



REPORT TO CITY COUNCIL

FROM: Dorothy Ann David, City Manager

DATE: August 3, 2018

**SUBJECT: OPTIONS FOR ADDRESSING THE FLOOR AREA RATIO (FAR)
REQUIREMENT IN RESIDENTIAL ZONING DISTRICTS SS 2018-033**

A. Introduction: The purpose of this Study Session is to present options for amendments to the Zoning Ordinance in relation to Floor Area Ratio in residential Zoning Districts. Presented for discussion are three options that can be considered for regulating the size of new buildings while protecting existing neighborhood character. The options have been formulated following the January 2018 Council Study Session and after additional input from neighborhood residents and property owners.

B. Recommended Action: Direct Staff to proceed with Alternative 1, to draft a text amendment to the Zoning Ordinance replacing Floor Area Ratio with a new standard for Lot Coverage along with related amendments and any additional changes directed by Council, for discussion at a follow up public meeting, and consideration at a public hearing before Plan Commission and at a future Regular Meeting of City Council.

C. Previous Council Action:

- City Council adopted Council Bill 1996-271 on November 19, 1996, which adopted the comprehensive re-write of Chapter 37, which is the Zoning Ordinance.
- City Council adopted Council Bill [2011-036](#) on March 1, 2011, which approved the City of Champaign Comprehensive Plan, *Champaign Tomorrow*.
- City Council adopted Council Bill [2015-121](#) on July 14, 2015, which approved an increase to the Floor Area Ratio in the SF2, Single and Two Family Residential Zoning District.
- City Council considered Council Bill [2017-235](#) on December 17, 2017, which would have increased the Floor Area Ratio standard in the SF1, Single-Family Residential Zoning District for lots less than 50 feet in width and referred the Council Bill to Study Session for additional input.
- City Council held a Study Session ([SS 2018-001](#)) to gather input on Council Bill [2017-235](#) on January 9, 2018. City Council referred the item back to staff to develop a compromise proposal that incorporates neighborhood input.

D. Summary:

- At the end of 2017, Staff initiated a text amendment to the Zoning Ordinance to increase the maximum Floor Area Ratio (FAR) for lots zoned SF1, Single Family Residential that are less than sixty feet in width. The proposal was in response to interest for redevelopment and

reinvestment in existing areas of the community with larger homes than what would otherwise be allowed by the Zoning Ordinance.

- The Plan Commission forwarded the text amendment to the City Council with a recommendation to approve, following a public hearing. At the December 17, 2017 Council meeting, the City Council referred the proposal to a Study Session for additional consideration after hearing concern from residents of the Clark Park neighborhood.
- After receiving additional input at the Study Session, City Council directed Staff to further research this issue and develop a proposal that would strike a better balance between allowing redevelopment within established neighborhoods while addressing concerns expressed by residents regarding neighborhood compatibility.
- Concerns from residents of the Clark Park neighborhood have focused on new homes being built in their neighborhood that are not compatible with the existing homes because of their size, height, lack of open space, inadequate front setback and attached front facing garages, all of which are perceived as design not characteristic of an older neighborhood.
- During the process of neighborhood input and education, it has been made clear by residents that not only is the proposed change in Floor Area Ratio seen as counter to the goals of neighborhood compatibility but the existing regulations in the Zoning Ordinance do not adequately protect the neighborhood character either.
- Proposing changes to the SF1, Single-Family Residential Zoning District is complicated because the regulations impact more areas of the City than just Clark Park. Therefore, any changes should consider all types of neighborhood patterns and character.
- After researching other community zoning ordinances, existing development patterns in Champaign, and meeting with residents of Clark Park, Staff has prepared three options for amending the Zoning Ordinance. These include: a) replacing Floor Area Ratio with a standard for Lot Coverage along with other related amendments; b) keeping Floor Area Ratio but slightly increasing the allowance; or c) keeping the existing requirements as written.
- The process to draft these proposals has included input from residents through meetings with groups of residents as well as individual residents wishing to discuss the issues. This included several meetings with residents from the Clark Park Neighborhood Group as well as individuals interested in redevelopment of homes in the neighborhood.
- Staff presented proposed changes to the Zoning Ordinance at a community meeting on July 30, 2018 at the Champaign Public Library and highlighted how each alternative addresses the concerns raised by impacted residents.
- If directed by Council, Staff will prepare a text amendment to the Zoning Ordinance for consideration at a future public hearing at the Plan Commission followed by review at a Regular Meeting of City Council. Both of these meetings will provide additional opportunities for public comment. Additionally, another public meeting is suggested before the formal process begins.

E. Background:

1. Zoning and Neighborhood Compatibility. Any proposed change to the Zoning Ordinance is evaluated considering the adopted Vision and Goals of the Comprehensive Plan. The *Champaign Tomorrow 2011 Comprehensive Plan* identifies several goals that inform and guide the development of proposed changes to the Zoning Ordinance:

- Fiscally Sustainable Growth – Direct growth to locations that take advantage of existing service capacity and infrastructure. Promote infill development to strengthen established neighborhoods and centers.

- Development Patterns – New development will be located and designed to have a limited impact on the natural environment, be compact and contiguous to existing development, expand the urban forest, and encourage walking, cycling and transit use.
- Range of Housing Types – Neighborhoods offer a range of housing types, styles and price points to accommodate residents through many stages of life.
- Preservation of special places – Structures and neighborhoods of historic importance and architectural integrity are preserved for future generations.

The challenge is striking an appropriate balance between these goals – providing flexibility for redevelopment, reinvestment in existing homes and construction of new homes in established neighborhoods while protecting neighborhood character.

2. Explanation of Floor Area Ratio (FAR). The City of Champaign first adopted a Zoning Ordinance in 1926 and it has been significantly rewritten and updated over the years to reflect changes in community interests. In 1965, a comprehensive rewrite of the ordinance occurred that introduced zoning approaches and standards that were, as viewed in hindsight, more conducive to suburban-style growth and expansion. One regulation introduced in the 1965 Zoning Ordinance was Floor Area Ratio. Floor area ratio, or FAR, regulates the amount of gross floor area a building can have as a ratio to the size of the lot. FAR is calculated by taking the total square footage of a home or building, subtracting floor area that is below grade, used for parking, or space for utility systems, and dividing by the area of the lot. On a 6,600 square foot lot (50ft x 132ft) zoned SF1, the maximum gross floor area of the home is 2,310 square feet. However, this is not a true indicator of the actual size of the home or the visual impact of this home from the street. An attached garage can be included in the principal structure and does not count as “floor area”. Useable space in the basement adds to the total area of the home but does not contribute to the maximum FAR.

While FAR regulates the internal size of a building and provides flexibility in designing a structure on a site, it is not a good indicator for understanding the visual impact or bulk of a building within established neighborhoods. Staff has become increasingly convinced that the zoning standards of Floor Area Ratio (FAR) are not the best tools for regulating the size of buildings in residential neighborhoods, especially in established areas of Champaign. Many incremental changes to the Zoning Ordinance in recent years have helped moved the needle back towards fostering more compatible new construction that recognizes traditional development patterns, but there is still room for improvement. Options described later in this report provide an opportunity to better connect the goals of promoting fiscally sustainable development and neighborhood compatibility. The feedback received from the Clark Park residents during this process has been influential in making sure the many aspects of neighborhood compatibility are considered and that proposed changes are made thoughtfully and in full consideration of their impacts

3. Original Text Amendment Case. In November 2017 Staff proposed a change to the Zoning Ordinance in response to a request from a homebuilder designing a home for a narrow lot in the Clark Park area. The proposed text amendment to the Zoning Ordinance would have increased the Floor Area Ratio (FAR) allowance in the SF1, Single-Family Residential Zoning District from 0.35 to 0.50 for lots less than 60 feet in width. Homes on narrow lots are also allowed to incrementally encroach into the side yard. This encroachment reduces the side yard by one and

one-half inch for every foot the lot is less than 60 feet wide resulting in the potential for a 3.5 foot side yard setback.

