



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Kat Trotter, Planner I
DATE: October 30, 2020
SUBJECT: Plan Case No. 2410-M-20: A request by James and Spencer Dobrovlny to rezone five (5) properties from R-3, Single and Two-Family Residential to R-5, Medium High Density Multiple-Family Residential located at 702, 704, 706 and 708 West High Street and 309 South Coler Avenue.

Introduction

James and Spencer Dobrovlny request a rezoning from R-3, Single and Two-Family Residential to R-5, Medium High Density Multiple-Family Residential at 702, 704, 706 and 708 West High Street and 309 South Coler Avenue. The applicants would like to rezone the properties at West High Street and South Coler Avenue to allow for higher density residential development close to the University of Illinois campus. 4 rental homes and a home converted into apartments exist on the properties now.

The request does not align with the Comprehensive Plan, nor does it adequately satisfy the rezoning criteria, as discussed below. Staff therefore recommends denial of the rezoning request.

Background

The property at West High Street and South Coler Avenue is occupied by rental homes and a home that has been converted into apartments. All of the homes have been on the properties for over 50 years. These and other R-3-zoned properties along West High Street serve as a transition from the lower density R-2 zoning district to the south, to the MOR and R-5 zoning districts to the north. Higher density uses and R-5 zoning make up the majority of the block to the west across Busey Avenue, while properties east of Busey Avenue are largely zoned R-2, Single Family Residential.

Rezoning the property from R-3 to R-5 would allow for higher-density residential development. Per Table V-I, multifamily residential buildings are not allowed in the R-3 zoning district, but are permitted by-right in the R-5 zoning district. A rezoning would also allow a greater floor-area ratio, which would allow larger buildings on the properties. If the rezoning request is approved, the maximum floor-area ratio would more than double, from 0.40 to 0.90,¹ and the minimum required open space ratio would decrease from 0.40 to 0.30.

¹ For reference, the average existing floor-area ratio on each lot is roughly 0.33.

Description of the Site and Surrounding Properties

Combined, the five properties are approximately 27,700 square feet, or 0.64 acres, and are located on the northwest corner of West High Street and South Coler Avenue. They are in the West Urbana neighborhood. They contain rental homes, including one that has been converted into apartments.

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

Direction	Zoning	Existing Land Use	Future Land Use
Site	R-3, Single and Two-Family Residential	Single Family Homes Multiple-Family Conversion	Residential
North	MOR, Mixed Office Residential R-5, Medium High Density Multiple Family Residential	Single Family Homes, Group Homes and Apartment Buildings	Mixed Residential
East	R-3, Single and Two-Family Residential MOR, Mixed Office Residential	Single Family Homes and Duplexes	Residential
South	R-2, Single-Family Residential	Single Family Homes, Duplexes and Conversions	Residential
West	R-4, Medium Density Multiple Family Residential	Apartment Buildings	Residential

Discussion

The applicant does not currently have development plans for the property, so rezoning from R-3, Single and Two-Family Residential to R-5, Medium High Density Multiple-Family Residential appears to be entirely speculative. In the Comprehensive Plan, the Future Land Use designation for the property is Residential (Urban Pattern), which is defined as:

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.

Multiple-family residential zoning does not fit the intent of the Residential (Urban Pattern) Future Land Use designation. R-5 zoning is better suited in the Mixed Residential and Multifamily future land use areas to the north and west of the property.

The Comprehensive Plan also outlines “Strategies for Neighborhood Stability” for the West Urbana neighborhood:

1. Explore “Neighborhood Conservation District” Strategies
2. Promote Single-Family Residential Uses in areas zoned for single-family
3. Preserve existing zoning protections
4. New development to respect traditional physical development pattern

The R-3 zoning district acts as a transition area between the R-2-zoned properties to the south and the MOR properties to the north. A block further north, the properties are all zoned R-5, Medium High Density Multiple-Family Residential. The Comprehensive Plan clearly calls for the preservation of the existing single-family residential uses and does not call for higher density development in this area.

Rezoning Criteria

In the case of *La Salle National Bank v. County of Cook*, 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. In addition to the six La Salle Criteria, the court developed two more factors in the case of *Sinclair Pipe Line Co. v. Village of Richton Park*. Together, all eight factors are discussed below to compare the current zoning to the proposed zoning.

