

DATE: Thursday, June 22, 2023

TIME: 7:00 PM

PLACE: 400 South Vine Street, Urbana, IL 61801

REVISED AGENDA

A. Call to Order and Roll Call

B. Changes to the Agenda

C. Approval of Minutes of Previous Meeting

[Minutes](#) of the May 18, 2023 Regular Meeting

D. Continued Public Hearings

E. Unfinished Business

F. New Public Hearings

[Plan](#) **Case No. 2476-PUD-23** – An application by Marty Smith, on behalf of Carle Foundation, for a residential Planned Unit Development located south of Federal Drive and north of Dorie Miller Drive and Carver Drive in the R-3 (Single and Two-Family Residential) and R-4 (Medium Density Multiple Family Residential) Zoning Districts.

G. New Business

H. Public Input

I. Staff Report

J. Study Session

K. Adjournment

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

Email Input

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: Planning@urbanailinois.us. The subject line of the email must include the words "PLAN COMMISSION - PUBLIC INPUT" and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Public Hearing

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specific to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under “Verbal Input”. Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker’s microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: 217.384.2440

Email: Planning@urbanaillinois.us

Watching the Meeting via Streaming Services

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://urbanaillinois.us/uptv>.

MINUTES OF A REGULAR MEETING**URBANA PLAN COMMISSION****DRAFT****DATE:** May 18, 2023**TIME:** 7:00 P.M.**PLACE:** Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois

MEMBERS ATTENDING: Dustin Allred, Will Andresen, Andrew Fell, Lew Hopkins, Chenxi Yu**MEMBERS EXCUSED:** Debarah McFarland, Karen Simms**STAFF PRESENT:** Kevin Garcia, Principal Planner; Nick Olsen, Planner I; Kimberly Smith, Director of Community Development Services**PUBLIC PRESENT:** Chris Tritsis

1. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:00 p.m. Roll call was taken, and there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES of PREVIOUS MEETING

The minutes of the April 20, 2023 regular meetings were presented for approval. Ms. Yu moved that the Plan Commission approve the minutes as written. Mr. Hopkins seconded the motion. The minutes were approved by unanimous voice vote.

4. CONTINUED PUBLIC HEARINGS

Plan Case No. 2468-T-23 – An application by the Urbana Zoning Administrator to amend the Urbana Zoning Ordinance to allow more than one residential building on any lot zoned for multifamily use.

Mr. Garcia stated that this case may eventually be withdrawn by staff, but for the time being, it would be continued to the July 6, 2023, meeting.

Plan Case No. 2469-SU-23 – An application by 1919 Architects, on behalf of the Housing Authority of Champaign County, for a special use permit to allow renovation of Steer Place apartments at 1202 East Harding Drive, a property in the Southeast Urbana Overlay District.

Chair Allred opened Plan Case No. 2469-SU-23. Nick Olsen, Planner I, gave a presentation going over the details of the request to renovate Steer Place apartments. He explained that major renovations within the Southeast Urbana Overlay District require a special use permit. He explained that the overlay district criteria primarily concern site exteriors, and he discussed how proposed maintenance to the exterior of Steer Place conforms to the district's guidelines and the goals of the 2005 Comprehensive Plan. He said that staff recommended that the Plan Commission forward the case to City Council with a recommendation of approval, conditional on general conformance with the submitted project scope and site plans.

Chair Allred asked if any of the members of the Plan Commission had questions for City staff.

Mr. Fell asked staff if the condition of general conformance with the submitted project scope and site plans would allow for adjustment depending on the amount of funding ultimately received. Staff stated that some adjustment would be allowed, as the project scope is a list of all planned work if fully funded. In the event of receiving a lower level of funding, some work would be removed, but no major work would be added that is not included on the submitted plans and scope. This would be within the bounds of general conformance.

Chair Allred reviewed the procedures for a public hearing. He then opened the hearing for public input. There was none, so he closed the public input portion of the hearing and opened it for Plan Commission discussion and/or motion(s).

Mr. Hopkins moved that the case be forwarded to City Council with a recommendation of approval, with the condition that the renovations generally conform to the submitted project scope and site plans. Mr. Andresen seconded the motion.

Roll call on the motion was as follows:

Mr. Allred	-	Yes	Ms. Andresen	-	Yes
Mr. Fell	-	Yes	Mr. Hopkins	-	Yes
Ms. Yu	-	Yes			

The motion passed by unanimous vote.

5. UNFINISHED BUSINESS

There was none.

6. NEW PUBLIC HEARINGS

There were none.

7. NEW BUSINESS

There was none.

8. PUBLIC INPUT

There was none.

9. STAFF REPORT

Kevin Garcia introduced the new Director of Community Development Services, Kimberly Smith.

10. STUDY SESSION

There was none.

11. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:11 p.m.

Respectfully submitted,



Kevin Garcia, Secretary
Urbana Plan Commission



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

FROM: Kevin Garcia, Principal Planner

DATE: June 16, 2023

SUBJECT: **Plan Case Nos. 2476-PUD-23:** An application by Marty Smith, on behalf of Carle Foundation, for a residential Planned Unit Development located south of Federal Drive and north of Dorie Miller Drive and Carver Drive in the R-3 (Single and Two-Family Residential) and R-4 (Medium Density Multiple Family Residential) Zoning Districts.