The proposed amendment would have allowed an increase in floor area for additions to existing homes, or the construction of new single-family dwellings. It was hoped that an increase in FAR allowed for a larger home to be built on a single lot, rather than promoting the assembling of multiple lots to build a home that met the 0.35 FAR requirement. It was further believed that the amendment recognized modern preferences in home size and design and provided flexibility for making additions to existing homes in established areas.

After hearing concerns from residents, primarily from the Clark Park neighborhood, City Council voted to defer the Council Bill to a Study Session to allow for additional input from residents and allow an opportunity for City Council to consider additional information. A Study Session was scheduled for January 9, 2018.

4. January 9 City Council Study Session. At the January 9, 2018 Study Session, Staff provided an overview of how FAR regulates building bulk and discussed the Comprehensive Plan goals of promoting infill development through adjustments to the Zoning Ordinance. Staff and City Council were made aware of concerns from local residents prior to the Study Session and prepared some additional options for City Council to consider at the meeting. These included:

- Keep the 0.35 FAR as currently required,
- Increase the FAR for narrow SF1 lots to 0.50,
- Revise the proposal to allow an increase in FAR to something more than 0.35 but less than 0.50 for narrow SF1 lots,
- Revise the proposal to allow property owners to take advantage of, either, the increased FAR or the reduction in side setbacks – but not both,
- Explore a sliding scale of FAR, or
- Explore other options for addressing building bulk.

The Study Session provided an opportunity for residents to comment on the proposed changes. Many residents of the Clark Park neighborhood attended to meeting and gave comments about the proposed FAR increase. Most comments highlighted concern about the following:

- Allowing for zoning flexibility for additions to existing homes where appropriate.
- Enforcement of existing zoning regulations.
- Preserving open space within the neighborhood.
- Preservation of existing trees.
- Allowed setbacks in front, side and rear of homes and the separation of buildings.
- Maintaining the character of the Clark Park neighborhood.
- Concerns about demolition of existing homes and replacement with larger homes.
- The location and orientation of garages on new homes.
- Design and architectural detail of new construction within the context of existing neighborhoods.

City Council, after considering comments from residents, were not supportive of increasing the FAR to 0.50 as proposed. Council directed Staff to explore other options that would strike a compromise between providing flexibility for infill development while protecting neighborhood character.

5. Additional Research. In providing additional analysis on this issue, Staff researched other community zoning ordinances, studied existing subdivisions in Champaign, and met with neighborhood representatives. Approaching any change to the Zoning Ordinance requires careful consideration of potential impacts in other areas of the City, not just one neighborhood. In particular, the SF1 Zoning District includes many neighborhoods throughout the City, including Clark Park, Garden Hills, Garwood, Parkland Ridge, Holiday Park, Southwood, Lincolnshire, Cherry Hills, Trails at Brittany, Chestnut Grove and others. Changes made in regulations in the SF-1 Zoning District need to account for the wide variety of development patterns, scales and styles that currently existing within each area of the City that is zoned SF-1 to avoid unintended consequences and limit the occurrence of non-conformities.

Based on this research, Staff found that:

- Most communities do not use FAR to regulate single-family residential development;
- Use of Lot Coverage, a standard regulating the amount of the lot can be covered by a building, is a more commonly used standard;
- Single-family dwellings in existing subdivisions in Champaign range in lot coverage from 8% to 45% in SF1, and 10% to 53% in SF2. Other residential districts are included in the table below;
- Eliminating FAR as a regulatory approach for determining the size of residential development will need to work in all areas of the City with residential zoning, not just one neighborhood;

	# of Parcels Sampled	Avg. Lot Coverage	Range of Coverages
SF1 – Single Family	973	24%	8 – 45%
SF2 – Two Family	112	30%	10 – 53%
MF1 – Low Density Multifamily	90	24%	12 – 58 %
MF2 – Medium Density Multifamily	6	31%	15 – 63%
MF3 – High Density Multifamily	10	40%	28 – 67%

Staff met with residents of the Clark Park Neighborhood to present these findings and to discuss possible options for revising the development standards. A discussion of this input is included under the Community Input section of this report. Residents expressed concern over the size and architectural design of new construction, demolition of existing structures, and the existing height allowance. Residents stressed the desire to have the regulations result in new structures that are similar in size, placement and design to existing structures in the Clark Park neighborhood. Staff also provided information, at the request of some Clark Park residents, on the regulations and process for Conservation or Historic District designation.

6. Alternative Options. Staff developed three options for amending the regulations. Each of the options is intended to strike a balance between fostering opportunities for reinvestment and home construction while maintaining neighborhood character.

The alternative options were presented to the public at a meeting on July 30, 2018 at the Champaign Public Library. Following the presentation, additional comments and concerns were expressed by attendees of the meeting. Based on the issues raised, following are the options presented to the public, along with possible modification to Options A and B for Council consideration in providing direction to staff.

Option A. Replace Floor Area Ratio with Maximum Lot Coverage. This option would eliminate FAR, and instead regulate the bulk of a building with a Maximum Lot Coverage requirement. Staff recommends the following lot coverages in each of the City's residential zoning districts:

	Current FAR	Current OSR	Proposed Max Lot Coverage
SF1 Single Family Residential	0.35	0.45	35%
SF2 Two Family Residential	0.50	0.40	40%

Many of the existing development standards in the Zoning Ordinance are tied together in specific ways. Changing one often leads to the need to adjust others. Simply swapping out FAR for a Maximum Lot Coverage standard needs to be complimented with additional zoning changes to avoid unintended consequences and limit the potential for nonconformities to occur. These additional adjustments include the following:

- **Additional height restrictions in SF1 and SF2.** This requirement is in response to neighborhood concerns about three story homes that meet the current height requirement. Staff recommended a two-and-a-half story height requirement at the January 30 neighborhood meeting. This new height requirement would allow a third story as long as it is wholly under a gabled, hipped, or gambrel roof.

In response to neighborhood input received at the July 30 neighborhood meeting, this height restriction could be reduced further to be two stories.

- **Adjusting minimum lot width in the SF1 District to 50 feet.** This would bring many existing lots into compliance and eliminate the provision allowing incremental reductions in side yard setbacks for lots less than sixty feet in width.
- **Allowing setback flexibility for rear garages.** This change would allow a home to locate closer to one interior side property line to provide space on the opposite property line to accommodate a driveway for access to a garage located in the rear yard of the property.

This change is in response to concerns about houses designed to have front loaded garages which is often not in character with older neighborhoods.

- **Context-sensitive front yard setbacks.** New home construction would be subject to additional front yard setback based on neighboring development. New construction would be built to the average setback of existing homes on the block. This additional provision is in response to input from Clark Park residents, in particular along Charles Street, where homes are set back more than the minimum required.
- **Limiting the size of homes on small lots.** At the July 30 Neighborhood Meeting, residents expressed concern about the size of homes in existing neighborhoods. Council could direct Staff to establish a maximum size limitation on homes to address these concerns. This was not part of the original Option A, but has been included by Staff following the neighborhood meeting. This additional requirement could set a maximum floor area, such as 3,500 square feet, for lots less than sixty feet wide. Additional research would be necessary to determine the best approach and the appropriate square footage standard to include in the ordinance.

Option B. Keep Floor Area Ratio but reduce the proposed adjustment to the standard. This would allow for an increase in the FAR allowed for narrow lots in SF1 to a number between 0.35 and 0.50. Doing so would not necessitate many of the additional revisions discussed above in Option A. However, based on concerns raised at the July 30 neighborhood meetings, an additional change to how gross floor area is calculated could be made so that FAR becomes a better indicator of building bulk:

- **Eliminating the exception for parking.** Currently, parking inside the principal structure, such as an attached garage, is not included in the gross floor area calculation for determining FAR. Eliminating this exception may require increasing the Maximum FAR standards citywide to prevent creating nonconformities in other neighborhoods. Additional research would be necessary.

