot portico will be placed at the entrance to the church, reorienting the main entrance to the south (instead of to the west). This addition will require no demolition. Both of these additions will increase the square footage of the building from 3,651-square feet to 4,370-square feet, increase its FAR to 0.17, and reduce the lot's OSR to 1.03. This will not exceed the maximum allowed FAR of 0.40 or fall short of minimum required OSR of 0.40. The additions will not decrease any of the setbacks of the church building, preserving the subject property's 12 foot rear yard, 10 foot side yard, 25 foot setback along East Scovill Street, and 110 foot setback along South Philo Road. As noted, these side and rear yards, as well as the church building's setback along East Scovill Street, are all within regulations set forth by Table VI-3 of the Zoning Ordinance.

Inside the church's eastern portion, a conference room and mechanical closet will be removed. The men's and women's restroom will be expanded, while both a room for infant care and an unisex restroom will be introduced. These changes will better meet the needs of the church's congregation and its managers. The coat room and the library will be refurbished, as well as reoriented to run east-to-west. The renovations will ensure ADA-compliance for all areas of the structure, while the building's electrical, mechanical, and plumbing work will be brought up to current code.

External Renovations

In addition to the expansion, the church is proposing renovations which do not require Special Use Permit approval. External modifications include new architectural asphalt shingles on the roof, a new decorative brick veneer that will wrap around the entire building, and new vinyl siding. Two windows and an exterior door will be installed on the west side of the building, while a door accessing a mechanical closet will be included in the southern addition. Along the structure's eastern wall, three windows will be installed. No windows are planned for the northern portion of the structure, as these are where the restrooms are located. The addition of these windows will enhance the amount of natural light in the structure (reducing heating costs), as well as improve the structure's aesthetic value. The introduction of the windows will also ensure that the church no longer stands out as a structure with only two small windows. Similarly, a decorative veneer will improve cohesion between the existing property and the homes located to its west and north. The height of the church building will not be increased.

Landscaping and Parking Modifications

Landscaping on the lot will also be expanded in order to soften the impacts of the existing building and parking. Specifically, green space will be increased along the southern portion of the structure, on a small island located in the parking lot, and in a grassy area located in the southwest corner of the site. These enhancements will add additional green space totaling 1,380 square feet in area. The increase in landscaping will also bring the subject property more in-line with the church located to the south, as well as with the commercial lots located to the east, as these properties utilize landscaping in their parking schemes (Figure 2).

The current parking lot encroaches 22 feet into the required yard along South Philo Road. However, the planned addition of landscaping will introduce a green barrier between the public right-of-way and both a 28 foot length and a separate 40 foot length of the parking lot, reducing the intensity of the nonconformity. The increase in landscaping will reduce parking spaces from 46 spaces to 43 spaces, including two ADA-accessible spaces, a net loss of three parking spaces. Under Section VIII-5 of the Zoning Ordinance, 29 parking spaces are required for a church with 144 seats. Parking spaces will be restriped in accordance with requirements set forth in Table VIII-2 of the Zoning Ordinance. The loss of parking spaces will reduce the amount of traffic present at the site. The subject lot will continue to be accessed by two 24 feet access drives.



Figure 2: The increased landscaping planned for the subject property will better match the surrounding green space and landscaping.

Signage

The existing freestanding sign fronting East Scovill Street is legally nonconforming for setback and area. The sign is 26 square feet in area. It is located three feet, six inches from the public right-of-way along East Scovill Street. Per Section IX-4.B of the Zoning Ordinance, institutional signs are now allowed to be over 25 square feet in area, and may not be in a required yard. Under Section X of the Zoning Ordinance, a legally nonconforming sign does not have to be modified if the sign face is replaced and the structure is not altered. Under the renovation plans, the sign will be refaced to improve its aesthetic appearance, but neither its structure nor its footprint will be modified. Additionally, there are currently two sign wall signs fronting South Philo Road. Both signs will be removed, and a one foot tall by two foot wide sign will be installed next to the new main entrance, on which meeting times will be listed (Figure 3). This is allowed by right.



Figure 3: A one foot tall by two foot wide sign similar to the one shown in the image above will hang by the main entrance, providing meeting times.

Energy Efficiency

Many of the proposed changes will improve the energy efficiency of the subject property. A new HVAC system will be installed, new insulation will be added, and all duct work will be replaced. Moreover, 92% efficient furnaces will be installed, while all new plumbing fixtures will conform to current efficiency standards. Meanwhile, all new electrical wiring and light fixtures will enhance efficiency, while all ballasts shall be efficient T8 electronics. LED wallpacks will be added to the exterior. These new lights will illuminate the outside of the structure, and not create a nuisance for neighbors.

This project is not expected to have any significant impact on drainage flow in the subject property, and required access for all emergency vehicles is provided, per the oversight of both the City of Urbana's Fire Department and Public Works Department.

Impact of Proposed Use

As noted, the church has successfully served its congregation from this site since 1975. Much of the neighborhood was developed around this church, and it has become a cornerstone of the community. The church is benefited by the fact that both South Philo Road and nearby East Windsor Road are minor arterial

streets, reducing any negative impact that automobile traffic to-and-from the church may have on the surrounding residential areas. Furthermore, the net reduction of two seats inside the church may reduce traffic in the area as well. Preserving the site's use as a church also potentially generates economic activity for businesses located to the east. Meanwhile, the area surrounding the church is defined by the presence of other churches, including St. Matthew's Lutheran Church and the Philo Road Church of Christ.

Requirements for a Special Use Permit

According to Section VII-6 of the Urbana Zoning Ordinance, an application for a Special Use Permit shall demonstrate the following:

- 1. That the proposed use is conducive to the public convenience at that location.*

The church's existing facility does not provide an adequate amount of space for restroom facilities, storage, and mechanical equipment. The proposed additions will supply the amount of space and types of facilities needed. The improvements will also ensure the presence of infrastructure that meets building codes, accessibility requirements, and enhances energy efficiency. This church has become a cornerstone of the community over the course of almost four decades, as well as a destination for attendees. The area is popular for churches, including the Philo Road Church of Christ and Saint Matthew's Lutheran Church. This is in part due to the fact that South Philo Road and East Windsor Road are minor arterial streets that provide accessibility.

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

The church has been present on the subject property since 1975, and has not created a significant disturbance for neighbors. The proposed additions will only slightly expand the footprint of the structure. The proposed brick veneer and the addition of windows will improve cohesion between the subject property and nearby homes, while both internal and external work will enhance the aesthetic value and energy efficiency of the structure- generating benefits for the surrounding neighborhood. Meanwhile, the continued presence of the church will potentially provide economic activity for nearby businesses.

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

Considering that the proposed church has been standing since 1975, the current use of the site as a church will not alter the character of the neighborhood. Moreover, the minor additions and exterior and interior work will help the subject property mirror both the residential and institutional character found in the surrounding area. All proposed changes to the structure meet the requirements set forth in the Urbana Zoning Ordinance, while the nonconformities found on the site will be reduced.