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

The proposed rezoning to R-5, Medium High Density Multiple-Family, is not as compatible with the land uses of the immediate area as the existing R-3 zoning is (see Exhibits A and B). Properties west of Busey Avenue do accommodate higher densities. However, east of Busey Avenue, most properties are zoned R-3 and MOR, and are characterized by lower-density housing.

The parcels along the north side of West High Street, from Busey Avenue to McCullough Street, are all zoned R-3, with the exception of one property zoned R-4. While the West Urbana neighborhood has a variety of housing types, ranging in density, the R-3 zoning along the north side of West High Street acts as a buffer between higher density residential uses to the north along Green Street, and lower density residential uses and zoning to the south.

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

The applicant does not have development plans for the properties. Without a proposed development project, it is difficult to determine whether or not the rezoning would have an effect on neighboring property values. If the proposed rezoning is not approved, the applicant could redevelop these properties within the development regulations of the R-3 zoning district, or continue to rent the existing single-family homes.

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

The proposed rezoning would not likely affect the health, safety, morals or general welfare of the public. The properties would still be zoned for residential uses, however the rezoning would allow for higher floor area ratio and multiple-family uses. residential intensity would increase.

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

The public would likely see no gain if the property is rezoned to R-5, Medium High Density Multiple-Family Residential. The properties already contain occupied rental homes under the R-3 zoning, so it does not appear that there is any hardship to the property owners that necessitates the rezoning.

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

The properties individually are well-suited for single-family residential uses, as those uses exist on the properties now. The combined property is 0.64 acres, so in terms of its size, it could be well-suited for multiple-family residential uses. However, the Future Land Use designation discourages higher-density residential uses, and encourages preservation of existing single-family uses on these properties.

Additionally, if the property is rezoned to the R-5 zoning district, the applicant could build to the maximum development standards of the district. The R-5 district allows for a maximum FAR of 0.90, over double what is currently allowed on the site.

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.

The property is not vacant and has not been vacant since the applicants have owned the property. The homes on the property have been there for over 50 years.

7. The community's need for more of the proposed use.

The applicant requests a rezoning to allow for higher density development close to the University of Illinois campus and Downtown Urbana. The applicant states that this rezoning would allow for higher-density development that would mirror that across Busey Avenue.

For several years, developers have been building multifamily residential buildings and developments in Urbana and Champaign, so there may be a need for more multifamily projects, especially near the University of Illinois campus. Absent a market study, it is difficult to say whether more of these developments are needed, or if the supply has caught up with demand. In this case, there is no proposed use; it is simply a request to rezone the properties with no stated plans to redevelop them.

8. The care with which the community has planned its land use development.

In the Comprehensive Plan the properties are identified as part of the "Residential" Future Land Use designation. In the West Urbana Neighborhood, the Comprehensive Plan states, "Promote Single-Family Residential Uses in areas zoned for single-family." The proposed rezoning to R-5, Medium High Density Multiple-Family zoning district would be not consistent with this designation.

Summary of Staff Findings

1. James and Spencer Dobrovolny request a rezoning from R-3, Single and Two-Family Residential zoning district to R-5, Medium High Density Multiple-Family Residential zoning district at 702, 704, 706, and 708 West High Street and 309 South Coler Avenue.
2. The proposed rezoning to the R-5, Medium High Density Multiple-Family Residential zoning district would not be compatible with the “Residential” future land use designation of the Urbana Comprehensive Plan.
3. The proposed rezoning would allow for development that could be out of scale with the surrounding area, as the adjacent properties are zoned R-3 and MOR, and are occupied by single-family and duplex rental homes and conversions.
4. The public would likely see no gain if the property is rezoned from the R-3 to the R-5 zoning district, and there appears to be no hardship to the property owner as it is currently zoned, since the units are rented out.
5. The property is not vacant and has not been vacant since the applicants have owned the property. The homes on the properties have been there for over 50 years.
6. It is unclear if there is a need for more of the types of uses that would be allowed if the rezoning is granted.

Options

The Plan Commission has the following options for recommendations to the City Council in Case No. 2410-M-20:

1. Recommend approval of the rezoning request.
2. Recommend approval of the rezoning request with conditions.
3. Recommend denial of the rezoning request.

Staff Recommendation

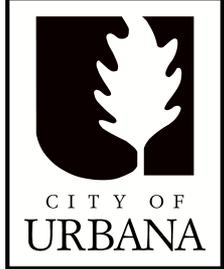
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission make a recommendation to City Council to **DENY** the Zoning Map Amendment.