Introduction

Marty Smith, on behalf of the Carle Foundation, has submitted an application for preliminary approval of a residential Planned Unit Development on the farmland south of Federal Drive in Urbana, and north of Dorie Miller Drive and Carver Drive in Champaign. The property is zoned R-4, Medium Density Multiple-Family Residential and R-3, Single- and Two-Family Residential.

The initial phase of development would include 30 small homes and a community center to provide permanent supportive housing for medically-fragile homeless people. The applicant requests a zoning waiver to build fewer parking spaces than the Zoning Ordinance requires, because they expect that most residents will not own their own car.

Section XIII-3 of the Urbana Zoning Ordinance requires review and approval of both a Preliminary and a Final Planned Unit Development (PUD). This request is for preliminary approval only.

Based on an analysis of the PUD criteria, staff recommends that the Plan Commission recommend APPROVAL of the preliminary PUD application to the City Council.

Background

Site Description

The site occupies the southern half of an 11.5-acre site that is north of Carver Drive and Dorie Miller Drive in Champaign, and is south of Federal Drive in Urbana. The site is currently (and historically) used as farmland. To the south is the Carver Park neighborhood, which is Champaign-Urbana's first subdivision financed and built by African Americans.¹ To the north is a light industrial area.

A summary of zoning and land uses for the site and surrounding properties is below. Exhibits A, B, and C further illustrate this information.

¹ <https://ccafrikanamericanheritage.org/trail-stop/carver-park/>

	Zoning	Existing Land Use	Future Land Use
Site	R-4, Medium-Density Multiple-Family Residential R-3, Single- and Two-Family Residential	Farming	Institutional
North	IN-1, Light Industrial / Office	Religious, Offices, Light Industrial	Light Industrial
South	SF1, Single-Family Residential (Champaign)	Apartments, Fraternity	N/A (outside City limits)
East	R-4, Medium-Density Multiple-Family Residential	Vacant	Multifamily Residential
West	SF1, Single-Family Residential (Champaign)	Religious	N/A (outside City limits)

Proposed Development

The proposed development is a tiny home community for medically-fragile homeless people. It will provide permanent supportive housing for a group of people who are especially under-served in our area and have very limited housing options. The initial phase of development will include 30 homes and a community center. It will include walking paths, recreational space, and gardening plots for residents' use. The development will be gated, with main access through the community center. There will also be emergency access points on the southwest and southeast, and paths for emergency vehicles to use within the site. Aside from emergency vehicles, there will be no other vehicles on site.

Discussion

The proposed development will help fill a much-needed gap in our community. It is a collaboration between the Carle Foundation, the University of Illinois, and Champaign County Health Care Consumers. The City of Urbana has also pledged \$850,000 to the project from American Rescue Plan Act (ARPA) funds.

Comprehensive Plan

The property is shown in the 2005 Comprehensive Plan on Future Land Use Map #3. As illustrated in Exhibit C, the parcels are listed as “Institutional”:

Institutional uses generally include public, quasi-public, and private uses, such as governmental, educational, medical, religious, or university facilities as well as cemeteries. Institutional uses may range from single buildings to campuses.

The proposed PUD would help meet the following Goals and Objectives of the Comprehensive Plan:

- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing.
- 3.0 New development should be consistent with Urbana’s unique character.
- 3.1 Encourage an urban design for new development that will complement and enhance its surroundings.
- 3.2 Promote new developments that are unique and capture a “sense of place.”
- 4.1 Encourage a variety of land uses to meet the needs of a diverse community.
- 4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.
- 5.0 Ensure that land use patterns conserve energy.
- 5.1 Encourage development patterns that help reduce dependence on automobiles and promote different modes of transportation.
- 11.1 Encourage the inclusion of open spaces and recreational facilities in new residential and mixed-use developments.
- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” development.
- 16.0 Ensure that new land uses are compatible with and enhance the existing community.
- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.
- 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.
- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers.
- 28.5 Encourage University efforts to promote public-private partnerships that can benefit multiple parties.
- 29.2 Strengthen Urbana’s standing as a regional health-care center by supporting appropriately sited development opportunities and encouraging supportive services and amenities to benefit the sector.
- 34.0 Encourage development in areas where adequate infrastructure already exists.
- 39.1 Make social services available to residents in need.
- 39.2 Implement strategies to address social issues related to housing, disabilities, poverty and community development infrastructure.
- 39.3 Implement strategies to address chronic homelessness and to provide permanent shelter.
- 40.3 Work to distribute affordable housing opportunities throughout the community to avoid the effects of concentrated poverty.
- 42.0 Promote accessibility in residential, commercial and public locations for disabled residents.
- 42.1 Ensure that new developments are sensitive to the mobility and access needs of the disabled.
- 42.3 Ensure that new developments include adequate access for the disabled through compliance with ADA requirements and adaptable units.
- 49.0 Avoid development patterns that can potentially create an over-dependency on the automobile.

PUD Ordinance Goals

Every proposed Planned Unit Development must be reviewed for consistency with nine general goals outlined in Section XIII-3.C of the Zoning Ordinance.

The proposed development is generally consistent with goals 2, 3, 4, 5, 6, 7, and 8, as follows:

1. *To encourage high quality non-traditional, mixed-use, and/or conservation development in areas identified in the Comprehensive Plan.*

The project is not identified in the Comprehensive Plan as an area for any of these types of development.

This goal is not applicable to this proposal.

