



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Kevin Garcia, AICP, Planner II

DATE: May 4, 2018

SUBJECT: **Plan Case 2343-SU-18:** A request by Green Street Realty for a Special Use Permit to establish a Mixed Use Retail and Multi-Family Residential building at 1007 West University Avenue in the B-3, General Business Zoning District.

Introduction

Green Street Realty has applied for a Special Use Permit to establish a mixed-use commercial and multi-family residential building at 1007 West University Avenue. The Urbana Zoning Ordinance requires a Special Use Permit for multi-family residential uses in the B-3, General Business district. The commercial use is allowed by right. The property is currently home to Niro's Gyros, a one-story drive-through/take-out restaurant. The applicant would like to replace the existing building with a five-story building with commercial space on the ground floor and apartments above.

The Plan Commission must review the Special Use Permit application, hold a public hearing, and make a recommendation to the Urbana City Council. The Urbana City Council must then approve, approve with certain conditions, or deny the application.

Background

Description of the Site and Surrounding Properties

The property is approximately 18,000ft² (or just over 0.4 acres), and is located on the south side of University Avenue between Goodwin Avenue and Lincoln Avenue. It is directly across University Avenue from the Campus Circle apartments, another mixed use residential and commercial building, which is also zoned B-3. Campus Circle was granted a Special Use Permit in May, 2014 to allow multi-family residential in the B-3 district.¹ Most other nearby parcels along University Avenue are auto-oriented businesses, with the exception of two University of Illinois-owned parking lots to the west. To the south are high-density apartment buildings. Within a few blocks of the site, to the west and southwest, is the University of Illinois campus.

¹ Ord. Nos. 2012-10-097 and 2014-05-050 (to renew the previous SUP, which had lapsed).

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

Direction	Zoning	Existing Land Use
Site	B-3, General Business	Drive-through Restaurant
North	B-3, General Business	Mixed-use (Apartment/Retail)
East	B-3, General Business	Drive-through Restaurant
South	B-3U, General Business – University	Apartment
West	B-3, General Business	Parking Lot

Proposed Uses

The proposed uses of the site are 1,739ft² of commercial space on the ground floor, plus four additional stories each with six apartments (24 units total). The apartments would be a mix of single-bedroom (4) and two-bedroom (20) units.

Exhibit D contains a preliminary site plan and building elevations. The plans include parking for 30 cars and 14 bikes. Based on experience, the applicant expects that the future tenants will demand less parking than is proposed (and that the parking spaces under the building are unnecessary); however, the Zoning Ordinance requires 30 parking spaces based on the proposed uses.² All bike parking will be covered, as will the two required handicapped parking spaces and four other parking spaces. Access to the site will come from University Avenue and from the alley to the south. While landscaping is not shown on the preliminary site plan, the final development, if approved, must conform to the screening requirements of the Urbana Zoning Ordinance. Staff recommends that a landscape plan be submitted and adhered to as a condition of the Special Use Permit.

Discussion

Requirements for a Special Use Permit

According to Section VII-4.A 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 property is located in an area that is both commercial and residential. Other high-density residential apartments are located to the south and north, and businesses line University Avenue. Adding more housing to the area is conducive to the public convenience. It would add more residents to the area, which would benefit the surrounding businesses. It is also very close to northern part of the University of Illinois campus, which would benefit potential tenants.

² The applicant owns a building that was recently built at 503 E. University Ave. in Champaign that has 24 2- and 3-bedroom apartments and 4,000ft² of retail, but just 17 parking spaces.

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 proposed use will not be unreasonably injurious or detrimental to the district or to the public welfare. The uses are highly compatible with the surrounding area and the B-3 district in general. As the building would be located on the south side of University Avenue, tenants would not need to cross a busy arterial street to reach the University of Illinois. As stated above, the addition of residents will be beneficial, rather than detrimental, to the area.

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.*

The character of the B-3, General Business District will be preserved with the proposed special use. All development regulations of the B-3 district are met by the proposed site plan.

The Plan Commission shall determine whether the reasons set forth in the applications, and the evidence adduced during the public hearing, justify the granting of the Special Use Permits, and whether the proposed uses will be in harmony with the general purpose and intent of the Zoning Ordinance, and 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.