Other additional changes described in Option A could also be implemented as part of Option B based on Council direction.

Option C. Maintain the current regulations. This option would maintain the existing FAR of 0.35 for SF1. Although this option would mean that no change to the Zoning Ordinance would occur at this time, this option does not address a number of neighborhood concerns regarding building bulk, location and size of garages, and front yard setbacks, unless City Council provides direction to Staff to incorporate some or all of the additional changes proposed within Option A. If this option is preferred, defeating

the proposed Council Bill from the original text amendment case would be the appropriate action at a future Regular City Council Meeting.

7. Neighborhood Meeting on July 30. Staff organized a public meeting at the Champaign Public Library to present the three options outlined above and to take citizen input and answer questions. Clark Park residents were notified by postcard of the meeting. Over eighty residents attended the meeting, asked questions of Staff and shared concerns about the proposal. Staff provided an overview of public input received since the January Study Session and provided an explanation of the proposed options and answered questions from residents. Additional detail is included in the Community Input section of this report.

8. Potential Conservation District. A group of Clark Park residents have been actively working on preparing an application to the Historic Preservation Commission (HPC) to [nominate Clark Park as a Conservation District](#). The Clark Park Steering Committee submitted an application for a Conservation District on Friday August 3, 2018.

A Conservation District is an area that is designated by City Council which has architectural significance that contributes to the character and distinctive atmosphere of Champaign. Like all applications for Zoning or Planning review, City Council makes the final decision whether to designate a neighborhood as a Conservation District after a public process involving review of the application by HPC, and consideration of the proposed district at a public hearing at Plan Commission. Individual property owners within a proposed Conservation District have the ability to protest the application and a minimum threshold of property owners who protest must be achieved to force a super-majority vote of City Council.

A Conservation District provides for an additional review process for demolitions, additions to existing structures, and new home construction. This review is done by the Historic Preservation Commission through a Certificate of Appropriateness review that is consistent with the Design Guidelines and Standards within the Zoning Ordinance.

9. Next Steps. With direction from Council, Staff will draft new code language changes to be considered in a new public hearing, prepare the original text amendment for a future Regular Meeting of City Council or proceed in a different direction indicated by Council. If Council provides direction to draft a new text amendment, staff can schedule an additional public meeting to obtain input on the draft, followed by presentation and discussion at a Public Hearing with the Plan Commission with final review by City Council. The timeline of such process would depend on the comments and input from residents and City Council.

10. Request for Additional Process. Residents who attended the July 30, 2018 Neighborhood Meeting expressed a desire to have a neighborhood centered process for developing revisions to the Zoning Ordinance that specifically addresses concerns raised by the Clark Park residents. This process could be similar to the Resident and Developer Steering Committees that were organized to inform the revisions to the In-Town Zoning Standards, which City Council will review in the coming weeks. Staff appreciates that value of this type of citizen engagement process, but it is also aware of the significant staff time required for such an exercise.

If Council directs Staff to engage in such a process, Staff requests direction on whether to delay elements of its current work program, or direct Staff to delay the requested engagement process until it can be added without delaying other Council priorities.

F. Alternatives:

1. Direct Staff to draft a text amendment to the Zoning Ordinance replacing Floor Area Ratio with a new standard for Lot Coverage along with related amendments and any additional changes directed by Council, for discussion at a follow up public meeting, and consideration at a public hearing before Plan Commission and at a future Regular Meeting of City Council.
2. Provide alternative direction to Staff.

G. Discussion of Alternatives:

Alternative 1 would direct Staff to draft a new text amendment that would replace Floor Area Ratio in residential zoning districts with a standard for Maximum Lot Coverage along with related amendments for consideration at a new public hearing and future City Council meeting.

a. Advantages

- Provides clear standards for the size of buildings and amount of open space on lots.
- Provides a reasonable balance to allow opportunities for reinvestment and redevelopment with protecting existing neighborhood character.
- Would bring non-conforming lots, with regard to lot width, into compliance.
- Addresses concerns raised about three-story homes being out of scale with existing development.
- Addresses concerns about building setbacks and better provides for setbacks that are in character with the neighborhood.
- Provides flexibility for building a detached garage in rear yards which are more in character with older neighborhoods.
- Simplifies the Zoning Ordinance.

b. Disadvantages

- On smaller lots, limits the size of new homes that can be built which some see as a hinderance to promoting redevelopment.
- The proposal does not prevent the demolition of existing structures, which residents have identified as negatively impacting the Clark Park Neighborhood.

Alternative 2 would allow Council to provide alternative direction to Staff to better address resident input and neighborhood needs.

a. Advantages

- Would depend on direction from City Council.

- Could allow for a more involved public input process in considering other options for zoning changes that specifically address neighborhood concerns.

b. Disadvantages

- Would depend on direction from City Council.
- There may be delays for individuals who have expressed interest in additions to existing homes or building new homes in the Clark Park neighborhood.
- Beginning a new process similar to that used for the In-Town Zoning Standards would require a significant investment of staff time that is not currently allocated in the work program, requiring a delay of other work priorities.

H. Community Input: Staff met with residents of the Clark Park neighborhood group on April 8, May 21, June 7, and July 8 to discuss concerns about the proposed changes to the Zoning Ordinance and provide updates on staff work on the process. Staff also provided information about regulations and protections for existing neighborhoods provided by the existing Zoning Ordinance. Staff has also met with local developers and those interested in building in the Clark Park Neighborhood. In addition, staff has been available by phone or email through the process to address questions, comments and concerns from anyone in the City regarding the process and proposals included in this report. The City Council Study Session on the zoning changes for the In-Town neighborhood, which occurred on June 12, 2018, also included public comments from residents of the Clark Park neighborhood.

In addition, a community meeting was held at the Champaign Public Library on July 30, 2018 to discuss the above options for amending the zoning ordinance. Comments and questions from residents are summarized below:

- Questions about the size of homes if 35% lot coverage is allowed.
- Concerns about the effect of combining lots together.
- Concerns about reducing setbacks for side yards.
- Questions regarding the impetus for the original proposal to increase the FAR
- Stormwater flooding and the impact of the Maximum Lot Coverage proposal on stormwater systems, particularly where the City has made investments in infrastructure. Some residents indicated that they continue to struggle with water in basements and had questions about water management impacts as a result of zoning changes.
- Differences between infill versus teardowns.
- Concerns about affordability of housing when larger homes are built.
- Concerns about the lack of public notification prior to consideration of the original text amendment.
- Some residents feel that the zoning changes are being forced on residents. Residents expressed a desire to have more time to understand and comment on the proposals.
- Residents have asked in writing to be involved and feel that there has been inadequate resident involvement to date.
- Residents are concerned about the square footage of homes when someone assembles multiple lots.