Summary of Staff Findings

1. The Kingdom Hall of Jehovah's Witnesses Church is requesting a Special Use Permit to allow minor additions at 1407 E. Scovill Street in the R-3, Single and Two-Family Residential District;
2. Along with these additions are planned numerous interior and exterior upgrades, as well as landscaping work;
3. The church is a legally nonconforming use and does not have a current Special Use Permit, since it was developed outside of the City of Urbana;
4. The church was constructed in 1975 at its present site, and annexed into the City of Urbana in 1980;
5. The subject property's zoning designation has remained R-3, Single and Two-Family Residential District since the time of its annexation;
6. The proposed use is conducive to the public convenience at this location, as it has successfully served its congregation from this site since 1975, and has access to two minor arterial streets;
7. The church has become integrated into the surrounding community;
8. The proposed additions and modifications would allow the church to provide expanded space for parishioners and its managers, as well as would improve the aesthetic value of the subject property;
9. The proposed additions and modifications would increase cohesion between the subject property and neighboring residential and institutional uses;
10. The proposed use would not be injurious to the surrounding district, as proposed modifications will not increase traffic in the surrounding area, nor come to dominate nearby structures;
11. The continued presence of a church of this site will expand economic activity for those businesses located to the east of the subject property;
12. The proposed church facility is consistent with the Residential-Suburban Pattern, as identified in Future Land Use Map #3 in the 2005 Urbana Comprehensive Plan.

Options

The Plan Commission has the following options for recommendations to the City Council. In Plan Case 2235-SU-14 the Plan Commission may:

1. Recommend approval of the Special Use Permit without any additional conditions.

2. Recommend approval of the Special Use Permit with any conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.
3. Recommend denial of the Special Use Permit.

Staff Recommendation

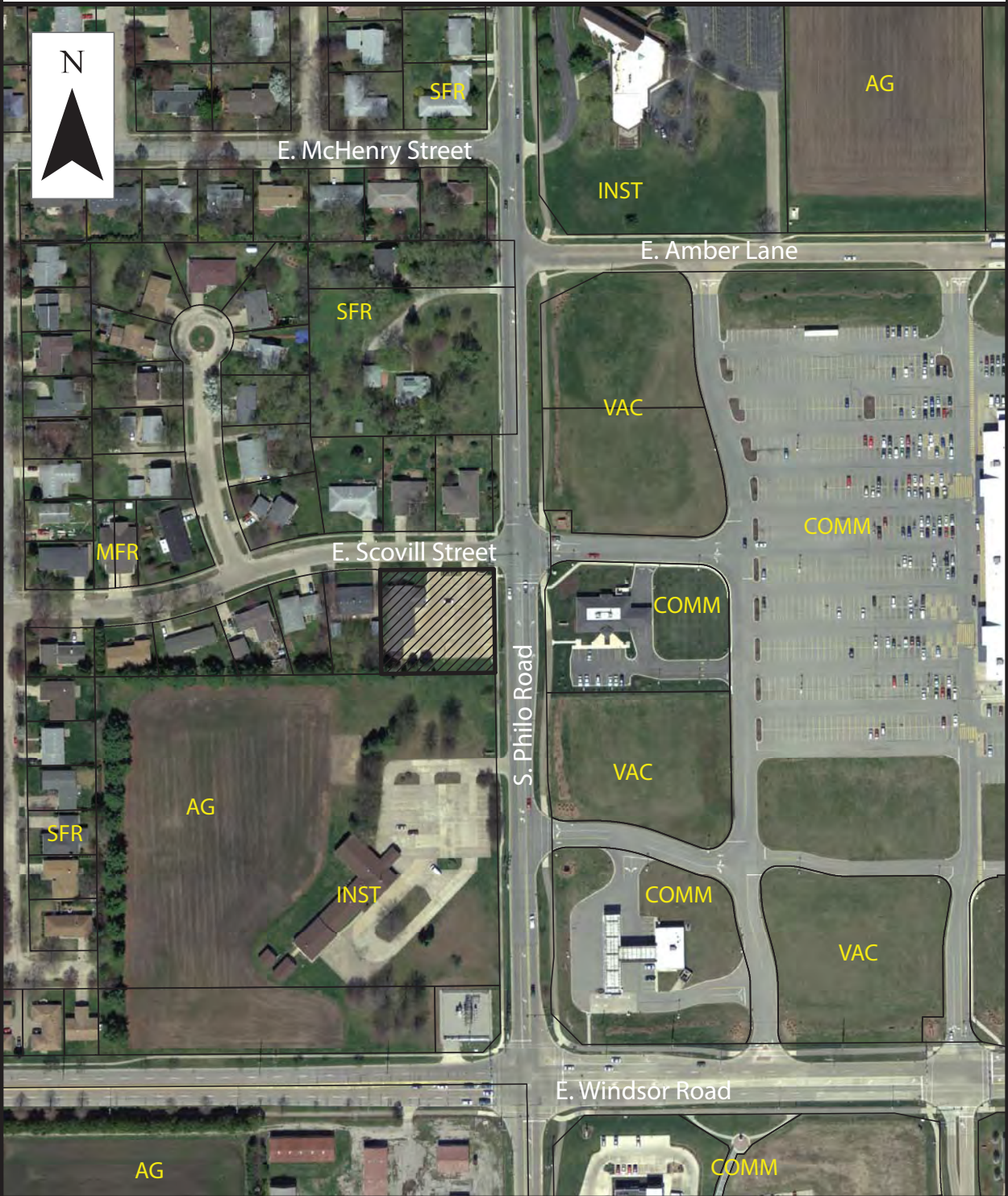
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission forward Plan Case No. 2235-SU-14 to the Urbana City Council with a recommendation for APPROVAL with the following CONDITION:

1. Additions will be built according to the plans provided by the applicant. The Zoning Administrator may approve minor changes to the site plan as needed to comply with the Urbana Zoning Ordinance.

Attachments: Exhibit A: Location and Existing Land-Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Application for Special Use Permit
Exhibit E: Site Plan
Exhibit F: Related Architectural Sketches
Exhibit G: Site Photos

CC: Bradley Kelm, 316 E. Marshall Street, Bement, IL 61813
Kelly Sanner, 6715 Wolfcreek Road, Riverton, IL 62561
Damon McFall, 5501 N. Martin, Champaign, IL 61822
David Robbins, 2007 Belleveue Avenue, St. Louis, MO 63143
Byron Balbach, 102 E. Main Street, Unit 301, Urbana, IL 61801
Kathy and Allen Marquardt, 1404 E. Scovill Street, Urbana, IL 61801