2. *To promote infill development in a manner consistent with the surrounding area;*

While gated communities are typically not encouraged for Planned Unit Developments, in this case it is appropriate. Having a secure, limited-access community is considered a best practice for developments that serve the targeted population. In addition, the Carle Mobile Clinic and grocery bus will regularly visit the site, and will be available for people from Carver Park and other neighborhoods.

The proposed PUD is generally consistent with this goal.

3. *To promote flexibility in subdivision and development design where necessary;*

The residents of Hope Village will not own cars. As such, removing the minimum parking requirement is warranted.

The proposed PUD is generally consistent with this goal.

4. *To provide public amenities not typically promoted by the Zoning Ordinance;*

Building 30 homes and providing on-site services for some of our most vulnerable residents is a huge benefit to the public. In addition, the Mobile Clinic and grocery bus will be open to anyone.

The proposed PUD is generally consistent with this goal.

5. *To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;*

The project is significantly responsive to many of the goals and objectives, and aligns with the future land use designation in the Comprehensive Plan.

The proposed PUD is generally consistent with this goal.

6. *To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.*

The development will have walking paths throughout, and aside from emergency vehicles, there will be no vehicles traveling through the site. It will be, essentially, a pedestrian-only development.

The development will connect to Carver Drive, and while the site plan does not show sidewalks connecting from Carver Drive to the site, staff recommend they be included in the final PUD. In addition, if the southeast portion of the site is developed in the future, street and sidewalk connections should be made to Dorie Miller Drive.

The proposed PUD is generally consistent with this goal.

- 7. To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood.*

The architectural style and building form of the homes will be consistent. They will be placed throughout the site on walking paths, which should give the development a consistent, specific aesthetic.

The proposed PUD is generally consistent with this goal.

- 8. To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;*

The preliminary plans include recreational facilities, trails, outdoor gathering spaces and other open space, and community gardening plots.

The proposed PUD is generally consistent with this goal.

- 9. To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.*

There are no known cultural features, environmentally sensitive areas, or historic resources on the site.

This goal is not applicable to this proposal.

Applicability

Section XIII-3 of the Urbana Zoning Ordinance outlines requirements for a PUD. The purpose of a PUD is “to encourage development that goes beyond the minimum zoning and development standard in terms of design, public amenities, innovative ‘green’ construction and implementation of the Comprehensive Plan and other official development plans and policies. In exchange for public amenities, developers are granted flexibility in applying the typical zoning and development regulations.”

Planned Unit Developments can be residential, commercial, mixed-use, or industrial. The proposed development is a residential PUD. To be considered for a PUD, a proposed development must have a gross site area of at least a half-acre and meet one of the four criteria outlined in Section XIII-3.D of the Zoning Ordinance. The proposed development is on a lot that is over one acre and therefore meets the lot size requirement. The proposed PUD meets one of the four criteria listed below as defined by the Urbana Zoning Ordinance.

Unique Development – Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

Parking Waiver

Planned Unit Developments offer developers flexibility in applying zoning and development regulations. The Zoning Ordinance requires two parking spaces for every house, so even a “tiny home” requires two parking spaces. In this case, the Zoning Ordinance would require 60 parking spaces for the 30 proposed homes, plus additional parking for the community center. Since residents will not have vehicles, the applicant requests a waiver to reduce the amount of parking provided.

Staff recommend a simple waiver to eliminate parking requirements altogether, which will allow the applicant to build the amount they feel they need.

Summary of Findings

1. Marty Smith, on behalf of the Carle Foundation, has submitted an application for preliminary approval of a residential Planned Unit Development on the farmland south of Federal Drive in Urbana, and north of Dorie Miller Drive and Carver Drive in Champaign. The property is zoned R-4, Medium Density Multiple-Family Residential and R-3, Single- and Two-Family Residential.
2. The proposed development qualifies for PUD approval per Section XIII-3 of the Urbana Zoning Ordinance because it exceeds one-half acre and meets one of the four criteria outlined in Section XIII-3.D (Unique Development).
3. The proposed development is generally consistent with several of the goals of a PUD as listed in Section XIII-3.C of the Urbana Zoning Ordinance.
4. The application is generally consistent with many of the goals, objectives, and future land use map in the 2005 Comprehensive Plan.
5. The proposal includes a waiver to reduce the amount of parking required. Staff recommend eliminating the parking requirement altogether.
6. The proposed preliminary development plan incorporates a number of recommended design features, including general site design, architectural design, pedestrian connectivity, vehicular connectivity, maximum parking, parking area landscaping, landscaping and screening, and open space design.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2476-PUD-23:

1. Recommend approval of the Preliminary Development Plan as attached; or
2. Recommend approval of the Preliminary Development Plan as attached, including any conditions; or
3. Recommend denial of the Preliminary Development Plan as attached.