- Residents asked questions about how the Open Space Ratio works and expressed concerns about the possibility of the requirement being eliminated.
- Residents asked about the rationale for selecting 35% as the Max Lot Coverage when the City-Wide Average is 24%.
- Some residents do not like the idea that people who have a lot of money can do whatever they want with their land – when it negatively impacts the neighbors.
- The purpose of zoning is to protect character, but Option A and B allow for houses that are significantly larger than existing homes which is out of character for the neighborhood.
- Residents want existing deep setbacks respected – 25 feet is not appropriate when other houses are setback 60 feet.
- One homeowner wants to expand their home and is constrained by the existing rules. She expressed concern that the No Giant Houses group does not speak on behalf of the whole neighborhood.
- Residents asked about enforcement and compliance of the current zoning requirements, and the penalties for violation by the Architect who provided incorrect plans that allowed a house that is too big to be built.
- There were questions about feasibility of overlay zone to protect character.
- Questions about whether other areas of the City that are experiencing development pressure like what is being felt in Clark Park.
- Questions about porches and other encroachments into front yards.
- Mention of a “creek” that flows through Clark Park and through yards. John Street drainage has been a big help, but it hasn’t solved everything.
- Concern about economic integration and impact of property taxes for smaller homes when the larger homes raise all the property values.
- Some residents felt that Option A seemed to promote demolitions.
- Does Option A and Option B meet the developer’s request to build a large house in the neighborhood?
- Suggestions that the City Council should direct Staff to meet with the residents and collaborate on developing new zoning standards. Every 7 or 8 years there is an issue – Lighting, Prospect and Green, flooding. The Council always directs the Staff to work with the group and then people are satisfied. Residents also expressed a desire to slow down the process.
- Residents questioned whether or not a 6,000 square foot home is truly compatible with the neighborhood.
- There was confusion about the proposal to “reduce the minimum lot size” to 50 feet wide. There were also questions about potential for development at the northwest corner of Clark Park and Daniel Streets.

Based on Council direction, additional public input may be considered at a future public meeting or meetings. Additional opportunities for input will also be available during Plan Commission and City Council meetings, or as part of a larger planning process.

I. Budget Impact: No additional funds are needed to complete this process. There may be impacts on revenues from reinvestment in neighborhood properties, but the value and extent is unknown.

J. Staffing Impact: About 300 hours of Planning and Development staff time have been utilized on preparation of these zoning alternatives since Council Bill [2017-235](#) was referred back to staff to address City Council comments. This includes staff time spent meeting internally, meeting individually with Council members, residents and others interested in the case. Based on direction from Council, 40 to 50 hours of additional staff time will be needed to draft the Zoning Ordinance amendments, conduct an additional public meeting, and take the amendment through the formal process for consideration.

Should a similar process to the InTown Zoning Amendments be recommended, roughly 600 to 1,000 hours of Staff time would be needed to coordinate a community outreach and engagement process. Staff time needed would depend on the scope of the project and direction from Council. Should City Council direct staff to take this approach, changes to existing work programs for the Planning and Development Department will need to be revised. These amendments will also require additional review by the Legal Department once a finalized text amendment is drafted.

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Reviewed by:

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Attachments

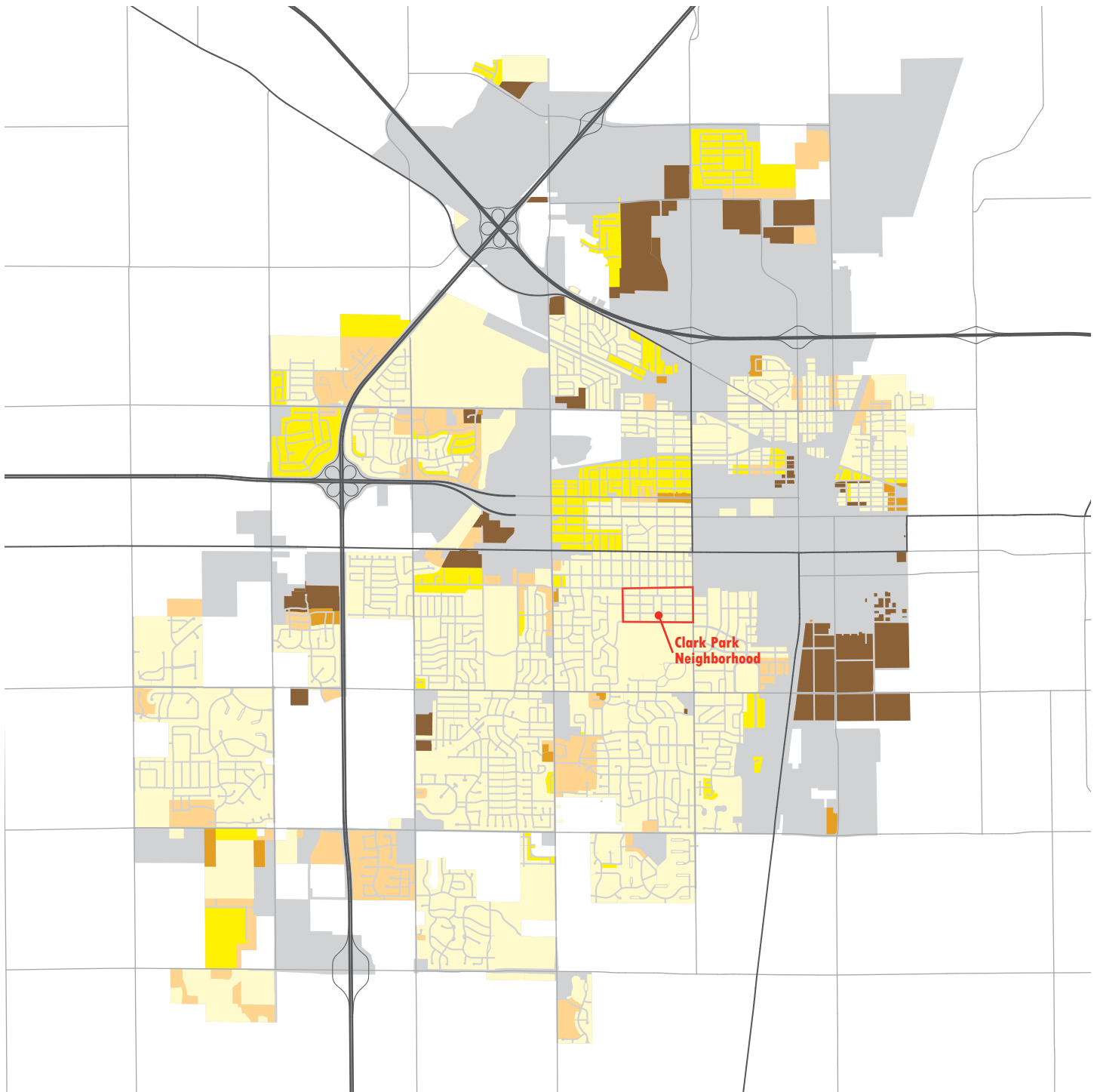
- A. Residential Zoning Districts
- B. Proposed Amendments to Table IV-A for Option A
- C. July 30 Neighborhood Meeting Materials
- D. Email Received since July 30, 2018

ZONING MAP

Residential Zoning Districts

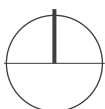


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Legend

- SF1 - Single-Family
- SF2 - Two Family Residential
- MF1 - Multifamily Low Density
- MF2 - Multifamily Medium Density
- MF3 - Multifamily High Density



Map prepared by the City of Champaign
Planning and Development Department
for illustrative purposes only.