Attachments:

- Exhibit A: Location Map
- Exhibit B: Zoning Map
- Exhibit C: Future Land Use Map
- Exhibit D: Site Photos
- Exhibit E: Application for Zoning Map Amendment

CC: James and Spencer Dobrovolny, Baker Collins, LLC

Exhibit B - Zoning Map



Case No. 2410-M-20
 Subject High Street & Coler Avenue Rezoning
 Address 702, 704, 706 & 708 W. High St. and 309 S. Coler Ave.
 Petitioner James and Spencer Dobrovlny

Legend

-  Subject Property
-  R-2
-  R-3
-  B-1
-  R-4
-  B-2
-  R-5
-  B-3U
-  R-6
-  CRE
-  R-7
-  MOR

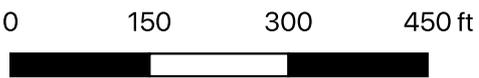
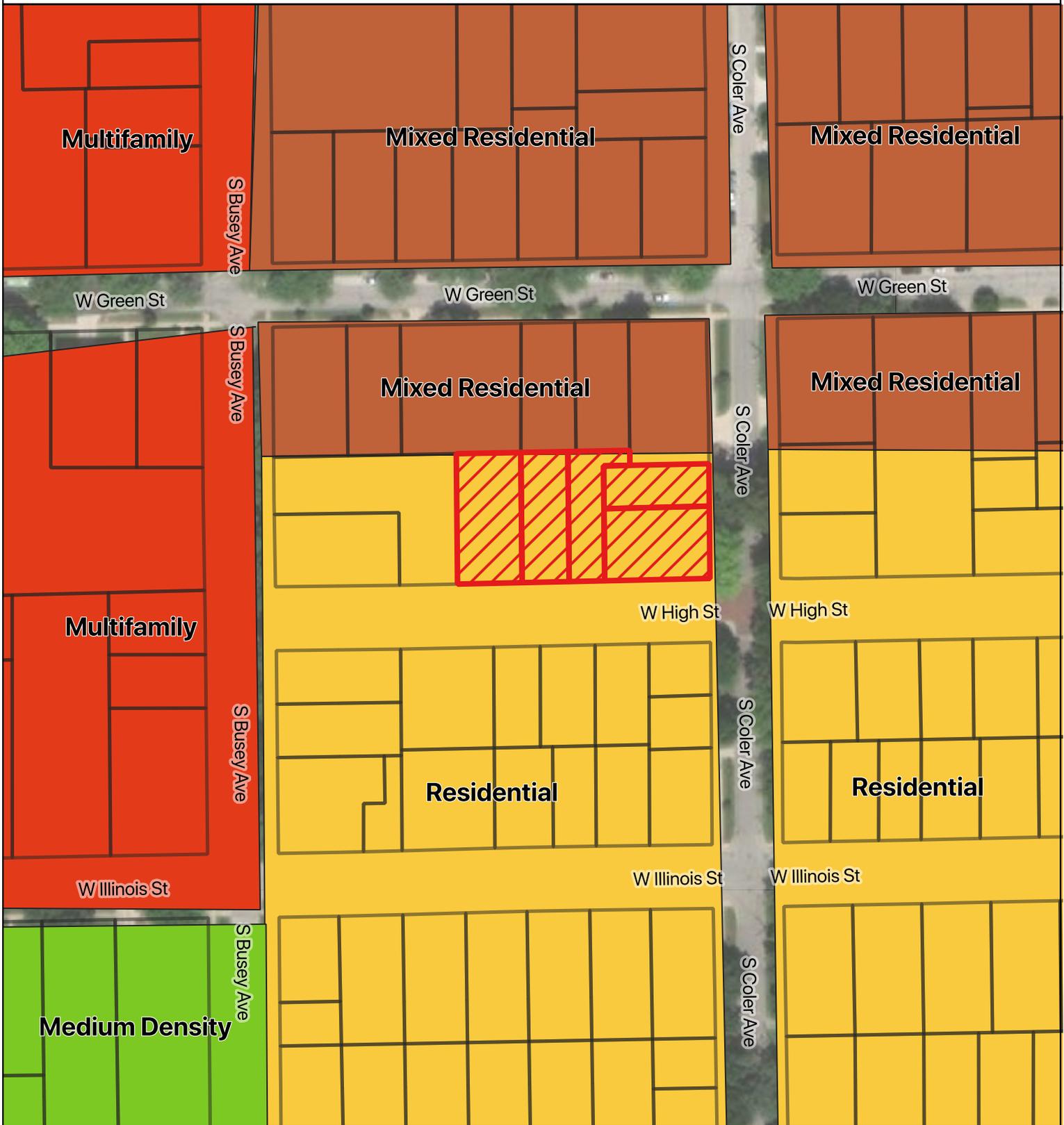