Exhibit A: Location and Existing Land-Use Map

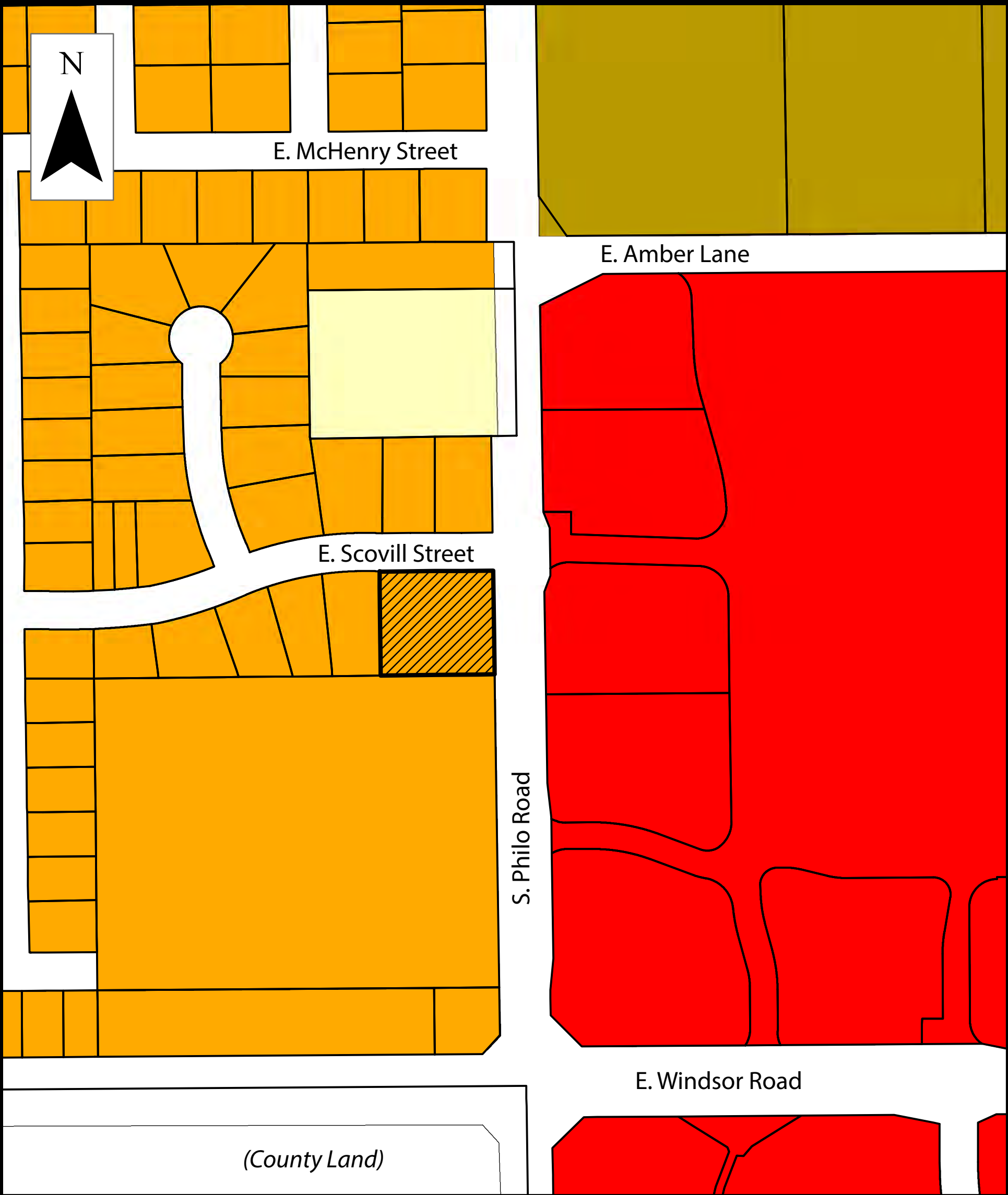


Case: 2235-SU-14
Subject: Application for Special Use Permit to Allow Additions and Enhancements
Location: 1407 E. Scovill Street
Petitioner: Bradley Kelm



 Subject Property

Exhibit B: Existing Zoning Map



Case: 2235-SU-14
Subject: Application for Special Use Permit to Allow Additions and Enhancements
Location: 1407 E. Scovill Street
Petitioner: Bradley Kelm






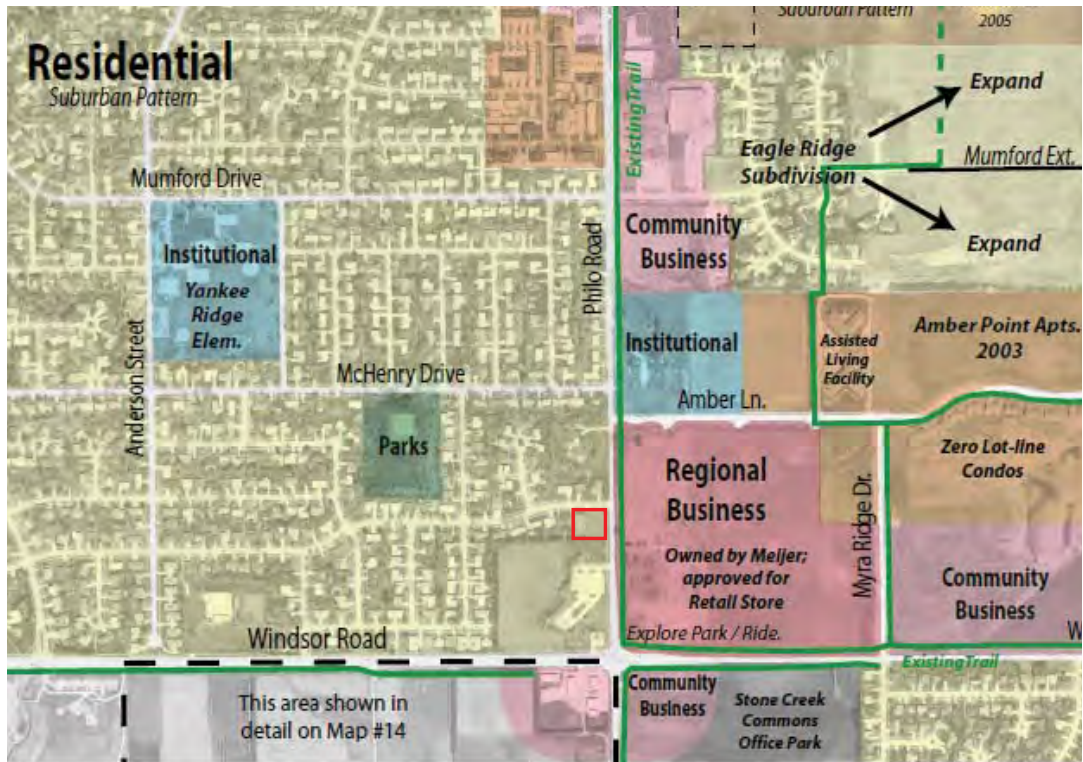
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|---|---|
|  Subject Property |  R-4: Medium Density Multi-Family District |
|  R-1: Single-Family District |  B-3: General Business District |
|  R-3: Single and Two-Family District | |

Exhibit C: Future Land Use Map



Case: 2235-SU-14
 Subject: Application for Special Use Permit to Allow Additions and Enhancements
 Location: 1407 E. Scovill Street
 Petitioner: Bradley Kelm

 Subject Property



Application for Special Use Permit

Plan Commission

APPLICATION FEE - \$175.00

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 06-25-2014 Plan Case No. 2235-SU-14
Fee Paid - Check No. 1685 Amount \$175.00 Date 06-25-2014

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

A SPECIAL USE PERMIT is requested in conformity with the powers vested in the Plan Commission to recommend to the City Council under Section XI-2.C.4 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* CHURCH on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **BRADLEY KELM** Phone: **217-377-2856**
Address (street/city/state/zip code): **316 EAST MARSHALL STREET, BEMENT, IL 61813**
Email Address: **BKELM@MCHSI.COM**

2. PROPERTY INFORMATION

Address/Location of Subject Site: **1407 EAST SCOVILL**
PIN # of Location: **93-21-21-381-016**
Lot Size: 176'X145.75'X177.27'X145.75'-.059AC
Current Zoning Designation: **R-3**
Current Land Use (vacant, residence, grocery, factory, etc): **CHURCH**
Proposed Land Use: **CHURCH**
Legal Description: LOTS #398 AND 399 IN ENNIS RIDGE SIXTEENTH SUBDIVISION, A SUBDIVISION IN CHAMPAIGN COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "V" P AT PAGE 24, IN THE RECORDER'S OFFICE OF SAID COUNTY, SUBJECT EASEMENTS AND RESTRICTIONS APPARENT OR OF RECORD.