TABLE IV-A [WITH REVISIONS]
[IN-TOWN REGULATIONS BEING CONSIDERED ON SEPT. 18 REGULAR MEETING]
STANDARDS FOR PRINCIPAL BUILDINGS ON INDIVIDUAL LOTS

ZONING DISTRICT		HEIGHT		MIN LOT AREA	AVERAGE LOT WIDTH ¹	MAX. FLOOR AREA RATIO	MIN. OPEN SPACE RATIO	MAX. BUILDING FOOTPRINT ²	MAX. LOT COVERAGE (%) ²	SETBACKS			
		Min	Max							Min Front	Max Front	Side	Rear
SF1	Single-Family	—	35	2 ½	5,000	50	—	—	35%	25	—	5	10
SF2	Two-Family ³	—	35	2 ½	5,000	50	—	—	40%	20	—	5	10
MF1	Multifamily Low Density ³	—	35	—	6,500	60	—	—	50%	20	—	6	10
MF2	Multifamily Medium Density	—	45	—	6,500	60	—	—	55%	20	—	10 ⁴	10
MF3	Multifamily High Density	—	65	—	6,500	60	—	—	60%	15	—	10 ⁴	10
MFUNIV	Multifamily University District	—	75	—	6,500	60	—	—	—	15	—	10 ⁴	10
MHS	Manufactured Housing Subdivision	—	35	—	6,000	65	0.40	0.40	—	20	—	6	10
MHP	Manufactured Housing Park	—	18	—	5 AC	130	—	0.30	—	25	—	15	15
IT-SF1	In-Town Single-Family	—	35	2 ½	6,000	60	—	—	2,250	25	—	6	10
IT-SF2	In-Town Single- And Two-Family	—	35	2 ½	5,000	50	—	—	2,250	20	—	6	10
IT-MR1	In-Town Mixed Residential One	—	35	—	5,000	50	—	—	4,000	20	—	10 ⁴	10
IT-MR2	In-Town Mixed Residential Two	—	45	—	5,000	50	—	—	4,500	15	—	10 ⁴	10
IT-MX	In-Town Mixed Use	—	55	—	5,000	50	—	—	8,500	15	—	10 ⁴	10
CO	Commercial Office	—	35	—	10,000	60	0.35	—	—	15	—	10	10
CN	Neighborhood Commercial ³	—	35	—	6,500	60	0.35	—	—	See Landscape/Screening in Article X of Chapter 37			
CG	Commercial General ³	—	—	—	6,500	60	4.00	—	—	See Landscape/Screening in Article X of Chapter 37			
CB1	Central Business Urban Fringe	20	85	—	—	—	—	—	—	0	15	—	—
CB2	Central Business Downtown	20	115	—	—	—	—	—	—	0	10	—	—
CB3	Central Business Campustown	20	175	—	—	—	—	—	—	0	10	—	—
CI	Commercial Industrial	—	—	—	—	—	3.00	—	—	See Landscape/Screening in Article X of Chapter 37			
IBP	Interstate Business Park	—	—	—	5 AC	—	0.50	1.0	—	15	—	10	10
I1	Light Industrial	—	—	—	10,000	—	1.00	—	—	See Landscape/Screening in Article X of Chapter 37			
I2	Heavy Industrial	—	—	—	10,000	—	1.50	—	—	See Landscape/Screening in Article X of Chapter 37			

FOOTNOTES

1. The minimum lot width for corner lots is equal to the number in Table IV-A plus ten feet.

2. Not applicable for “Schools, K-12”

3. Single-Family detached dwellings in the SF2 and MF1 zoning districts are allowed to reduce the minimum lot size to four thousand (4,000) square feet and lot width to thirty-eight (38) feet.

4. Minimum side yard setbacks for one- and two-family dwellings shall be six feet.

5. New residential developments in this district shall comply maximum FAR allowed, apply an OSR of 0.20 and have a minimum ten foot setback from all interior property lines.

OPTIONS FOR ADDRESSING THE FLOOR AREA RATIO (FAR) REQUIREMENT IN RESIDENTIAL ZONING DISTRICTS



Planning and Development Department
102 North Neil Street, 3rd Floor
Champaign, Illinois 61820
(217) 403-8800

The following are options being studied by Planning and Development in response to concerns raised at the January 9, 2018 City Council Study Session. These options will be presented in greater detail at an upcoming informational meeting on July 30, 2018 at the Champaign Public Library and at an August 7, 2018 City Council Study Session.

OPTION A: ELIMINATE FAR AND REPLACE WITH MAXIMUM LOT COVERAGE

This option replaces Floor Area Ratio (FAR) with a standard for Maximum Lot Coverage. Maximum Lot coverage measures the percentage of the lot that can be used for the principal building, such as a single-family home in a residential neighborhood.

For this option to work best, additional changes are proposed in response to concerns raised by residents about the impacts of infill development in established areas of Champaign these include:

	Current FAR	Current OSR	Lot Coverage
SF1 Single Family Residential	0.35	0.45	35%
SF2 Two-Family Residential	0.50	0.40	40%
MF1 Multifamily Low Density	0.90	0.35	50%
MF2 Multifamily Medium Density	1.40	0.30	55%
MF3 Multifamily High Density	1.90	0.25	60%

2 ½ Story Maximum Height Limit in SF1 and SF2

This requirement is in response to neighborhood concerns about three story homes that meet the current height requirement. This proposal would limit height of buildings to two-and-a-half stories.



3 Story Home

Would NOT be allowed



2 ½ Story Home

Side Yard Setback Flexibility for Access to Rear Garages

This change would allow a home to locate closer to one interior side property line in order to provide space on the opposite property line to accommodate a driveway for access to a garage located in the rear yard of the property. This change is in response to concerns about houses designed to have front loaded garages which is often not in character with older neighborhoods.



Context Sensitive Front Yard Setbacks

Infill development would be subject to additional front yard setback based on the neighboring development on the block. New construction would be built at the midpoint between the minimum front setback required in the zoning district and the average setback of existing buildings on the block. This additional provision is in response to input from Clark Park residents, in particular along Charles Street.

Reducing the Minimum Lot Width in SF1 to 50 Feet

This would bring many existing lots into compliance and reduce the number of lots that would be eligible to utilize the incremental reduction in side yard setbacks for lots less than sixty feet in width.

**TABLE IV-A CHANGES UNDER OPTION A
STANDARDS FOR PRINCIPAL BUILDINGS ON INDIVIDUAL LOTS**

ZONING DISTRICT		HEIGHT		MIN LOT AREA	AVERAGE LOT WIDTH ¹	MAX. FLOOR AREA RATIO	MIN. OPEN SPACE RATIO	MAX. LOT COVERAGE (%) ²	SETBACKS		
		Max	Stories						Min Front	Side	Rear
SF1	Single-Family	35	2 ½	5,000	50	—	—	35%	25	5	10
SF2	Two-Family ³	35	2 ½	5,000	50	—	—	40%	20	5	10
MF1	Multifamily Low Density ³	35	—	6,500	60	—	—	50%	20	6	10
MF2	Multifamily Medium Density	45	—	6,500	60	—	—	55%	20	10 ⁴	10
MF3	Multifamily High Density	65	—	6,500	60	—	—	60%	15	10 ⁴	10
MFUNIV	Multifamily University District	75	—	6,500	60	—	—	—	15	10 ⁴	10

FOOTNOTES

1. The minimum lot width for corner lots is equal to the number in Table IV-A plus ten feet.
2. Not applicable for “Schools, K-12”
3. Single-Family detached dwellings in the SF2 and MF1 zoning districts are allowed to reduce the minimum lot size to four thousand (4,000) square feet and lot width to thirty-eight (38) feet.
4. Minimum side yard setbacks for one- and two-family dwellings shall be six feet.

OPTION B: KEEP FAR AND SLIGHTLY INCREASE THE STANDARD ALLOWED

The current FAR is 0.35. This would allow for an increase in the FAR allowed for narrow lots in SF1 to a number greater than 0.35 but less than 0.50. Generally this would allow larger homes but less than what was originally proposed. This option could include some of the additional changes discussed in Option A.

OPTION C: MAINTAIN THE CURRENT REGULATIONS. (MAKE NO CHANGES)

This option would maintain the existing FAR of 0.35 for SF1. Although this option would mean that no change to the Zoning Ordinance would occur at this time, this option does not address a number of neighborhood concerns regarding building bulk, location and size of garages, and front yard setbacks.