Exhibit C - Future Land Use Map

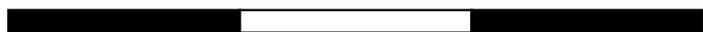


Case No. 2410-M-20
 Subject High Street & Coler Avenue Rezoning
 Address 702, 704, 706 and 708 W. High St. & 309 S. Coler Ave.
 Petitioner James & Spencer Dobrovolny

Legend

-  Subject Properties
-  Parcel Lines
- Future Land Use**
-  Medium Density
-  Mixed Residential
-  Multifamily
-  Residential

0 150 300 450 ft









Application for Zoning Map Amendment

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City’s website at <http://www.urbanainllinois.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 _____ Plan Case No. _____
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): James Dobrovolny, Spencer Dobrovolny Phone: 217-493-3446, 415-578-2886
Address (street/city/state/zip code): 1206 W University Ave Champaign IL 61821
Email Address: dobie@bakercollinsllc.com , spencer@goodbonesdesignbuild.com
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Owners

2. OWNER INFORMATION

Name of Owner(s): Phone:
Address (street/city/state/zip code):
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: 702, 704, 706, 708 W. High St and 309 S. Coler Ave
PIN # of Location: 92-21-17-107-016 (702 W. High St), 92-21-17-107-014 (704 W. High St), 92-21-17-107-013 (706 W. High St), 92-21-17-107-012 (708 W. High St), and 92-21-17-107-015 (309 S. Coler Ave)
Lot Size: 27,712.50 square feet
Current Zoning Designation: R3
Proposed Zoning Designation: R5
Current Land Use (vacant, residence, grocery, factory, etc): SFR and duplex
Proposed Land Use: multifamily
Present Comprehensive Plan Designation: duplex

How does this request conform to the Comprehensive Plan? **Matches High Density contiguous properties**

Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

Separate Sheet

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): Phone:

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

Email Address:

5. REASONS FOR MAP AMENDMENT:

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

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

Downtown Urbana continues to be revitalized and the corridor that connects it to Campus is part of MCOR

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

Appendix A Future Land Use Map calls for these properties to be multi-family – “apartment complexes and buildings in close proximity to business centers, downtown and campus.” Ordinance No. 2012-04-041 - As stated in the executive summary of the 2012 Downtown Plan, Urbana has identified opportunities and key goals of: “Better connecting Downtown with the community, the University, and the region; Increasing residents; strengthen economic activity; Attract more residents; Reduce environmental impact.”

What other circumstances justify the zoning map amendment

The subject property is surrounded by Multi-Family residential development with high FAR. Parcel Number 92-21-17-107-017 and 018 make up a development of two, 3 story structures with a combined 25 units in 31,868 square feet of living space on 23,516 square feet of land. For an average, FAR of 1.36.
The other 3 properties that border subject property are:
92-21-17-107-006 a large 2 story legal non-conforming “3 or more unit” structure
92-21-17-107-007 a two story, 3-unit building
92-21-17-107-008 a three story, 6-unit structure.
Across the corridor that connects campus town to downtown Urbana (Green St) the same dense multifamily development is mirrored back.

Time schedule for development (*if applicable*)

N/A

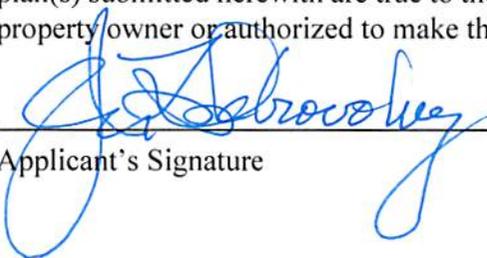
Additional exhibits submitted by the petitioner.