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 the Plan Commission forward Plan Case Nos. 2476-PUD-23 to the City Council with a recommendation for APPROVAL with the following conditions:

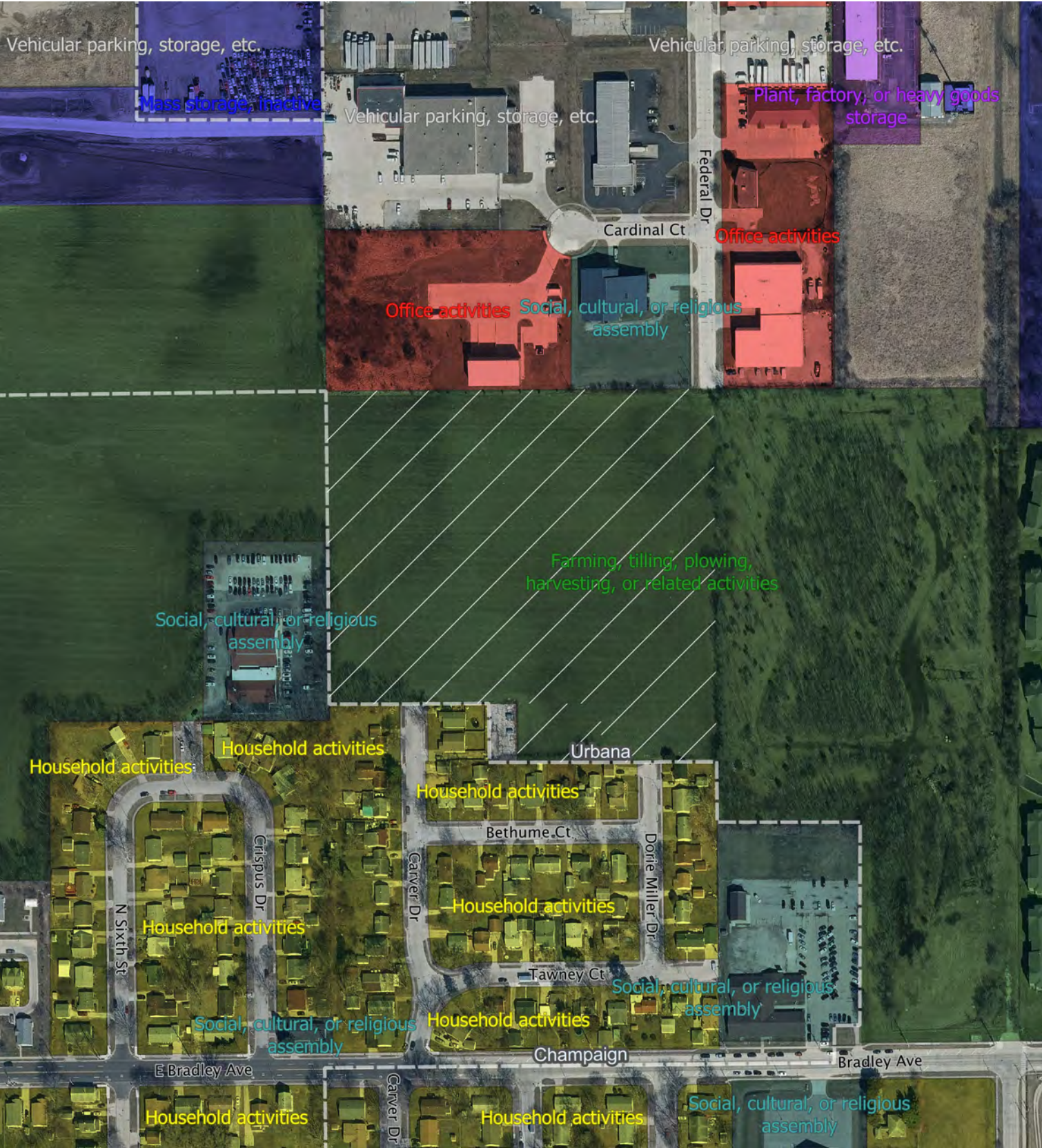
1. That the final development plans be in general conformance with the attached Site Plan.

Attachments: Exhibit A: Location and Existing Land Use Map
 Exhibit B: Existing Zoning Map
 Exhibit C: Future Land Use Map
 Exhibit D: Preliminary PUD Application
 Exhibit E: Site Plan

cc: Marty Smith, Nick Crompton

Exhibit A - Location & Land Use

Item 1.