TABLE IV-A
STANDARDS FOR PRINCIPAL BUILDINGS ON INDIVIDUAL LOTS

ZONING DISTRICT		HEIGHT			MIN LOT AREA	AVERAGE LOT WIDTH ¹	MAX. FLOOR AREA RATIO	MIN. OPEN SPACE RATIO	MAX. BUILDING FOOTPRINT ²	MAX. LOT COVERAGE (%) ²	SETBACKS			
		Min	Max	Stories							Min Front	Max Front	Side	Rear
SF1	Single-Family	—	35	2 ½	5,000	50	—	—	—	35%	25	—	5	10
SF2	Two-Family ³	—	35	2 ½	5,000	50	—	—	—	40%	20	—	5	10
MF1	Multifamily Low Density ³	—	35	—	6,500	60	—	—	—	50%	20	—	6	10
MF2	Multifamily Medium Density	—	45	—	6,500	60	—	—	—	55%	20	—	10 ⁴	10
MF3	Multifamily High Density	—	65	—	6,500	60	—	—	—	60%	15	—	10 ⁴	10
MFUNIV	Multifamily University District	—	75	—	6,500	60	—	—	—	—	15	—	10 ⁴	10
MHS	Manufactured Housing Subdivision	—	35	—	6,000	65	0.40	0.40	—	—	20	—	6	10
MHP	Manufactured Housing Park	—	18	—	5 AC	130	—	0.30	—	—	25	—	15	15
IT-SF1	In-Town Single-Family	—	35	2 ½	6,000	60	—	—	2,250	35%	25	—	6	10
IT-SF2	In-Town Single- And Two-Family	—	35	2 ½	5,000	50	—	—	2,250	35%	20	—	6	10
IT-MR1	In-Town Mixed Residential One	—	35	—	5,000	50	—	—	4,000	45%	20	—	10 ⁴	10
IT-MR2	In-Town Mixed Residential Two	—	45	—	5,000	50	—	—	4,500	50%	15	—	10 ⁴	10
IT-MX	In-Town Mixed Use	—	55	—	5,000	50	—	—	8,500	55%	15	—	10 ⁴	10
CO	Commercial Office	—	35	—	10,000	60	0.35	—	—	—	15	—	10	10
CN	Neighborhood Commercial ³	—	35	—	6,500	60	0.35	—	—	—	See Landscape/Screening in Article X of Chapter 37			
CG	Commercial General ³	—	—	—	6,500	60	4.00	—	—	—	See Landscape/Screening in Article X of Chapter 37			
CB1	Central Business Urban Fringe	20	85	—	—	—	—	—	—	—	0	15	—	—
CB2	Central Business Downtown	20	115	—	—	—	—	—	—	—	0	10	—	—
CB3	Central Business Campustown	20	175	—	—	—	—	—	—	—	0	10	—	—
CI	Commercial Industrial	—	—	—	—	—	3.00	—	—	—	See Landscape/Screening in Article X of Chapter 37			
IBP	Interstate Business Park	—	—	—	5 AC	—	0.50	1.0	—	—	15	—	10	10
I1	Light Industrial	—	—	—	10,000	—	1.00	—	—	—	See Landscape/Screening in Article X of Chapter 37			
I2	Heavy Industrial	—	—	—	10,000	—	1.50	—	—	—	See Landscape/Screening in Article X of Chapter 37			

FOOTNOTES

1. The minimum lot width for corner lots is equal to the number in Table IV-A plus ten feet.
2. Not applicable for "Schools, K-12"
3. Single-Family detached dwellings in the SF2 and MF1 zoning districts are allowed to reduce the minimum lot size to four thousand (4,000) square feet and lot width to thirty-eight (38) feet.
4. Minimum side yard setbacks for one- and two-family dwellings shall be six feet.
5. New residential developments in this district shall comply maximum FAR allowed, apply an OSR of 0.20 and have a minimum ten foot setback from all interior property lines.

OPTIONS FOR ADDRESSING FLOOR AREA RATIO (FAR) IN RESIDENTIAL ZONING DISTRICTS



JULY 30, 2018

CHAMPAIGN PUBLIC LIBRARY

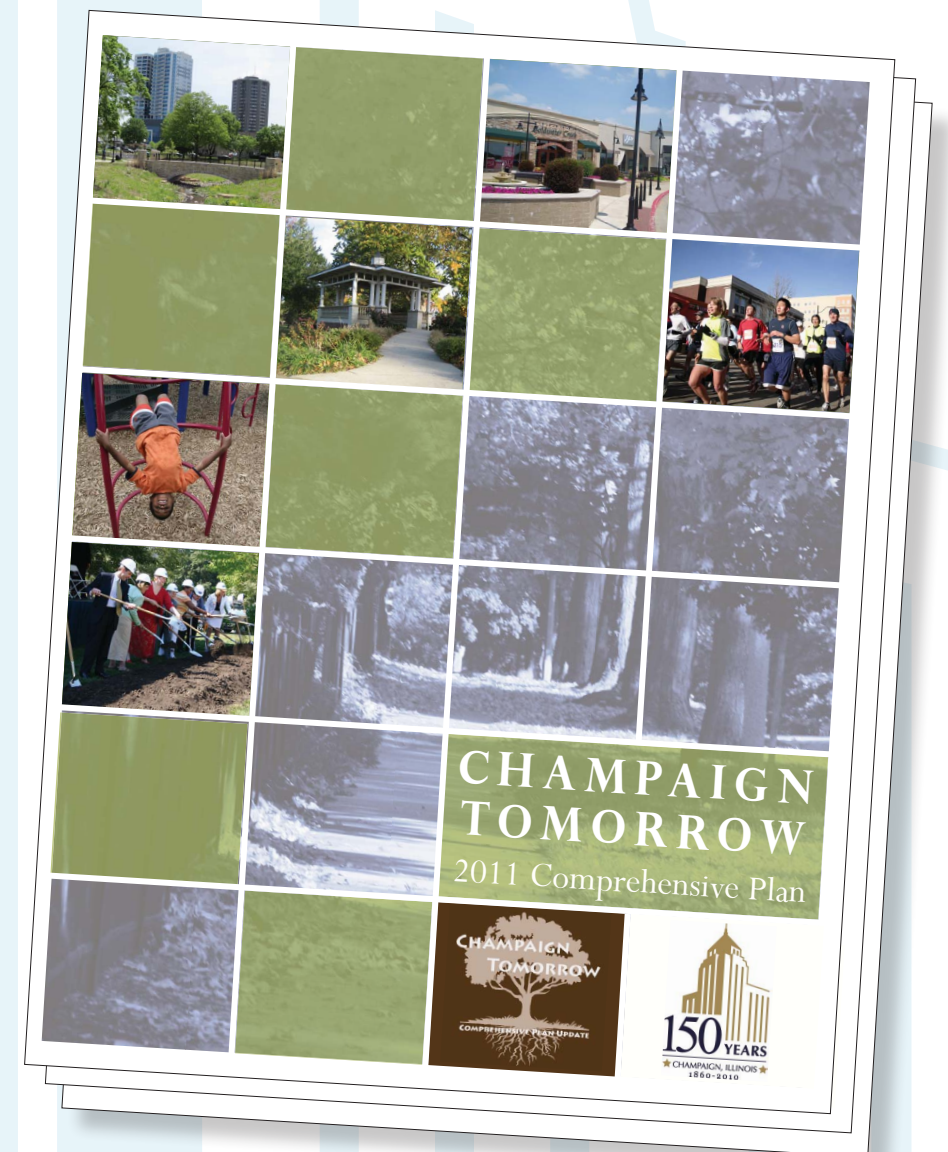
6-8pm

MEETING OVERVIEW

- ~ Introductory Comments and Background
- ~ Overview of Public Input Received to Date
- ~ Presentation of Scenarios
- ~ Technical Questions and Comments from the Public

ZONING AND NEIGHBORHOOD COMPATIBILITY

- ~ Comprehensive Plan is the basis for all zoning changes.
- ~ Outlined by the Vision and Goals as well as the Future Land Use Map.
- ~ These goals have different outcomes that need to be balanced.