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

9.21.20
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

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

Appendix A Future Land Use Map calls for these properties to be multi-family – “apartment complexes and buildings in close proximity to business centers, downtown and campus.” Ordinance No. 2012-04-041 - As stated in the executive summary of the 2012 Downtown Plan, Urbana has identified opportunities and key goals of: “Better connecting Downtown with the community, the University, and the region; increasing residents; strengthen economic activity; Attract more residents; Reduce environmental impact.”

What other circumstances justify the zoning map amendment

The subject property is surrounded by Multi-Family residential development with high FAR. Parcel Number 92-21-17-107-027 and 028 make up a development of two, 3 story structures with a combined 25 units in 21,850 square feet of living space on 21,536 square feet of land. For an average FAR of 3.26.
The other 3 properties that border subject property are:
92-21-17-107-028 a large 3 story legal non-conforming “9 or more unit” structure
92-21-17-107-027 a two story, 3-unit building
92-21-17-107-026 a three story, 6-unit structure.
Across the corridor that connects campus town to downtown Urbana (Green 5) the same dense multifamily development is mirrored back.

Time schedule for development (if applicable)

N/A

Additional exhibits submitted by the petitioner.

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

9/14/20

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

704 W. High St.

The East 17 feet 8 1/2 inches of Lot 5 and the West 15 feet of Lot 6 all in Block 3 of Joseph W. Sim's Addition to Urbana, as per plat recorded in Deed Record "O" at page 125, in Champaign County, Illinois.

AND ALSO East 26 feet and 11 inches of the West 42 feet and 4 inches of Lot 6, except the South 107 1/2 feet thereof, in Block 3 Joseph W. Sim's Addition to Urbana, as per plat recorded in Deed Record "O" at page 125, in Champaign County, Illinois.

708 W. High St.

Commencing 2 1/2 feet West of the Southeast corner of Lot 4 in Block 3 in Joseph W. Sim Jr.'s (also known as J.W. Sim's) Addition to the City of Urbana, as per Plat recorded in Deed Record "O" at Page 125; and running thence West 59 feet; thence North 121 1/2 feet; thence East 59 feet; thence South 121 1/2 feet to the place of beginning, in Champaign County, Illinois.

706 W. High St.

The East 2.5 Feet of Lot 4 and the West 40 Feet of Lot 5 all in Block 3 of Joseph W. Sim, Jr.'s Addition to Urbana, as per Plat recorded in Deed Record "O" at Page 125, situated in Champaign Count, Illinois.

702 W. High St.

The East 42 Feet 3 1/2 Inches of the South 67.5 Feet of Lot 6 and the South 67.5 Feet of Lot 7 in Block 3 of J. W. Sim, Jr.'s Addition to the City of Urbana, in Champaign County, Illinois.

309 S. Coler Ave

A part of Lots 6 and 7 of Block 3 of Joseph W. Sim's Addition to Urbana, as per Plat recorded in Deed Record "O" at page 125, in Champaign County, Illinois, described as follows:

Commencing 67 feet and 6 inches North of the Southeast corner of Block 3 in Joseph W. Sim's Addition to Urbana, and running thence North 40 feet, thence West 100 feet, thence South 40 feet, thence East 100 feet to the place of beginning.

RE: [wuna-list] Rezoning of five properties on High and Coler streets

Ricci, Marcus

Fri 10/23/2020 6:36 PM

To: 'Sylvie Khan' <sylvie_khan@hotmail.com>; Carolyn Baxley (baxley@baxleymedia.com) <baxley@baxleymedia.com>;

Cc: Trotter, Katherine <krtrtrotter@urbanainllinois.us>;

Good evening, Sylvie.

Thank you for your comments regarding the proposed rezoning along High Street. The Planner managing that case is Kat Trotter (copied here). She will respond to your comments. Kat mailed notices to the required neighbors earlier this week and they should be arriving soon. Those letters included Kat's contact information.

Carolyn: please send Kat's contact information to the WUNA listserv, so that members' comments are handled properly. I would hate for anyone's comments to not get to the ZBA properly...

Be safe, stay healthy,
Marcus

Marcus Ricci, AICP
Planner II

Community Services Department | City of Urbana
400 S Vine St | Urbana, Illinois 61801
217.328.8283



From: Sylvie Khan <sylvie_khan@hotmail.com>
Sent: Friday, October 23, 2020 11:19 AM
To: Ricci, Marcus <mericci@urbanainllinois.us>
Subject: Fwd: [wuna-list] Rezoning of five properties on High and Coler streets

Hello Marcus,

I hope you and yours are well!