3. CONSULTANT INFORMATION

Name of Architect(s): KELLY A. SANNER

Phone: 217-566-3583

Address (street/city/state/zip code): 6715 WOLFCREEK ROAD, RIVERTON, IL 62561

Email Address: KELLYSANNER@AOL.COM

Name of Engineers(s): DAMON MCFALL

Phone: 217-369-4470

Address (street/city/state/zip code): 5501 NORTH MARTIN, CHAMPAIGN, IL 61822

Email Address: DAMON.MCFALL@GMAIL.COM

Name of Surveyor(s): DAVID L. ROBBINS

Phone: 314-645-7055

Address (street/city/state/zip code): 2007 BELLEVUE AVE, ST. LOUIS, MO 63143

Email Address: SLSURVEY@SBCGLOBAL.NET

Name of Professional Site Planner(s): KELLY A. SANNER

Phone: 217-566-3583

Address (street/city/state/zip code): 6715 WOLFCREEK ROAD, RIVERTON, IL 62561

Email Address: KELLYSANNER@AOL.COM

Name of Attorney(s): BYRON BALBACH

Phone: 217-367-1011

Address (street/city/state/zip code): 102 EAST MAIN #301, URBANA, IL 61801

Email Address:

4. REASONS FOR SPECIAL USE PERMIT

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

THE KINGDOM HALL OF JEHOVAH'S WITNESSES HAS BEEN IN THIS LOCATION SINCE 1974. WE ARE UPDATING THE BUILDING TO MAKE IT MORE ATTRACTIVE AND FUNCTIONAL. WE WILL BE UPGRADING THE ELECTRICAL, HVAC AND PLUMBING TO A MORE ENERGY EFFICIENT SYSTEMS.

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

THE BUILDING WILL BE USED AS A PLACE OF WORSHIP. THIS IS CURRENTLY WHAT IT IS BEING USED FOR. THE UPDATES WILL NOT CHANGE THE INTENDED

USE AND PURPOSE OF THE BUILDING.

Explain how the proposed use conforms to the applicable regulations and standards of and preserves the essential character of the district in which it shall be located.

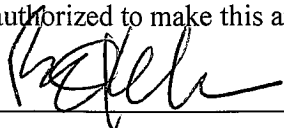
We are adding on a small addition to make the auditorium larger, a mechanical room and a Portico. The design of the building conforms to the standards that have been set in the existing area. All new brick with an attractive decorative block will be used on the exterior. A new roof, windows and interior upgrade will bring this building up to current code and will tie into the existing character of the neighborhood.

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

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

CERTIFICATION BY THE APPLICANT

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



Applicant's Signature

6/25/14
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

GENERAL NOTES

1. ALL SITE WORK IS NEW U.N.O.
2. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
3. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, PLANTERS & ALL GRADING AND DRAINAGE INFORMATION.
4. SEE CIVIL, PLUMBING & ELECTRICAL DRAWINGS FOR UTILITY LINES.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING.
6. VERIFY LOCATION OF ALL UTILITIES & POINTS OF CONNECTION PRIOR TO CONSTRUCTION TO AVOID DAMAGES.
7. ALL SITE CONCRETE WALKS TO BE A MIN. OF 4'-0" WIDE AND SHALL RECEIVE WEAKENED PLANE JOINTS @ 15'-0" O.C. AND TOOLED JOINTS @ 5'-0" O.C.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MIN.
9. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING WALLS AT 2% MAX. VERIFY FINISH GRADES WITH CIVIL DRAWINGS.
10. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
11. ALL DIMENSIONS ARE TAKEN FROM CURB FACE, BUILDING GRID LINES, FACE OF BUILDING OR EDGE OF PAVING, U.O.N. ALL CURVES AND RADII TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
12. ALL ANGLES TO BE 90 DEGREES AND ALL LINES FOR LAYOUT OF HARDSCAPE FEATURES TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS.
13. PROVIDE 9" HIGH ADDRESS NUMBERS AT THE ENTRANCE SUCH THAT THEY ARE VISIBLE FROM THE STREET, IN CONTRASTING COLOR FROM ITS BACKGROUND.

PARKING ANALYSIS

PARKING REQUIRED:

REMODELED BUILDING
FIXED SEATS 150 SEATS @ 1 SPACE/5 SEATS = 30 SPACES

TOTAL PARKING SPACES REQUIRED 30 SPACES

PARKING PROVIDED:

STANDARD 41 SPACES
HANDICAPPED (2 VAN ACCESSIBLE) 2 SPACES

TOTAL PARKING PROVIDED 43 SPACES

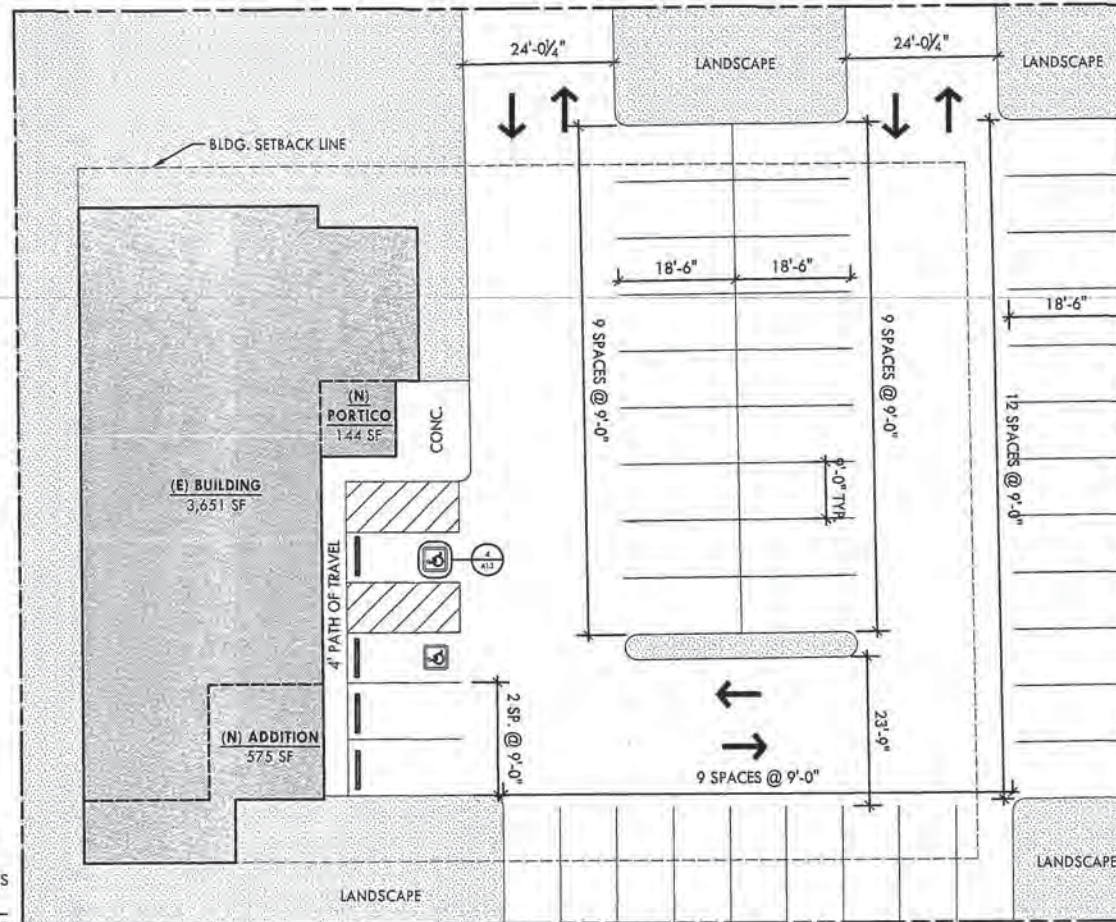
HANDICAP REQUIREMENTS: 2010 ADA STANDARDS

ALL ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON A SLOPE NOT EXCEEDING 2%. ACCESSIBLE ROUTES SHALL MAINTAIN A SLOPE NOT GREATER THAN 5% WITH THE MAXIMUM CROSS SLOPE OF 2%.

FOR 25 TO 50 TOTAL PARKING SPACES REQUIRED: 2 HC SPACES

E SCOVILL STREET

Exhibit E



S PHILO ROAD



1 SITE PLAN

SCALE: 1" = 20'-0"



PROJECT TITLE
URBANA CONGREGATION
KINGDOM HALL REMODEL
1407 E SCOVILL STREET
URBANA, IL 61801

SHEET TITLE NOT FOR CONSTRUCTION

SITE PLAN

DATE	REVISIONS

ISSUE DATE:

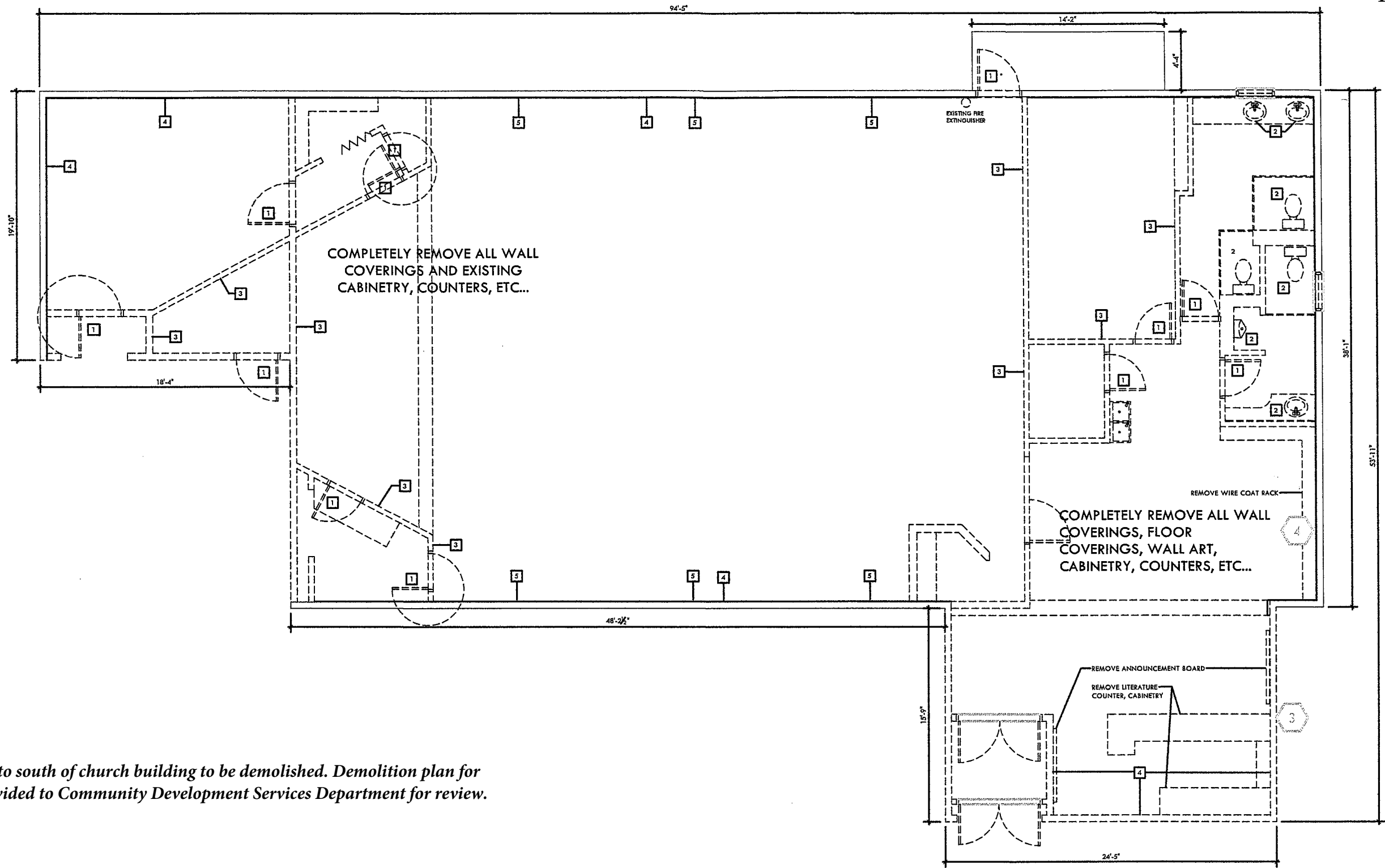
CHECKED BY: MWS

DRAWN BY:

PROJECT: 00038

SHEET NUMBER:

A1.1



*Shed located to south of church building to be demolished. Demolition plan for shed to be provided to Community Development Services Department for review.

KEY NOTES

- 1 REMOVE DOOR AND ASSOCIATED HARDWARE.
- 2 REMOVE PLUMBING FIXTURE AND ASSOCIATED FAUCET, DRAIN, ETC.
- 3 REMOVE WALL IN ITS ENTIRETY.
- 4 EXISTING WALL TO REMAIN.
- 5 REMOVE WINDOW.