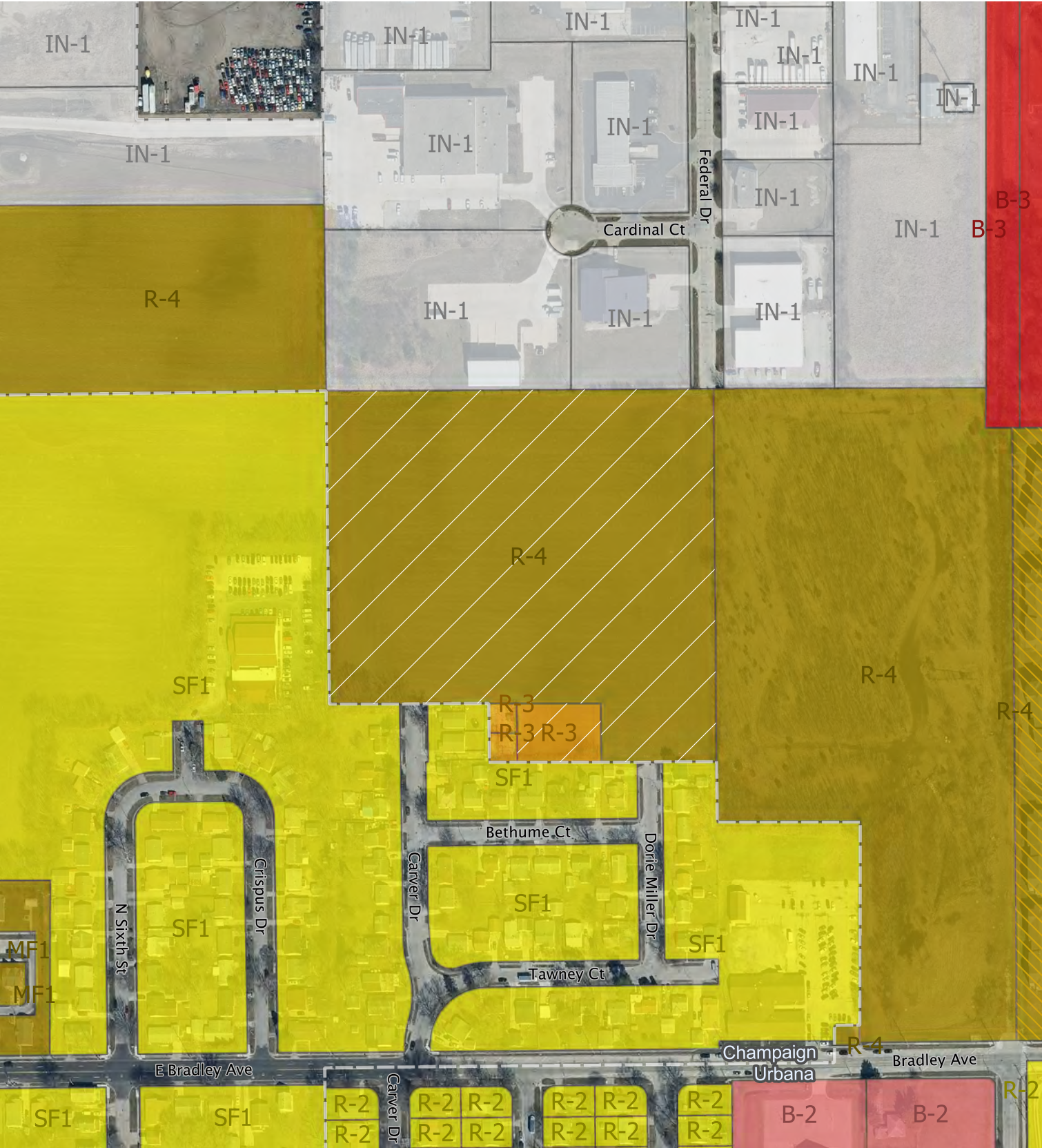


Case: 2476-PUD-23
Subject: Hope Village Planned Unit Development
Location: North of Carver Drive and Dorie Miller Drive
Applicant: Carle Hospital Foundation

 Subject Property

Exhibit B - Zoning

Item 1.



Case: 2476-PUD-23
Subject: Hope Village Planned Unit Development
Location: North of Carver Drive and Dorie Miller Drive
Applicant: Carle Hospital Foundation

 Subject Property



Case: 2476-PUD-23
Subject: Hope Village Planned Unit Development
Location: North of Carver Drive and Dorie Miller Drive
Applicant: Carle Hospital Foundation

 Subject Property



Application for a Planned Unit Development - Preliminary

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at <http://www.urbanailinois.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 Petition 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): **The Carle Foundation**

Phone: **217-902-6388**

Address (street/city/state/zip code): **611 W. Park St., Urbana, IL 61801**

Email Address: **Marty.Smith@carle.com**

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **The Carle Foundation**

Phone: **217-902-6388**

Address (street/city/state/zip code): **611 W. Park St., Urbana, IL 61801**

Email Address: **Marty.Smith@carle.com**

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.

NOTE: Applications must be submitted and signed by the owners of more than 50% of the property's ownership.

3. PROPERTY INFORMATION

Name of Planned Unit Development: **Hope Village**

Address/Location of Subject Site: **1799 Federal Dr., Urbana, IL 61801**

PIN # of Location: **91-21-06-451-004; 91-21-06-451-005**

Lot Size: **11.775 acres**

Current Zoning Designation: **R-3, R-4**

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

Proposed Land Use: **Unique Development**

Present Comprehensive Plan Designation: **Institutional**

How does this request conform to the Comprehensive Plan? **See Pg. 4 below**

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

Attached hereto as Exhibit A

4. CONSULTANT INFORMATION

Name of Architect(s): Architectural Expressions, LLP (See Exhibit B for additional architects) **Phone:** 217-378-5300

Address (street/city/state/zip code): 116 N. Chestnut St., Suite 300, Champaign, IL 61820

Email Address:

Name of Engineers(s): Chad M. Osterbur

Phone: 217-352-7688

Address (street/city/state/zip code): 1610 Broadmoor Dr., Champaign, IL 61821

Email Address: costerbur@fehrgraham.com

Name of Surveyor(s): Chad M. Osterbur

Phone: 217-352-7688

Address (street/city/state/zip code): 1610 Broadmoor Dr., Champaign, IL 61821

Email Address: costerbur@fehrgraham.com

Name of Professional Site Planner(s):

Phone:

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

Email Address:

Name of Attorney(s): Lott H. Thomas

Phone: 217-351-1500

Address (street/city/state/zip code): 30 E. Main St., Suite 500, Champaign, IL 61820

Email Address: lht@thomasmamer.com

5. PLANNED UNIT DEVELOPMENT REQUIREMENTS

Has the applicant arranged for a preliminary conference as specified in Section XIII-3.F of the Zoning Ordinance?