I'm writing to express my reservations about the proposal to rezone to R5 on the north side of High near Coler. I don't believe it's in the interests of the neighborhood to increase occupancy in that direction.

I understand the proposal is not even official yet, and I want to take every opportunity!

Thank you.

Sylvie

Sylvie Khan
+1 217 607 0443

Begin forwarded message:

From: Carolyn Baxley <baxley@baxleymedia.com>
Date: October 23, 2020 at 11:13:51 AM CDT
To: wuna list <wuna-list@googlegroups.com>
Subject: FW: [wuna-list] Rezoning of five properties on High and Coler streets

Time to sit up and take notice, neighbors! If this rezoning is allowed to move forward, it would undermine much of the good we did with the Downtown to Campus Plan back in the day. Any buffer to blocks east of this development would be irrevocably lost and it could start a domino effect down the north side of High. R5 may be called "medium" high density, but it permits VERY large buildings, and it isn't good planning to jump an area from R3 to R5 when the usage in the area is predominantly single family houses. The R3 zoning was put into place to provide a buffer between the MOR district to the north and single family to the south.

When we have more information about when this case will come before Plan Commission, I hope you will raise your voices in protest. Won't hurt to get a head start by sending emails now to the City Planning staff to discourage them from even *considering* a positive recommendation in this case:

Kevin Garcia – kjgarcia@urbanaininois.us
 Marcus Ricci – mericci@urbanaininois.us
 Lily Wilcock – lawilcock@urbanaininois.us
 Katherine Trotter – krtrtrotter@urbanaininois.us

Many of us have fought long and hard to maintain our historic West Urbana neighborhood, and this case demonstrates clearly why we need to constantly pay attention and all pull together to prevent further encroachment of even more large apartment buildings, many of which already have a high vacancy rate. The strategy of the owners may be to try for R5, hoping an R4 compromise will be offered, but that would also be detrimental to the neighborhood. Our message needs to be loud and clear: **the R3 zoning needs to stay in place.**

Here's a link to the City zoning map, and it's always useful to be familiar with it:
https://www.urbanaininois.us/sites/default/files/attachments/2019%20Zoning%20Map_36-48%20with%20addresses%20-%20rfs.pdf

Carolyn Baxley

From: 'Steve Ross' via wuna-list <wuna-list@googlegroups.com>
Sent: Thursday, October 22, 2020 8:29 PM
To: WUNA-List <wuna-list@googlegroups.com>
Subject: [wuna-list] Rezoning of five properties on High and Coler streets

WUNA,

For your information, today I received a letter from the Urbana Department of Community Development Services. It contained a "Notice of Public Hearing Regarding a Zoning Map Amendment" for a (virtual) meeting to be held on November 5th at 7:00 p.m.

The letter lists the plan case as:

Plan Case 2388-M-19: A request by Jim and Spencer Dobrovolny to rezone five (5) property [sic] from R-3,

Single and Two-Family Residential to R-5, Medium High Density Multiple-Family Residential located at 702, 704, 706 and 7-8 West High Street and 309 South Coler Avenue.

I'm assuming that means that the plans of the owners are to tear down the existing houses and build a "medium high density" apartment building. This strikes me as having a substantial impact on this part of the neighborhood.

The letter further says that more information can be found at <<https://www.urbanainllinois.us/node/8397>>, but I didn't see any more details.

-- Steve Ross
609 W. Green Street

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The opinions expressed on this list do not necessarily reflect those of the WUNA Steering Committee. Please maintain a civil tone when posting.

You received this message because you are subscribed to the Google Groups "wuna-list" group.

To post to this group, send email to wuna-list@googlegroups.com

To unsubscribe from this group, send email to

wuna-list+unsubscribe@googlegroups.com

For more options, visit this group at

<http://groups.google.com/group/wuna-list?hl=en>

To learn how to join WUNA visit

<http://www.westurbana.org/join.php>

Questions about WUNA's Google Groups can be sent to

joinwuna@googlegroups.com

You received this message because you are subscribed to the Google Groups "wuna-list" group.

To unsubscribe from this group and stop receiving emails from it, send an email to wuna-list+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/wuna-list/532510265.1902563.1603416550587%40mail.yahoo.com>.