In addition, the Plan Commission shall make a recommendation to the City Council for or against the proposed special uses, and may also recommend such additional conditions and requirements on the operation of the proposed uses as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of this Ordinance, including but not limited to conditions that:

1. Regulate the location, extent, and intensity of such uses;
2. Require adherence to an approved site plan;
3. Require landscaping and the screening of such use by means of fences, walls, or vegetation;
4. Stipulate a required minimum lot size, minimum yards, and maximum height of buildings and structures;
5. Regulate vehicular access and volume, and the design and location of parking and loading areas and structures;
6. Require conformance to health, safety, and sanitation requirements as necessary;
7. Regulate signs and outdoor lighting;
8. Any other conditions deemed necessary to affect the purposes of the Zoning Ordinance.

While the attached building elevations show parking below the building that would be visible from the public right-of-way, the applicant has indicated that the intent is to build an attractive building where the covered parking is screened, not a building that is “on stilts”. Since the Plan Commission can regulate the design and location of parking areas per #5 above, staff recommends a condition that a wall be required to screen the parking from view, and the applicant is amenable to that condition.

Summary of Findings

1. Green Street Realty requests a Special Use Permit to establish a mixed-use commercial and multi-family residential building at 1007 West University Avenue in the B-3, General Business District. The multi-family use requires a Special Use Permit in the B-3 zoning district.
2. The proposed use is conducive to the public convenience at this location, and is located in an area that already contains high-density residential and business uses.
3. The proposed use would not be unreasonably injurious or detrimental to the district in which it shall be located.
4. The proposed use conforms to the regulations and standards of, and preserves the essential character of the B-3 district in which it shall be located.

Options

The Plan Commission has the following options for recommendations to the City Council in Case No. 2343-SU-18:

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.

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. 2343-SU-18 to the Urbana City Council with a recommendation for APPROVAL with the following CONDITIONS:

1. That the applicant submits a landscape plan prior to issuance of any building permit to ensure that proposed landscaping and screening conforms to the City of Urbana Zoning Ordinance standards for screening and required landscape buffers.
2. That the parking underneath the building be screened from view by a wall to the north and east.
3. That the development shall be constructed in general conformance with the attached Preliminary Site Plan and an approved landscape plan.

Attachments: Exhibit A: Location and Existing Land Use Map
Exhibit B: Zoning Map
Exhibit C: Application for Special Use Permit
Exhibit D: Preliminary Site Plan and Elevations

CC: Chris Saunders (Green Street Realty)
Jacob Unzicker (Mode 3 Architecture)