INFILL AND NEIGHBORHOOD CHARACTER

INFILL DEVELOPMENT

New development should be located in areas served by existing infrastructure.

The challenge is writing regulations that strike an appropriate balance

PROTECTING CHARACTER

New development should be compatible with the neighborhood.

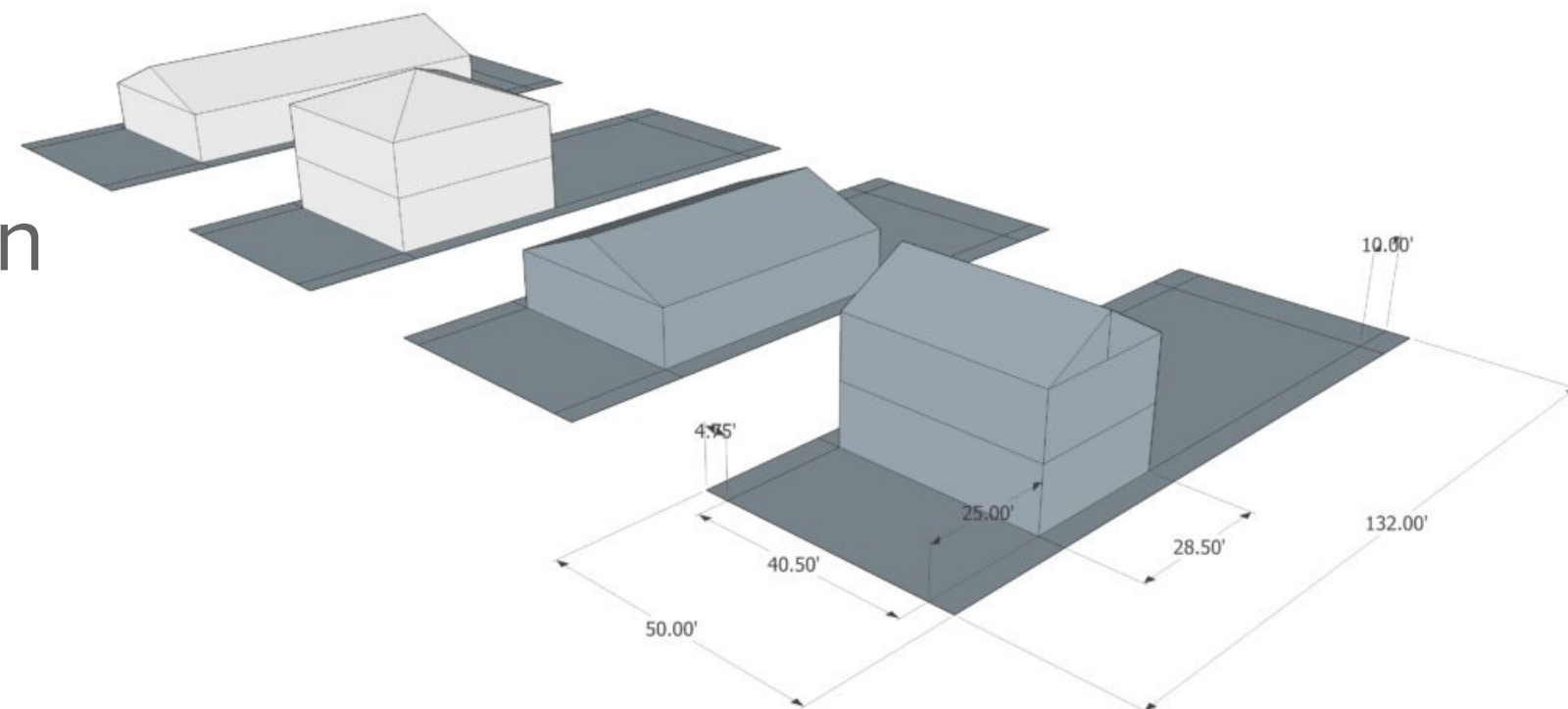
ORIGINAL TEXT AMENDMENT PROPOSED

Increasing FAR for lots less than 60 feet in width to 0.50.

Allowed additional flexibility to add onto existing homes or build new without being penalized for being on a narrow lot.

Make demolition less attractive.

Led to January 9th Study Session



WHAT IS FLOOR AREA RATIO (FAR)

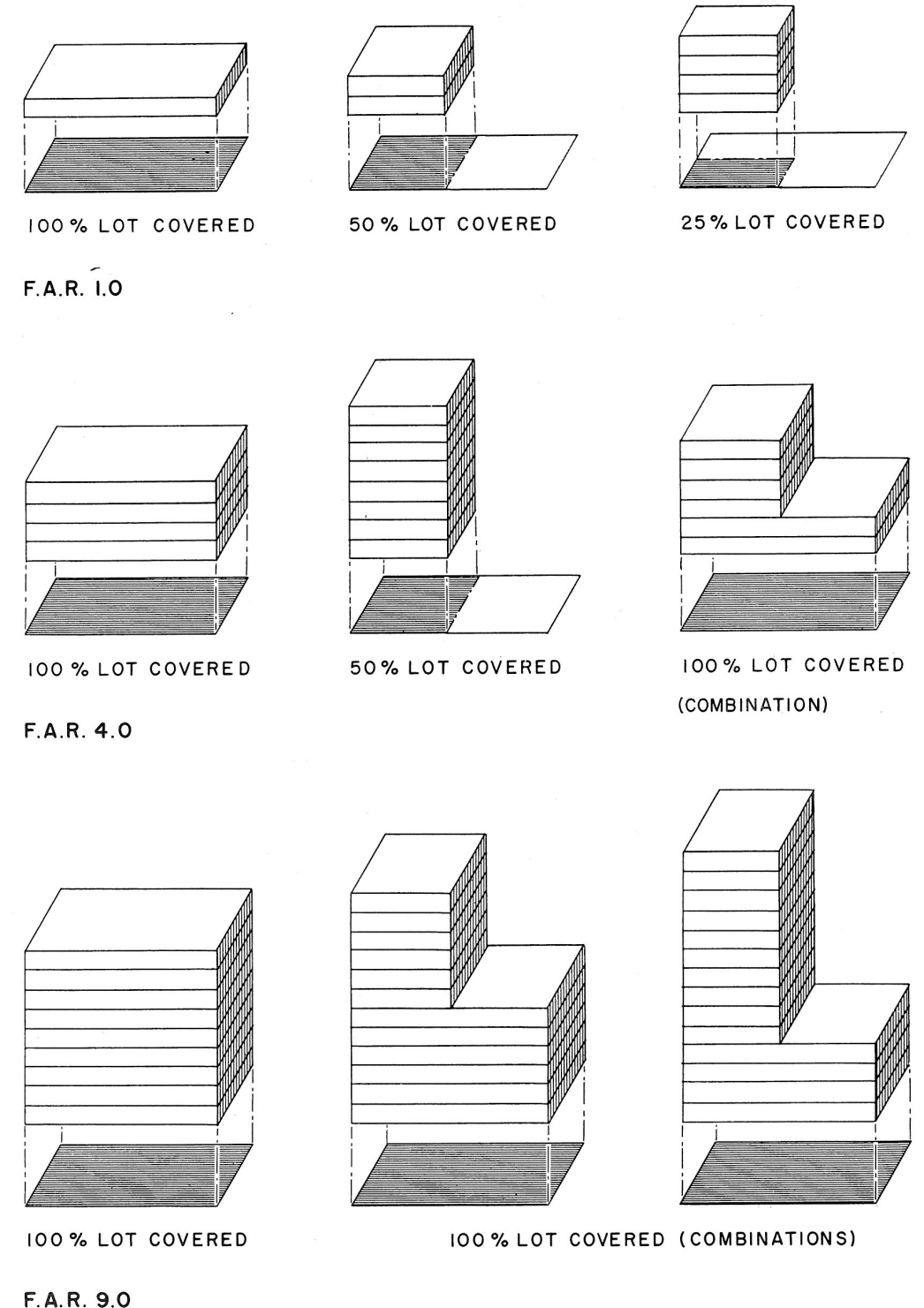
First introduced into the Zoning Ord. in 1965

Gross Floor Area divided by Lot Area

- 2,310 sf gross floor area / 6,600 sf lot =
0.35 FAR

Gross Floor Area does not include:

- Attached Garages
- Utility Areas
- Living space below grade



JANUARY 9 STUDY SESSION

INPUT FROM RESIDENTS

Allowing flexibility to accommodate additions to existing homes.