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wuna-list+unsubscribe@googlegroups.com

For more options, visit this group at

<http://groups.google.com/group/wuna-list?hl=en>

To learn how to join WUNA visit

<http://www.westurbana.org/join.php>

Questions about WUNA's Google Groups can be sent to

joinwuna@googlegroups.com

You received this message because you are subscribed to the Google Groups "wuna-list" group. To unsubscribe from this group and stop receiving emails from it, send an email to wuna-list+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/wuna-list/DM6PR01MB50183FDE88460C9F6132CB93D11A0%40DM6PR01MB5018.prod.exchangelabs.com>.

retain R-3 zoning

Peggy Patten <mspeggypatten@gmail.com>

Tue 10/27/2020 8:15 PM

To: Garcia, Kevin <kjgarcia@urbanaininois.us>; Ricci, Marcus <mericci@urbanaininois.us>; Wilcock, Lily <lawilcock@urbanaininois.us>; Trotter, Katherine <krtrtrotter@urbanaininois.us>;

Dear Urbana City Planning Staff: Mr. Garcia, Mr. Ricci, Ms. Wilcock & Ms. Trotter,

I understand that a case involving the rezoning of five properties on High and Coler streets from R-3 to R-5 has come before the City Planners & Planning Commission.

Many of us in West Urbana have worked to maintain the historic West Urbana neighborhood. A change in zoning from R-3 to R-5 in an area that is predominantly single family homes will encourage more large apartment buildings many of which already have a high vacancy rate.

The R-3 zoning on the north side of High Street was intended to be the buffer between the R-2 zoning on the south side of High Street and the Mixed Office & Residential (MOR) zoning on Green and Elm Streets.

If the north side of High Street is R-5, there will be no buffer for the single family homes.

I ask that you to reject the zoning change request & maintain our historic West Urbana neighborhood.

Thank you.

Peggy Patten

609 W. Indiana Avenue

Urbana

Rezoning

Bev Fagan <bevfagan@msn.com>

Sat 10/24/2020 1:36 PM

To: Trotter, Katherine <krtrtrotter@urbanaininois.us>;

> I am writing to oppose the rezoning of the five properties from R3 to R5 in case number 2388-m-19. We should preserve the existing zoning protections in west Urbana. Do not change the zoning that is in place. R3 needs to stay to protect this area in west Urbana as a buffer zone from becoming over developed like the campus town area. It is nice here because there are single family houses with yards and trees and no high rise apartments and few huge apartment buildings.

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> I have lived in west Urbana over 53 years and have seen the changes that have taken place in C-U. Please keep the R3 zone in place to help save the historic character of this west Urbana neighborhood.

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> Thank you,

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> Beverly Fagan

> 512 West Nevada

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> Sent from my iPad

October 26, 2020

Urbana Plan Commission
400 S. Vine Street
Urbana, IL 61801

To the members of the plan commission,

Thank you for taking time from your personal and professional lives to read our views on the proposed rezoning of 702, 704, 706 and 708 W. High St. and 309 S. Coler Ave. (Plan Case [REDACTED] from R-3 to R-5. Z410-M-20

As neighbors (602 W. High St.) who live a block from these properties, we are opposed to the rezoning.

Our opposition is based on several reasons.

- The city's Comprehensive Plan, adopted in 2005, states that all five parcels are within "single-family residential." As you know, the Comprehensive Plan is intended to give direction to city planners, the city council and the plan commission regarding future land use, neighborhood preservation, economic development and so on. Further, the "Trends and Issues Map" of the Comprehensive Plan shows that these five parcels are in an area designated "preserve character."
- To up-zone these properties would defeat the clear intent of the Comprehensive Plan. An R-5 zoning would lead to multi-family housing, not single-family. Further, a new three-story apartment building would NOT preserve the neighborhood's character. New development would replace the regular spacing of five single-family homes with one or two large boxy buildings that would be visually out of context with the single-family homes across the street and others nearby (south on Coler Avenue and east on High Street).
- Three of the five parcels – 704 and 706 W. High St. and 309 S. Coler Ave. – are too small to be zoned R-5, which requires a minimum lot size of 6,000 square feet. Using the Champaign County GIS map, we calculate that 706 W. High is 4,560.15 square feet, 704 W. High is 4,402.035 square feet, and 309 S. Coler is 4,000 square feet.
- Granting this rezoning request would undermine some 30 years' worth of zoning decisions and agreements that have shaped and protected this neighborhood. Past planning decisions have established that Busey Avenue, from High Street to Pennsylvania Avenue, is the dividing line between high-density housing on the west and single-family housing to the east – which is where all five parcels are located. Further, if the petitioners are pointing to the adjoining higher-density housing along West Green Street as a justification, they are comparing grapes to avocados. Green Street has its own zoning: MOR, mixed office residential. That unique designation is the product of hours and hours of hearings, discussions and compromises to balance the various competing interests of property owners along Green and Elm streets. Further, the R-3 zoning along the north side of West