Yes



No

Date of Preliminary Conference: May 22, 2023

Type of PUD proposed: (*See Section XIII-3.A for descriptions of the following.*)



Residential



Commercial



Mixed Use



Industrial

In order to qualify as a PUD, the development plan must include a gross site area of **at least one-half acre** and meet **at least one** of the following:

- a) *Mixed-Use.* Either in the same building or with a “campus” approach, provide for a mixture of single-family, two-family, multi-family, commercial, office, and/or recreational uses.
- b) *Conservation.* Protect natural, cultural and/or historical resources and harmoniously utilize such features as part of the development. This may include environmentally sensitive or “green” building and site design.
- c) *Infill.* Redevelop properties within the urban area that are vacant or underutilized due to obstacles such as lot layout, utility configuration, and road access.
- d) *Unique Development.* Development that significantly responds to the goals and objectives of the Comprehensive Plan and other relevant plans and policies and/or addresses unique features of the site.

Briefly describe the proposed PUD and how it meets the above criteria. (Attach additional sheets if necessary)

Hope Village will be a Unique Development.

Hope Village conforms with the following Objectives of the Comprehensive Plan:

- 2.4 Promote development that residents and visitors recognize as being of high quality and aesthetically pleasing;
- 3.1 Encourage an urban design for new development that will complement and enhance its surroundings;
- 3.2 Promote new developments that are unique and capture a "sense of place";
- 4.1 Encourage a variety of land uses to meet the needs of a diverse community;
- 4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs;
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses;
- 11.1 Encourage the inclusion of open spaces and recreational facilities in new residential and mixed-use developments;
- 15.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid "leapfrog" development;
- 16.1 Encourage a mix of land use types to achieve a balanced growing community;
- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services;
- 19.1 Ensure that new residential development has sufficient recreation and open space, public utilities, public services, and access to commercial and employment centers;
- 19.2 Encourage residential developments that offer a variety of housing types, prices, and designs;
- 28.5 Encourage University efforts to promote public-private partnerships that can benefit multiple parties; and
- 29.2 Strengthen Urbana's standing as a regional health-care center by supporting appropriately sited development opportunities and encouraging supportive services and amenities to benefit the sector;
- 39.1 Make social services available to residents in need;
- 39.2 Implement strategies to address social issues related to housing, disabilities, poverty and community development infrastructure;
- 39.3 Implement strategies to address chronic homelessness and to provide permanent shelter;
- 40.3 Work to distribute affordable housing opportunities throughout the community to avoid the effects of concentrated poverty.

Hope Village will be a small homes community that will offer a comprehensive approach to serving a segment of the homeless population that has been under-served and left with few options in our community. It will also provide permanent supportive housing, healthcare, and intense wrap around services to village residents.

The gated community will consist of 30 small homes, a community center, and amenities to engage and assist the residents. The community center will provide office space for social services and counseling, community gathering, life skills teaching, and recreational opportunities. The village will include outdoor walking trails, gathering space(s), community gardening, and other various amenities to provide a complete living experience.

Additionally, Hope Village will complement and enhance its surroundings in the neighborhood. The village will be fully staffed and monitored for security and resident assistance. Additionally, services to the village such as Carle Mobile Clinic and the Carle Health fresh produce grocer bus will also be available to the surrounding neighborhoods of the village.

Provide a narrative explaining how the proposed PUD is consistent with the following general goals of a PUD. In doing so, please identify which goals are applicable to the PUD and why.

- a) To encourage high quality non-traditional, mixed use, and/or conservation development in areas identified in the Comprehensive Plan;
- b) To promote infill development in a manner consistent with the surrounding area;
- c) To promote flexibility in subdivision and development design where necessary;
- d) To provide public amenities not typically promoted by the Zoning Ordinance;
- e) To promote development that is significantly responsive to the goals, objectives, and future land uses of the Urbana Comprehensive Plan;
- f) To provide a higher level of street and pedestrian connectivity within the development and the surrounding neighborhood in accordance with the Urbana Comprehensive Plan.
- g) To coordinate architectural styles, building forms, and building relationships within the development and the surrounding neighborhood;
- h) To encourage the inclusion of a variety of public and private open space, recreational facilities, greenways and trails not typically promoted by the Zoning Ordinance;
- i) To conserve, to the greatest extent possible, unique natural and cultural features, environmentally sensitive areas, or historic resources, and to utilize such features in a harmonious fashion.

(Attach additional sheets if necessary)

The Hope Village project is primarily funded and sponsored by The Carle Foundation and the University of Illinois at Urbana-Champaign. It will be a high quality, non-traditional small homes community, that by fact of being the first of its kind in Urbana, will promote flexibility in subdivision and development design.

Each of the 30 small homes will consist of a living space, kitchen, bedroom, and full bath. The village will provide public amenities not typically promoted by the Zoning Ordinance. Within the village residents will have access to the community center which will provide office space, social services and counseling, life skills teaching, and space and opportunities for community gathering and recreation.

It will include a variety of public and private open space, recreational facilities, greenways, and trails. Residents will have access to outdoor walking trails, gathering spaces, and community gardening plots.

Section XIII-3 of the Urbana Zoning Ordinance allows for the following standards to be varied from, if justified by the circumstances particular to the site or the project and approved by the City Council: lot width, building height, floor area ratio, setbacks, off-street parking and loading, landscaping and screening, and fences.

Briefly describe any/all waivers that are anticipated as part of the development plan including justification for the waivers. Please note for each waiver whether approval is requested now, at the preliminary development plan approval stage, or will be requested at the final development plan approval stage. (Attach additional sheets if necessary)

- A. **Off-street parking count to be reduced. Residents will not have vehicles. Approval requested now.**
- B.
- C.
- D.