Exhibit A: Location & Existing Land Use Map

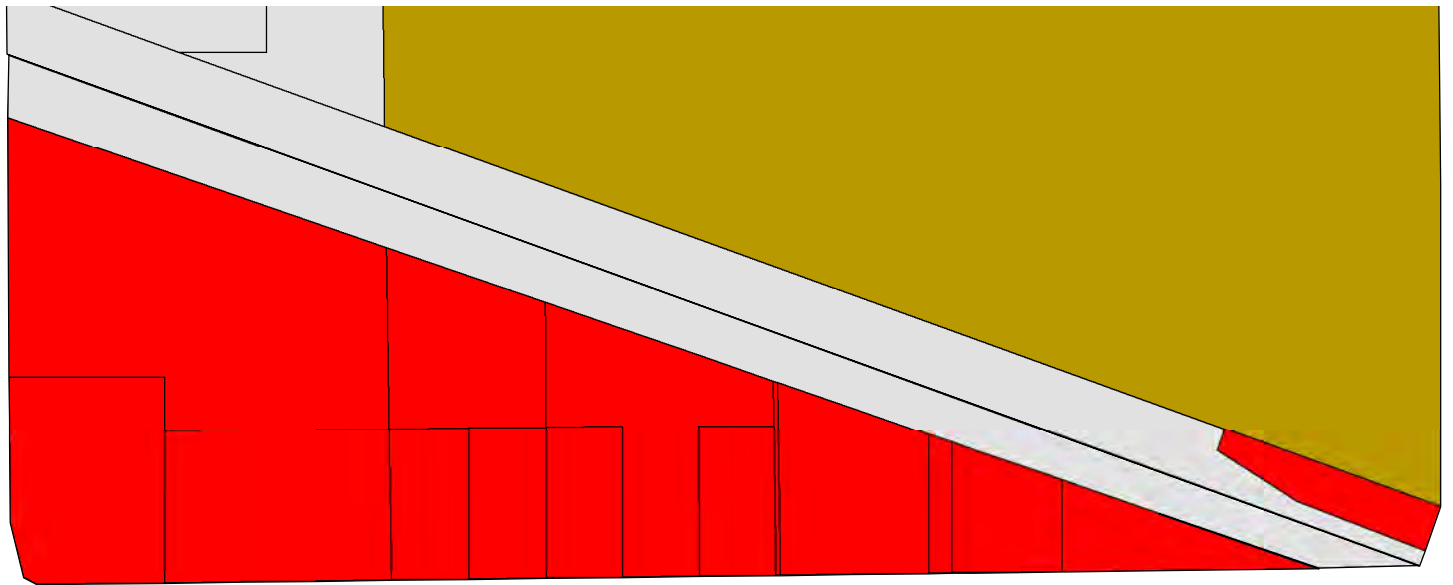


Case: 2343-SU-18
Subject: Special Use Permit
Location: 1007 West University Avenue
Petitioner: Green Street Realty

 Subject Property

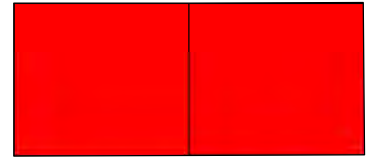
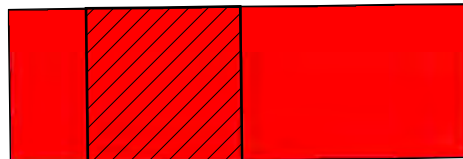
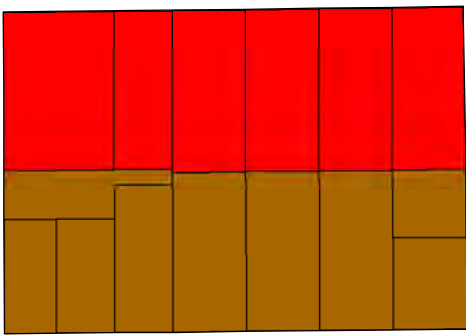


Exhibit B: Zoning Map



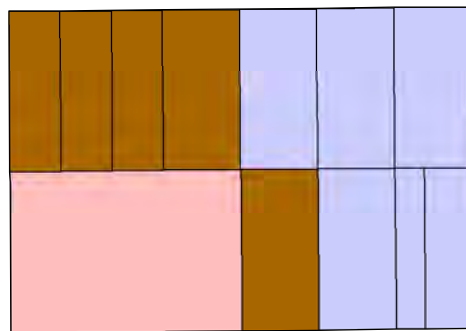
W University Ave

N Goodwin Ave

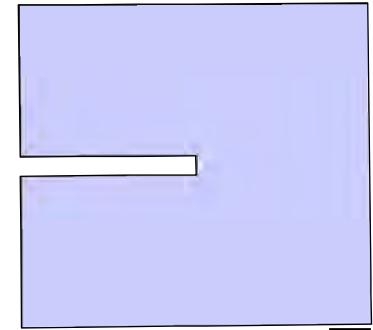


Harvey St

Clark St



N Gregory St










0 125 250 500 Feet

W Main St



Case: 2343-SU-18
 Subject: Special Use Permit
 Location: 1007 West University Avenue
 Petitioner: Green Street Realty

	IN-1		B3U
	B1		R4
	B3		R5
	Subject Property		



Application for Special Use Permit

PLAN COMMISSION

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 4/20/2018 Plan Case No. 2343-SU-18
Fee Paid - Check No. 1404 Amount \$200.00 Date 4/20/18

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 VII-4 of the Urbana Zoning Ordinance to allow *(Insert proposed use)* Multi-Family Residential on the property described below.

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Green Street Realty Phone: 217-356-8750
Address (street/city/state/zip code): 510 S Neil St, Champaign, IL 61820
Email Address: chris@greenstrealty.com

2. PROPERTY INFORMATION

Address/Location of Subject Site: **1007 West University Avenue**
PIN # of Location: **91-21-07-80-017**
Lot Size: **17,964 sf**
Current Zoning Designation: **B3**
Current Land Use (*vacant, residence, grocery, factory, etc*): **fast food drive-thru restaurant**
Proposed Land Use: **Mixed Use Retail with Multi-Family Residential**
Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

Lots Four (4) and Five (5) of Jonathon N. Howser's Heirs Subdivision of Lot Twenty-four (24) and the East 251 feet of Lot Twenty-five (25) of M. W. Busey's Heirs Addition to Urbana, and Lots One (1), Two (2), and Three (3) of Block Forty-four (44), and Lot Six (6) in Block Forty-five (45) of Seminary Addition to Urbana, as per plat recorded in Plat Book "A," at Page 340, in Champaign County, Illinois.