High Street is intended to be a buffer from the high-density uses on Green Street to the single-family zoning on the south side of High Street.

- If the plan commission approves this proposal, it most certainly will set off a steady stream of rezoning requests, especially on the other side of the 700 block of West High. How can this commission deny those requests once it has approved a high-density use across the street? It can't. In essence, by granting this request, this commission – parcel by parcel – would be redrawing the zoning map for west Urbana, forever changing the character of the neighborhood.
- If the petitioners make an economic appeal, that this rezoning is necessary for them to make their investment profitable, we have a challenge for the commission: Anyone who owns property in Urbana can make the same argument. Why settle for lower-density zoning when higher densities are more lucrative to sell? What better way to make a buck than to cry poor before the plan commission!
- According to my property record search, the petitioners bought the first of the five properties in 2006 (706 W. High St.). The last one (309 S. Coler Ave.) in 2018. All that time, the petitioners should have known that all five lots were zoned R-3 and that the 2005 Comprehensive Plan designated them as single-family. If their ambition is to create multi-family housing, why buy properties in a single-family neighborhood? There are plenty of properties in both cities, close to the UI campus, that are properly zoned for high-density development.
- Some of you may already know this: There is an underground drainage tunnel beneath these properties, most likely between 704 and 706 W. High. The drainage tunnel has been there for about 100 years and drains a large watershed between West Iowa Street and the Boneyard Creek. Building over such a major piece of infrastructure would be foolish. Most likely, the city would require a 10-foot easement and not allow one large apartment building to be constructed over the tunnel, thus splitting the project in two.
- Regarding the economics of apartment developments: The Champaign-Urbana area is already overbuilt with new apartment projects, those recently built and those under construction (see Tom Kacich's column in the June 30, 2019, News-Gazette). The need for additional new apartment complexes is clearly lacking, especially considering the pandemic and the uncertain future it poses to the university, enrollment and students' ability to pay.
- In recent years, three houses in 700 block of West Green have been razed to make way for apartment buildings. Clearly, we have more than our share of multi-family housing near our single-family neighborhood.
- Some of you may be wondering: What's the big deal? A development would be clear old rental property for new. Isn't it an even trade? No. Many graduate students and post-doctorates rent the single-family houses in our neighborhood. They are young couples;

many have children. They want a family-friendly neighborhood – not apartment complexes. To erode our family-oriented neighborhood not only affects homeowners; it affects the university and its huge graduate student population. Our neighborhood is a key selling point for prospective students and employees.

- One result of large apartment complexes is more cars and traffic. On-street parking on High Street is already an issue, and is likely to get worse with MCORE changes on Green Street. More traffic is an issue for young families and the safety of their children.
- Our last reason for opposing this request is something that should be an anathema to any planning body: spot zoning. This case is clearly an example of that. There is no compelling need to rezone; the petitioners are speculating on what they hope will be a future windfall. They seek to profit at the expense of their neighbors, who want nothing more than to keep their single-family community intact.

We have lived at 602 W. High St. since 1987. In those 33 years, we have restored our 1903 house to its original design, including reconstructing the wrap-around front porch and restoring the clapboard siding. Our work earned a 1993 Heritage Award from the Preservation and Conservation Association. In 2000, we purchased the small property to our west because the neglected small house had declined past the point of rehabilitation. With the additional property, we created a beautiful garden space and, in 2006, built a carriage house in a design and style that mirrors the house's. We have not only invested our time and effort into our old house, we have invested more than \$150,000 in our homestead since 1990.

That's not just an investment in our home: It's an investment in our neighborhood and city.

In conclusion, we ask commission members give serious consideration to our well-founded opposition to the proposed rezoning – and help us to maintain this precious neighborhood.

Sincerely,
Dan and Tori Corkery
602 W. High St.
Urbana, IL 61801