1
A2.1

DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

PROJECT TITLE:

URBANA CONGREGATION
KINGDOM HALL REMODEL
1407 E SCOVILL STREET
URBANA, IL 61801

SHEET TITLE: NOT FOR CONSTRUCTION

DEMOLITION PLAN

REVISIONS	DATE
1	
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ISSUE DATE:

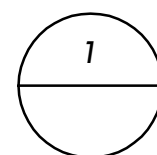
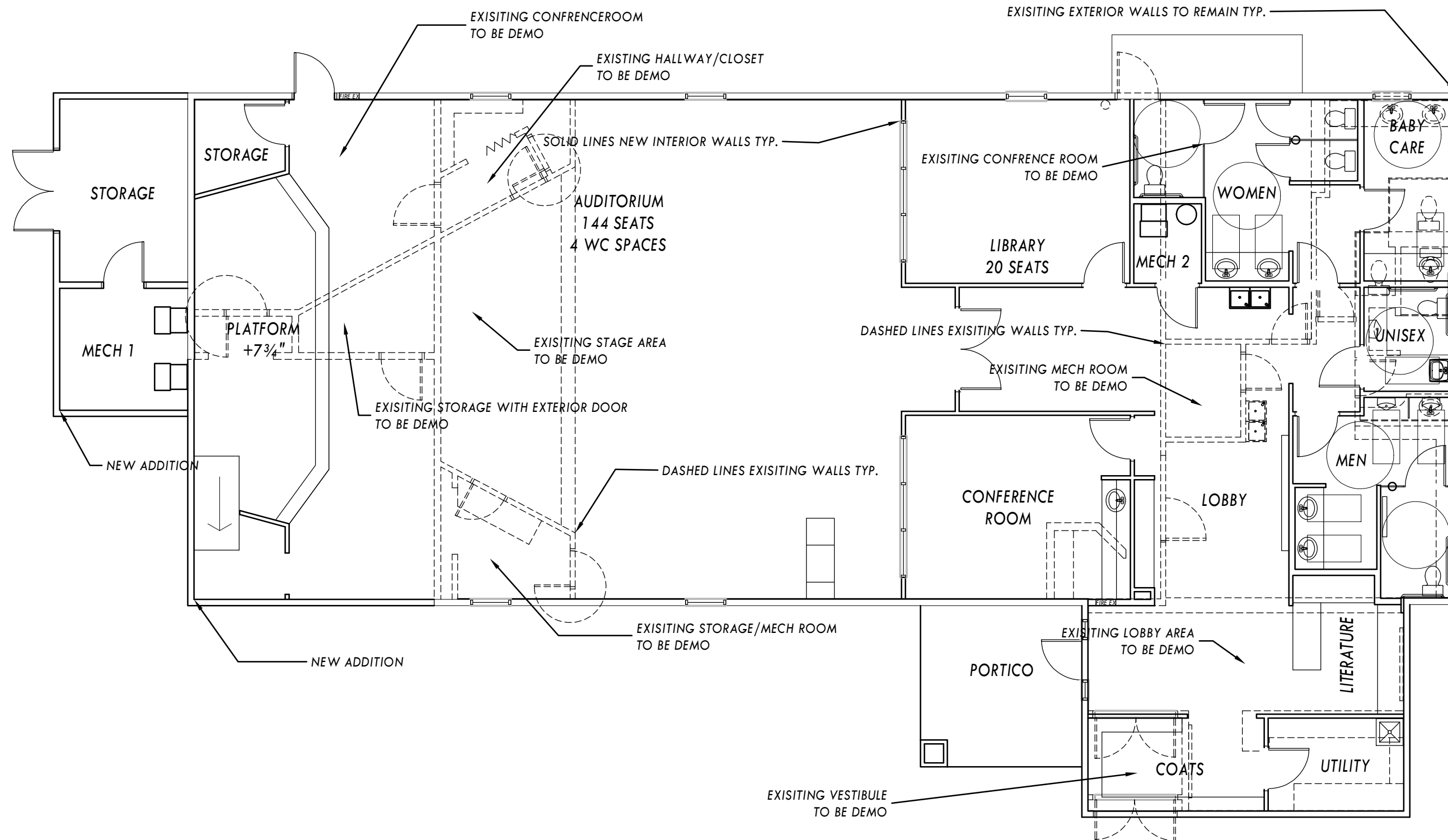
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NEW FLOOR PLAN AND EXISITING WALLS

SCALE: 1/8" = 1'-0"

PROJECT TITLE:

URBANA CONGREGATION
KINGDOM HALL REMODEL
1407 E SCOVILL STREET
URBANA, IL 61801

SHEET TITLE: NOT FOR CONSTRUCTION

FLOOR PLAN

DATE

REVISIONS

ISSUE DATE: ----

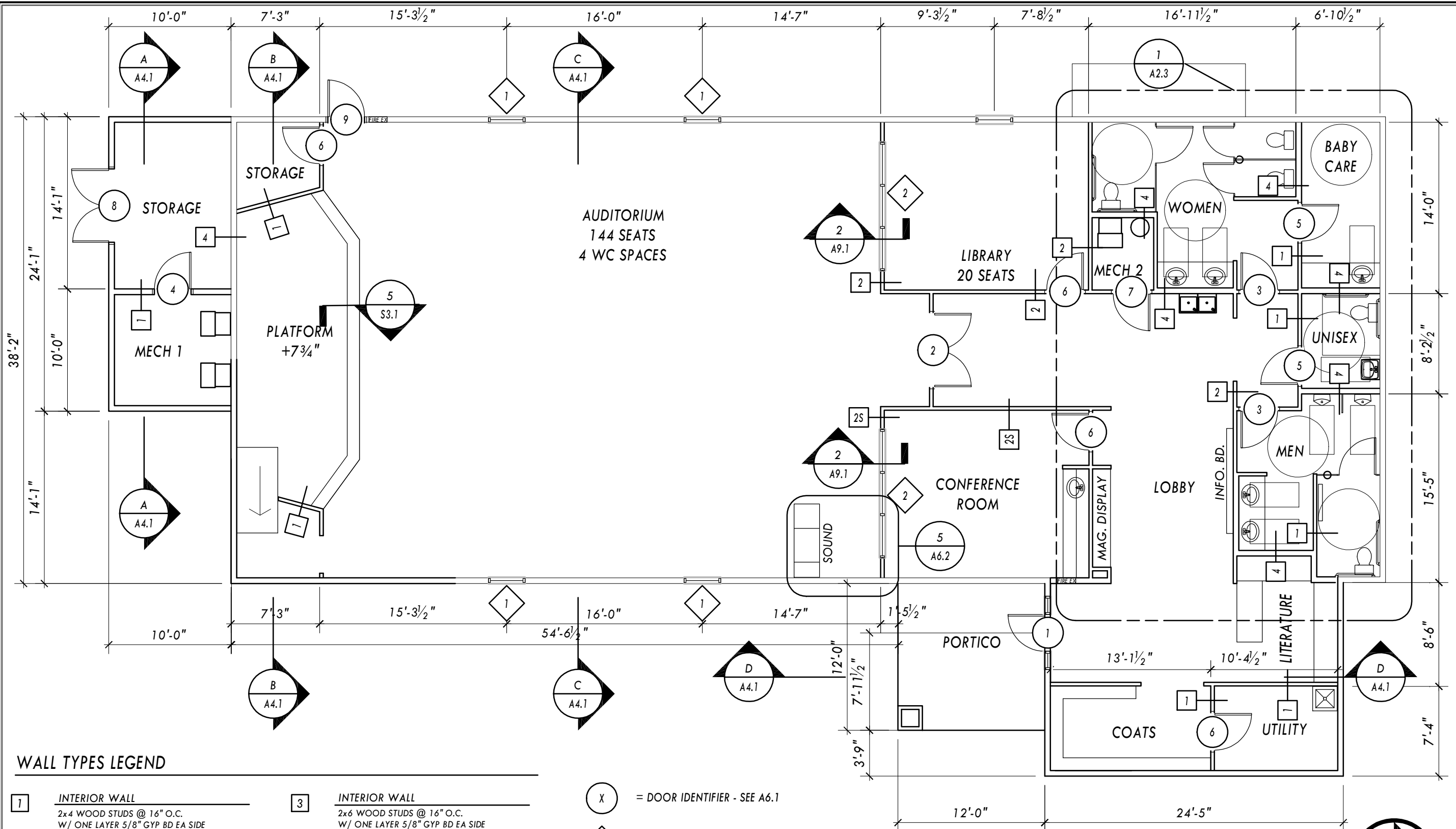
CHECKED BY:
KAS

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PROJECT:
00038

SHEET NUMBER:

A2.31



WALL TYPES LEGEND

1

INTERIOR WALL
2x4 WOOD STUDS @ 16" O.C.
W/ ONE LAYER 5/8" GYP BD EA SIDE

2

INTERIOR WALL W/ INSULATION
2x4 WOOD STUDS @ 16" O.C.
W/ 3 1/2" BATT INSUL
W/ ONE LAYER 5/8" GYP BD EA SIDE

3

INTERIOR WALL
2x6 WOOD STUDS @ 16" O.C.
W/ ONE LAYER 5/8" GYP BD EA SIDE

4

INTERIOR WALL
2x6 WOOD STUDS @ 16" O.C.
W/ ONE LAYER 5/8" GYP BD EA SIDE

S

SOUND WALL

- = DOOR IDENTIFIER - SEE A6.1
- = WINDOW IDENTIFIER - SEE A6.1
- = WALL TYPE - SEE WALL SCHEDULE

1

REMODELED FLOOR PLAN

SCALE: 1/8" = 1'-0"

- GENERAL NOTES
- DIMENSIONS SHOWN ARE TO FACE OF STUD
 - FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
 - ALL NEW INTERIOR PLUMBING WALLS SHALL BE 2X6 @ 16" O.C.
 - DOOR REF. - SEE A6.1 - (DOOR SCHEDULE)
 - POST SIGN AT ENTRY LOBBY NOTIFYING PUBLIC OF AVAILABILITY OF WHEELCHAIR SEATING



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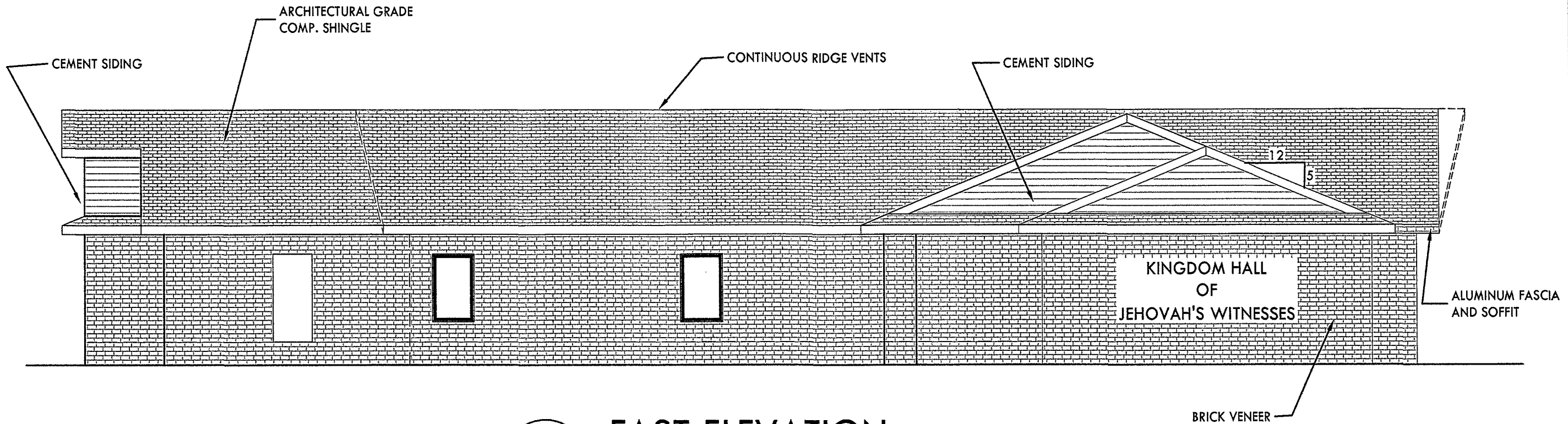
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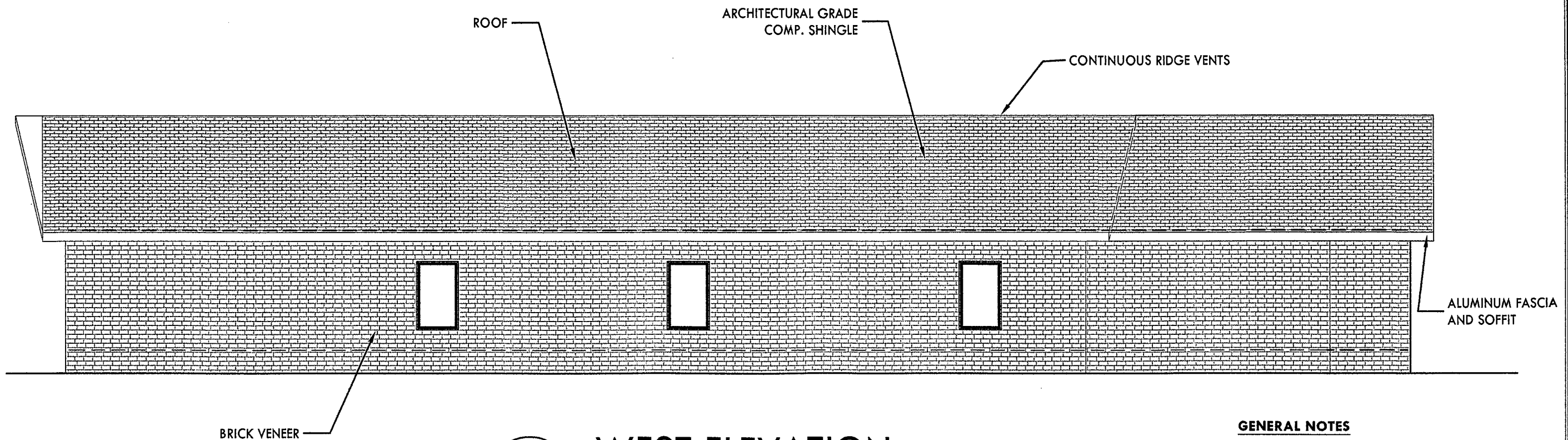
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SHEET NUMBER:
A2.2



2 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

GENERAL NOTES

*West door to be shown in sealed elevations.