3. CONSULTANT INFORMATION

Name of Architect(s): Mode 3 Architecture (Jacob Unzicker) Phone: 217.355.8731

Address (street/city/state/zip code): 301 N Neil St. Suite 400, Champaign, IL 61820

Email Address: jacob@mode3arch.com

Name of Engineers(s): BKB Engineering (Bryan Bradshaw) Phone: 217.531.2971

Address (street/city/state/zip code): 301 N Neil St. Suite 400, Champaign, IL 61820

Email Address: bbradshaw@bkbeng.com

Name of Surveyor(s): BKB Engineering (Bryan Bradshaw) Phone: 217.531.2971

Address (street/city/state/zip code): 301 N Neil St. Suite 400, Champaign, IL 61820

Email Address: bbradshaw@bkbeng.com

Name of Professional Site Planner(s): Phone:

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

Email Address:

Name of Attorney(s): Rick Aeilts Phone: 217-351-4040

Address (street/city/state/zip code): 411 W University Ave, Champaign, IL 61820

Email Address: RAeilts@erwinlaw.com

4. REASONS FOR SPECIAL USE PERMIT

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

We are applying for a special use permit to build a 5 story building with multifamily residential on the top four floors of the building. We believe that proximity to the University of Illinois campus and hospitals will be an ideal location for residential use.

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 proposed designed building will fit well into this district, as many of the surrounding buildings are either multifamily or mixed used buildings.

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.

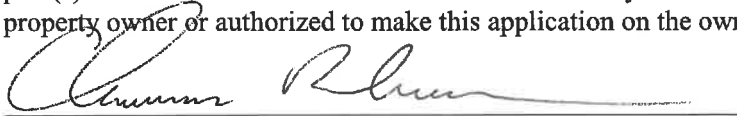
The proposed designed building will conform to the standards of the district by preserving retail on the first floor like the other properties in the district. We will be significantly enhancing the district with this building.