Does the proposed development plan involve a zoning map amendment? ☐ Yes ☒ No
If yes, please describe:

Does the proposed development plan involve a subdivision plat? ☒ Yes ☐ No

Table XIII-2 of the Urbana Zoning Ordinance outlines recommended design features for PUD's. Please identify which design features are anticipated to be incorporated into the proposed PUD.
 (SEE ATTACHED)

All aspects of General Site Design (building layout, transition area, lighting, and street lights) will be used in Hope Village.

Pedestrian connectivity design features will be crosswalks, connectivity, internal connectivity, and bicycle parking.

Vehicular connectivity design features will be access, internal connectivity, and external connectivity.

Parking Area(s) design features will be maximum parking and parking area landscaping. Parking will be available in front of the Community Building, which is the public entrance to the building facing south. Resident entry to the Community Building will be via the north facing entrance.

Landscaping and screening design features will include a landscape identity, street trees, and screening.

The open space design features will be an open space provision, drainage areas, passive recreation, active recreation, and connected open space.

Architectural design features will be architectural consistency, architectural identity, articulated design, openings, exterior surfaces, fences, building-street relationship, energy efficient construction, materials, and accessibility/visiblity.

5. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:

A preliminary development plan must be submitted with this application and should be conceptual but must minimally include the following materials: *(Blanks are provided to help in determining whether submission is complete)*

- ☐ A general location map of suitable scale which shows the location of the property within the community and adjacent parcels.
- ☐ A site inventory and analysis to identify site assets and constraints, such as floodplains, wetlands, soils, wooded areas, existing infrastructure and easements, existing buildings, and public lands.
- ☐ A conceptual site plan with the following information:
 - ☐ Any adjacent and/or contiguous parcels of land owned or controlled by the petitioner(s).
 - ☐ Proposed land uses, building locations, and any conservation areas.
 - ☐ Existing and proposed streets, sidewalks, and multi-use paths.
 - ☐ Buffers between different land uses.
- ☐ Any other information deemed necessary by Secretary of the Plan Commission.

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.

DocuSigned by:

Nicholas Crompton

0C1C38C9F8D7498...

Applicant's Signature

VP of Facilities and Constr.

6/13/2023

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

(PAGE 6 RESPONSES RE: TABLE XIII-2)