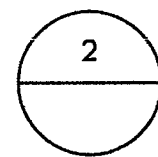
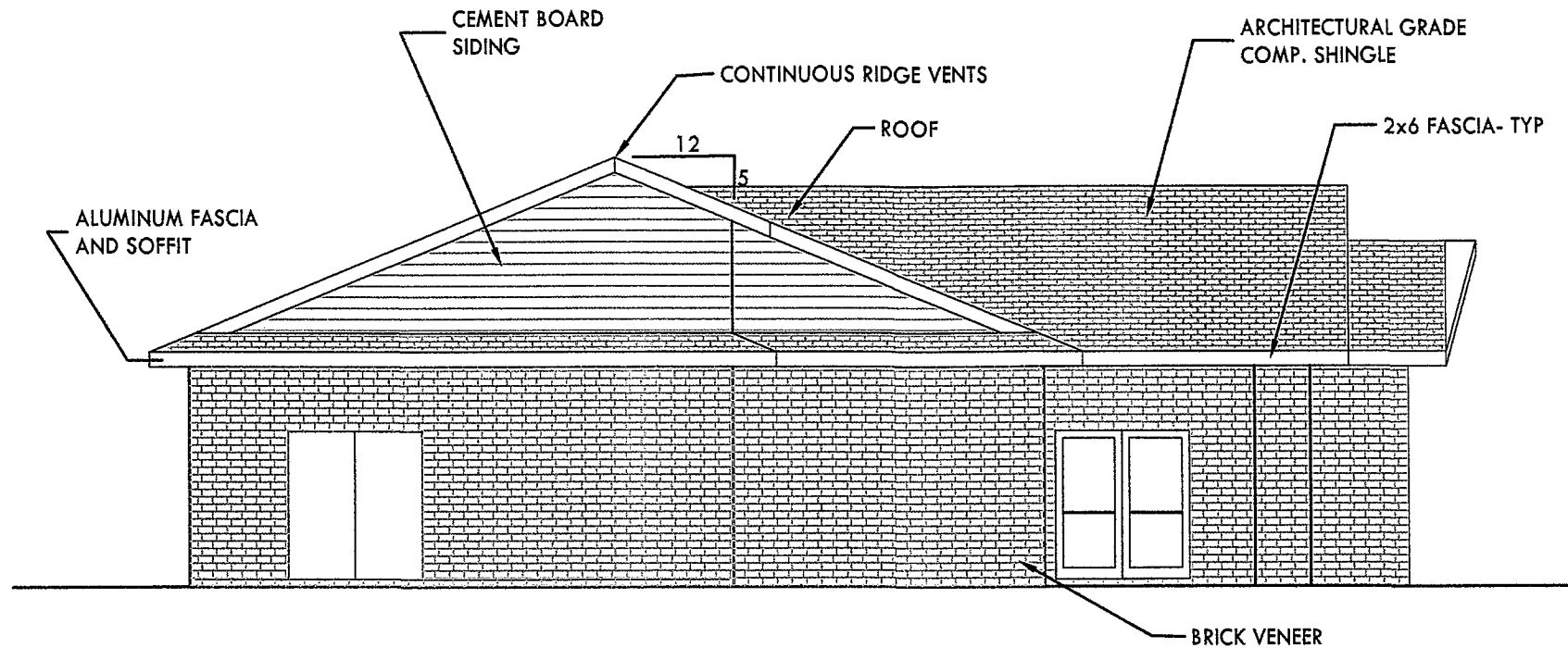
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URBANA, IL 61801

SHEET TITLE: **NOT FOR CONSTRUCTION**
ELEVATIONS

REVISIONS	DATE
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ISSUE DATE: _____
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PROJECT: **00038**
SHEET NUMBER: _____

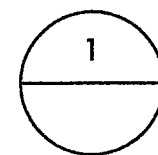
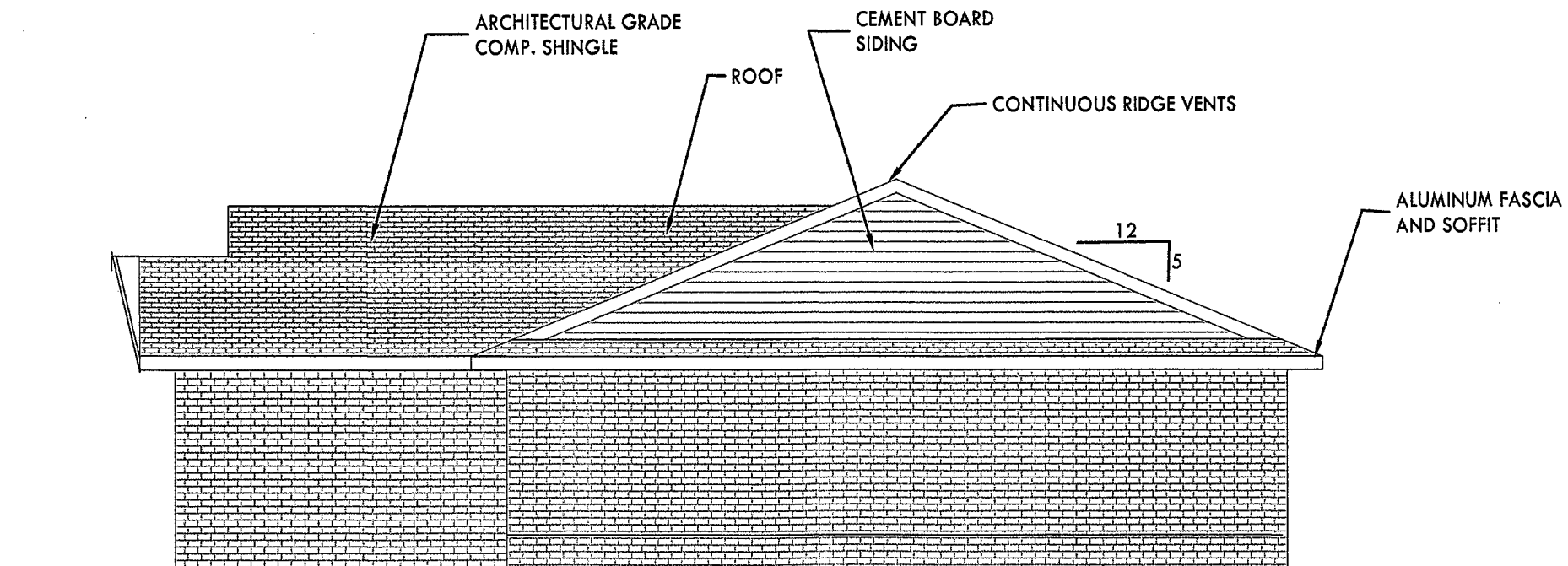
A3.1



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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ELEVATIONS

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PROJECT:

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SHEET NUMBER:

A3.2

Exhibit G: Site Photos