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

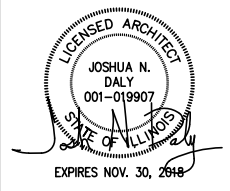
4-20-18

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

PROJECT TITLE:
 1007 UNIVERSITY DEVELOPMENT
 DESIGN REVIEW APPLICATION



DESIGN REVIEW APPLICATION
 REVISIONS OR ADDED SHEETS

No.	DATE	DESCRIPTION

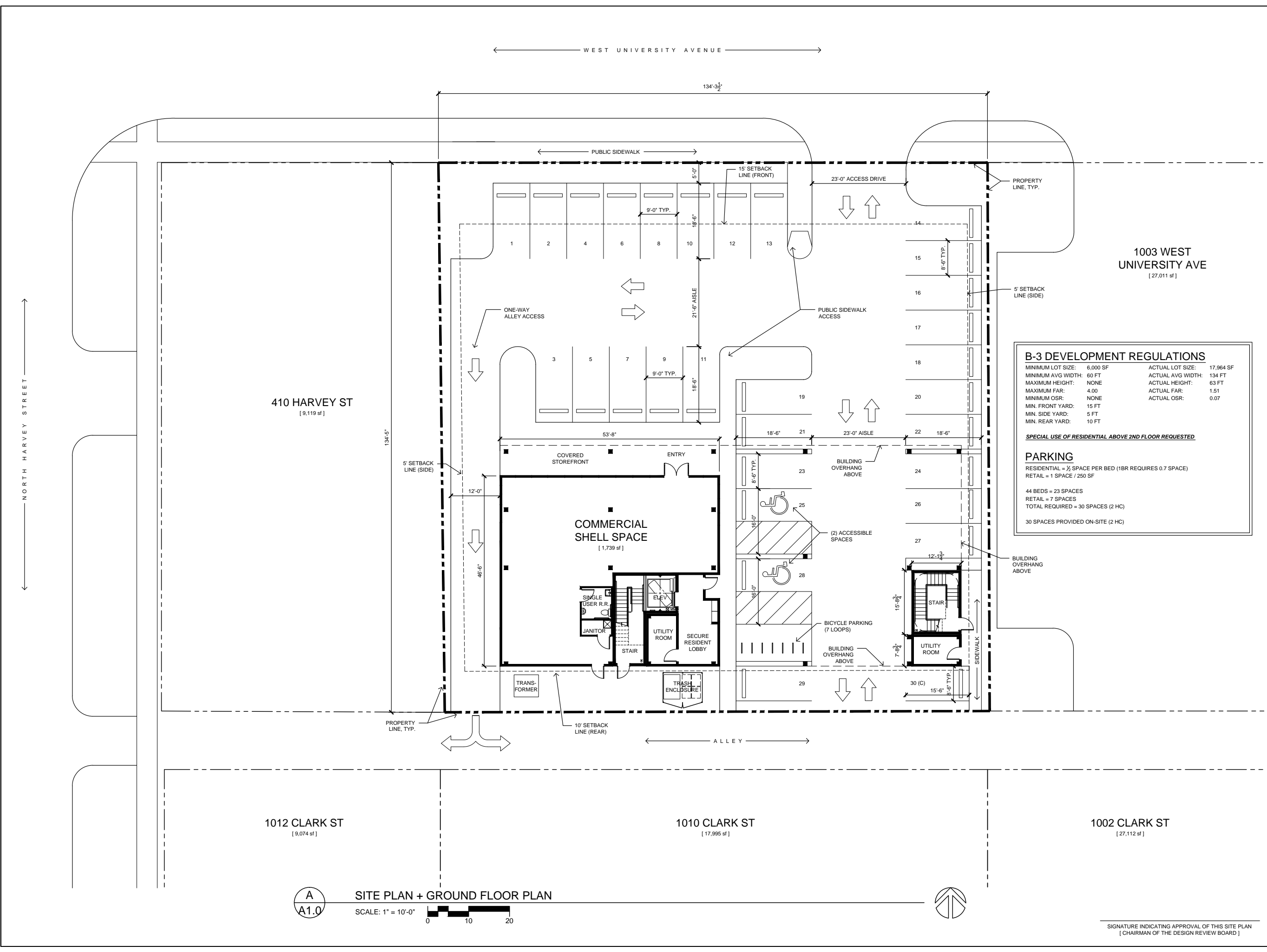
SHEET TITLE

SITE PLAN +
 GROUND LEVEL
 FLOOR PLAN

DATE: APRIL 17, 2018

A1.0

SHEET #



B-3 DEVELOPMENT REGULATIONS

MINIMUM LOT SIZE:	6,000 SF	ACTUAL LOT SIZE:	17,964 SF
MINIMUM AVG WIDTH:	60 FT	ACTUAL AVG WIDTH:	134 FT
MAXIMUM HEIGHT:	NONE	ACTUAL HEIGHT:	63 FT
MAXIMUM FAR:	4.00	ACTUAL FAR:	1.51
MINIMUM OSR:	NONE	ACTUAL OSR:	0.07
MIN. FRONT YARD:	15 FT		
MIN. SIDE YARD:	5 FT		
MIN. REAR YARD:	10 FT		