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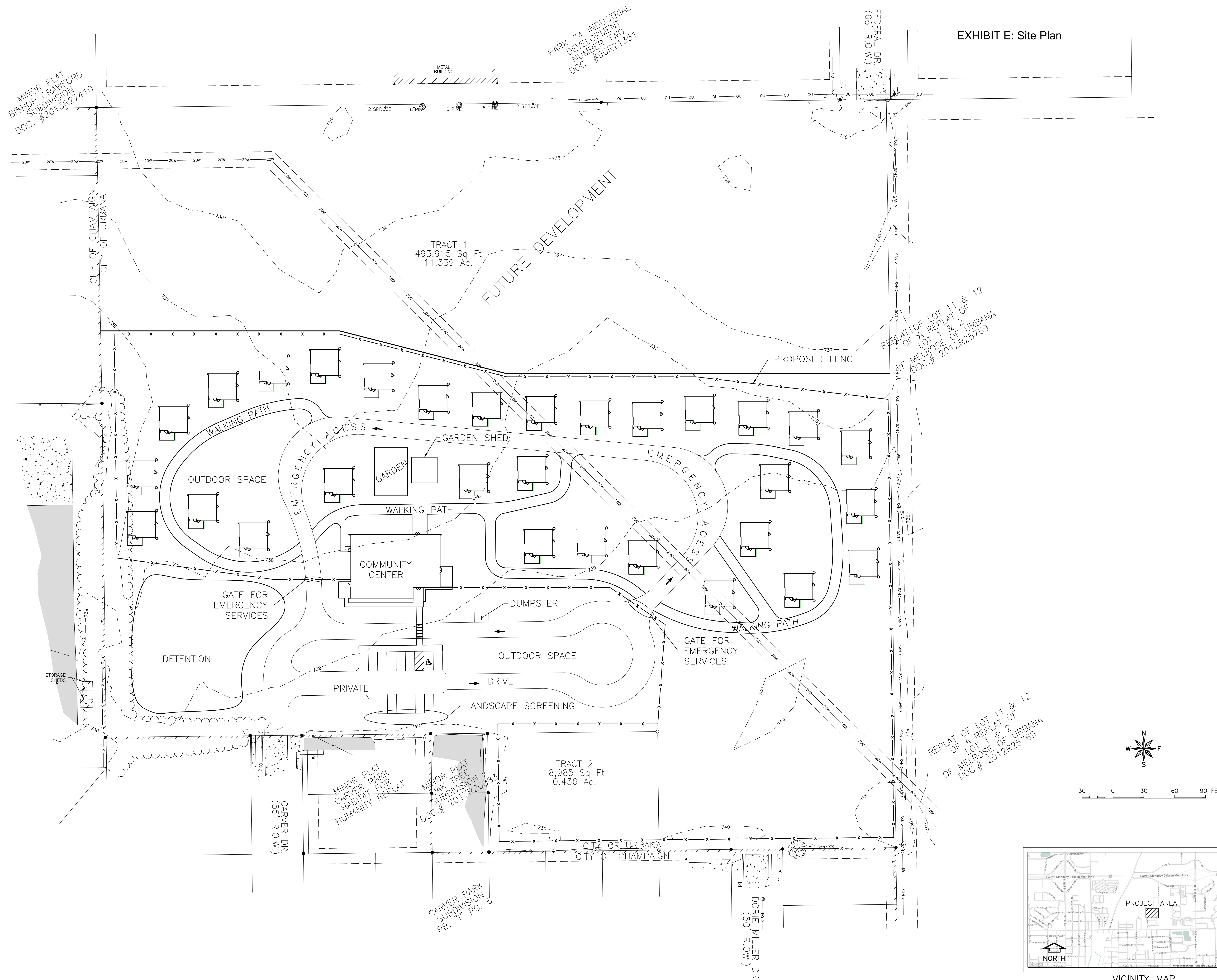
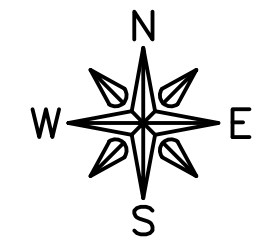
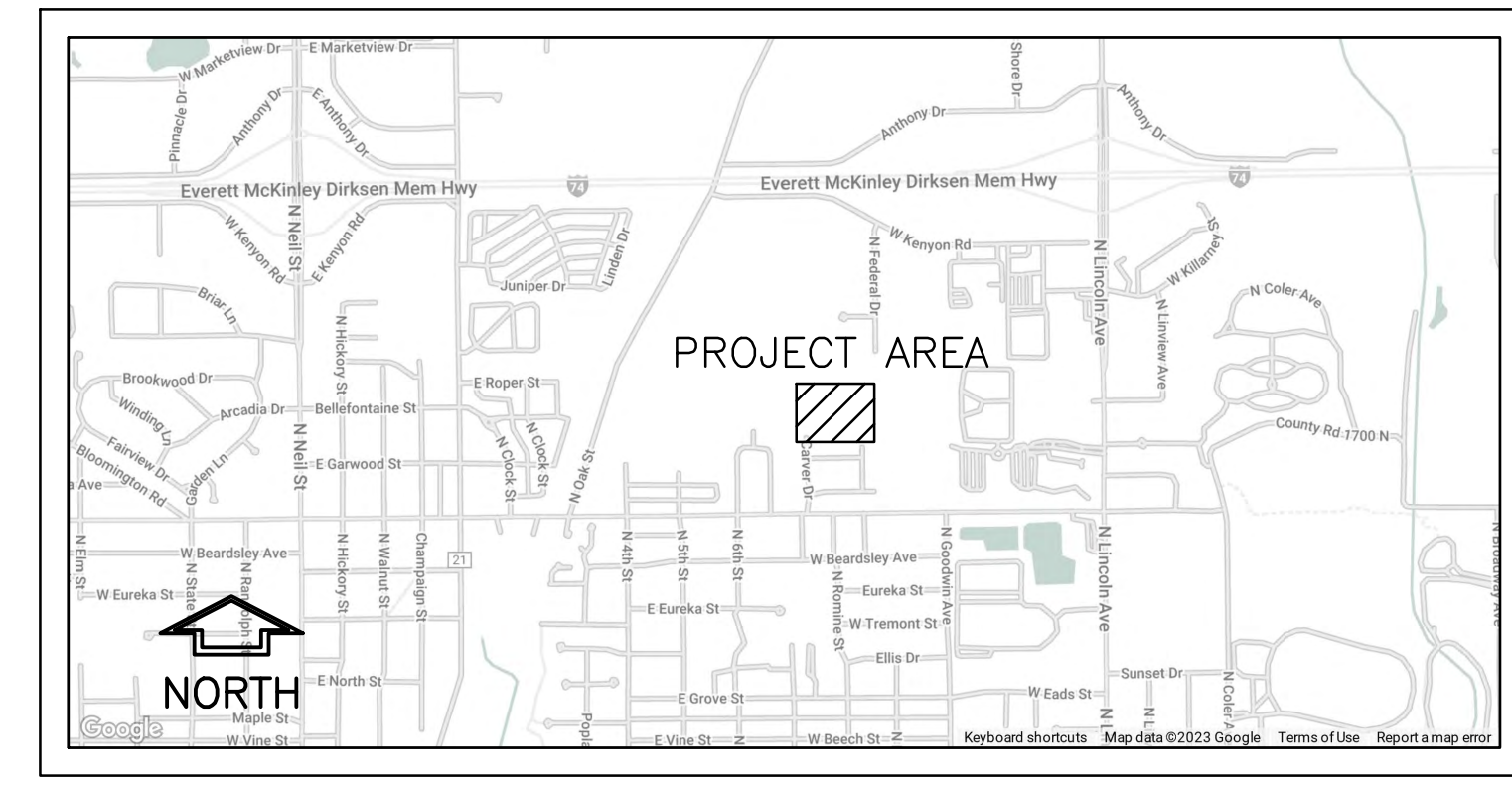


EXHIBIT E: Site Plan



30 0 30 60 90 FEET



VICINITY MAP

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
CARLE HEALTH
611 WEST PARK STREET
URBANA, ILLINOIS 61801

PROJECT AND LOCATION:
HOPE VILLAGE
1799 FEDERAL DRIVE
URBANA, ILLINOIS 61801

DRAWN BY: ARB
APPROVED BY: CMO
DATE: 5-25-2023
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
CONCEPTUAL SITE PLAN

JOB NUMBER:
23-826
SHEET NUMBER:
1 of 1