SPECIAL USE OF RESIDENTIAL ABOVE 2ND FLOOR REQUESTED

PARKING
 RESIDENTIAL = 1/2 SPACE PER BED (1BR REQUIRES 0.7 SPACE)
 RETAIL = 1 SPACE / 250 SF

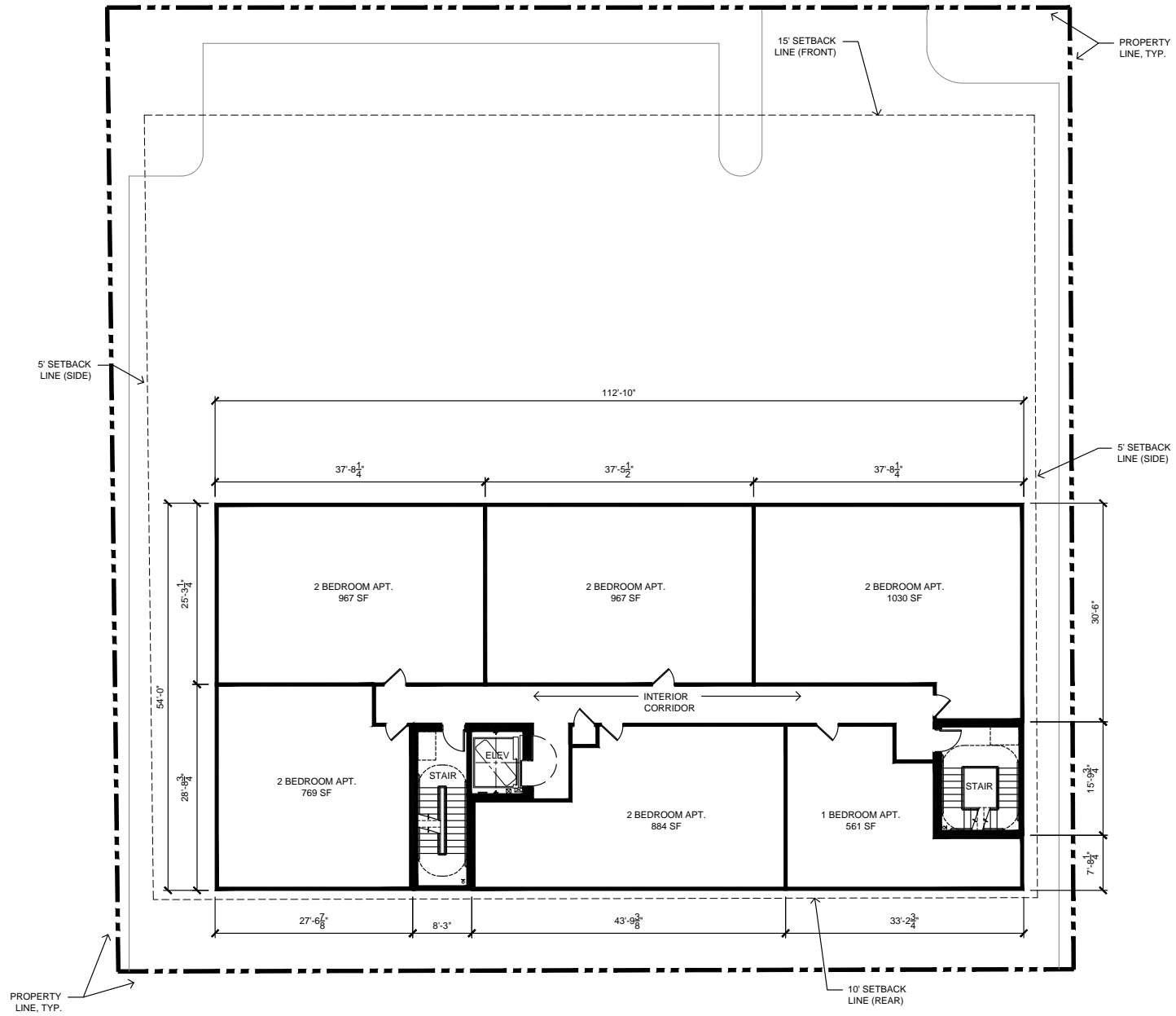
44 BEDS = 23 SPACES
 RETAIL = 7 SPACES
 TOTAL REQUIRED = 30 SPACES (2 HC)
 30 SPACES PROVIDED ON-SITE (2 HC)

A
A1.0 SITE PLAN + GROUND FLOOR PLAN
 SCALE: 1" = 10'-0"
 0 10 20



SIGNATURE INDICATING APPROVAL OF THIS SITE PLAN
 [CHAIRMAN OF THE DESIGN REVIEW BOARD]

PROJECT TITLE:
 1007 UNIVERSITY DEVELOPMENT
 DESIGN REVIEW APPLICATION



A
 A1.1

SECOND - FIFTH FLOOR PLAN

SCALE: 1" = 10'-0"
 0 10 20



DESIGN REVIEW APPLICATION		
REVISIONS OR ADDED SHEETS		
No.	DATE	DESCRIPTION

SHEET TITLE

SECOND - FIFTH FLOOR PLAN

DATE: APRIL 17, 2018

A1.1

SHEET #



A
A1.3 AERIAL VIEW LOOKING SW WEST ABOVE UNIVERSITY



B
A1.3 PERSPECTIVE VIEW LOOKING SW WEST ALONG UNIVERSITY



C
A1.3 PERSPECTIVE VIEW LOOKING SE EAST ALONG UNIVERSITY

M O D E 3
ARCHITECTURE
301 N. NELL STREET SUITE 400
CHAMPAIGN, IL 61820
PH: 217-355-8731 EMAIL: josh@mode3arch.com
IL. PROF. DESIGN FIRM #184.006697
©2018 MODE 3 ARCHITECTURE INC.

PROJECT TITLE:
1007 UNIVERSITY DEVELOPMENT
DESIGN REVIEW APPLICATION

DESIGN REVIEW APPLICATION		
REVISIONS OR ADDED SHEETS		
No.	DATE	DESCRIPTION

SHEET TITLE

EXTERIOR
PERSPECTIVES

DATE: APRIL 17, 2018

A1.3

SHEET #