Preserving open space.

Preservation of existing tree canopy.

Concerns about Front, Side and Rear Setbacks.

Maintaining the character of single-family dwelling neighborhoods.

Impacts of demolitions and replacement of existing homes.

The location and orientation of garages.

Design and architectural detail of new construction.

JANUARY 9 STUDY SESSION

COMMENTS FROM CITY COUNCIL

Not supportive of the 0.50 FAR increase
Referred the item back to Staff for additional changes

Take a more comprehensive approach
Find a compromise that provides flexibility for property owners while taking into account concerns about neighborhood character.
Explore alternatives to Floor Area Ratio in regulating development.

ADDITIONAL RESEARCH

- Looked at other community zoning ordinances**
- Researched existing lot coverage trends in Champaign**
- Met with residents of Clark Park**

KEY TAKEAWAYS

Most communities do not use FAR to regulate single-family residential development;

Use of Lot Coverage, a standard regulating the amount of the lot can be covered by a building, is a more commonly used standard;

Eliminating FAR as a regulatory approach for determining the size of residential development will need to work in all areas of the City with residential zoning.

KEY TAKEAWAYS

Single-family dwellings in existing subdivisions in Champaign range in lot coverage from 8% to 45% in SF1, and 10% to 53% in SF2.

Other residential districts are included in the table below:

	# OF PARCELS SAMPLED	AVERAGE LOT COVERAGE	RANGE OF COVERAGES
SF1 Single Family Residential	973	24%	8 – 45%
SF2 Two Family Residential	112	30%	10 – 53%
MF1 Multifamily Low Density	90	24%	12 – 58 %
MF2 Multifamily Medium Density	6	31%	15 – 63%
MF3 Multifamily High Density	10	40%	28 – 67%



**OPTION A: ELIMINATE FLOOR
AREA RATIO AND REPLACE WITH
MAXIMUM LOT COVERAGE**

OPTION A: MAXIMUM LOT COVERAGE

Replaces FAR with Maximum Lot Coverage

Balancing building size and open space in a proportional manner based on the zoning district.

- Home can cover up to 35% of the Lot
- Remain 65% remains yard space, driveway, accessory structures, etc.

	Current FAR	Current OSR	Max Lot Coverage
SF1 Single Family Residential	0.35	0.45	35%
SF2 Two-Family Residential	0.50	0.40	40%
MF1 Multifamily Low Density	0.90	0.35	50%
MF2 Multifamily Medium Density	1.40	0.30	55%
MF3 Multifamily High Density	1.90	0.25	60%

WHAT IS MAXIMUM LOT COVERAGE

Building Footprint Area divided by Lot Area

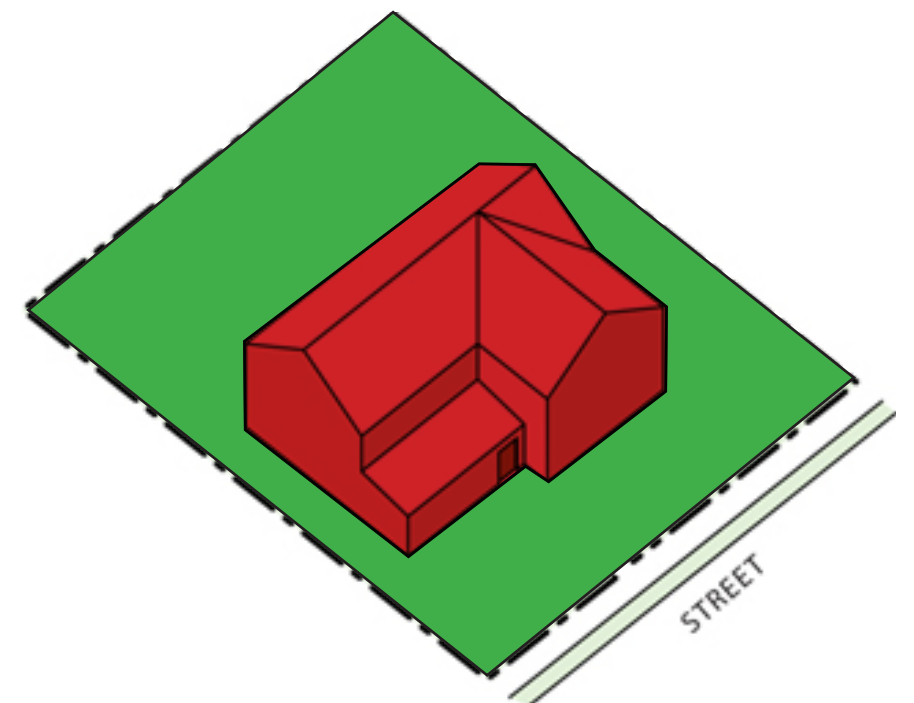
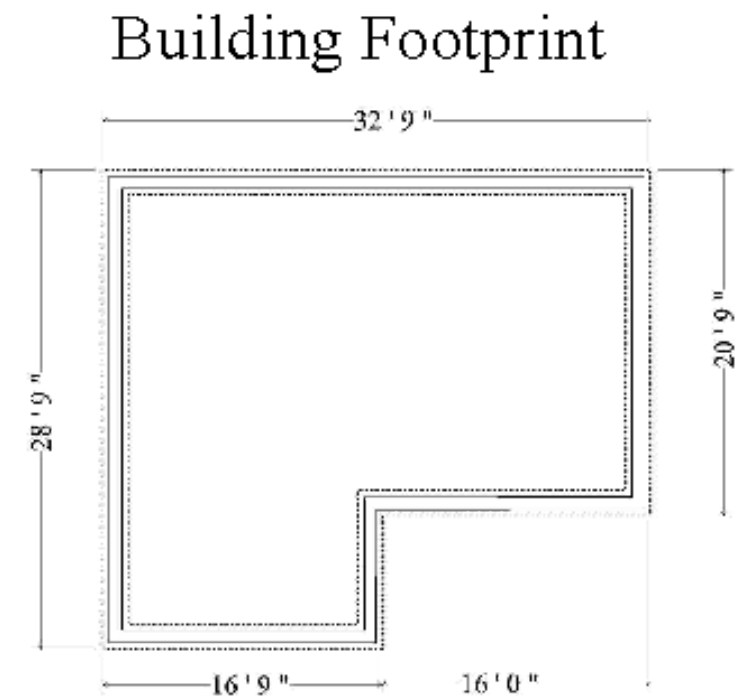
- 2,310 sf footprint / 6,600 sf lot =
35% Lot Coverage

Building Footprint Area includes:

- Attached Garages
- Utility Areas within the home

Building Footprint Area does not include:

- Detached Garages or Sheds
- Porches or Decks
- Paved Areas for Driveways, etc



OPTION A: ADDITIONAL CHANGES

Limit single-family homes to two-and-a-half stories.



3 Story Home

Would NOT be allowed



2 ½ Story Home

OPTION A: ADDITIONAL CHANGES

Adjusting minimum lot width in the SF1 District from 60 feet to 50 feet.

Reduce the side setback from 6 feet to 5 feet.

- Eliminate the ability to encroach in the side yard setback.
- Brings many existing lots into compliance with the zoning ordinance.

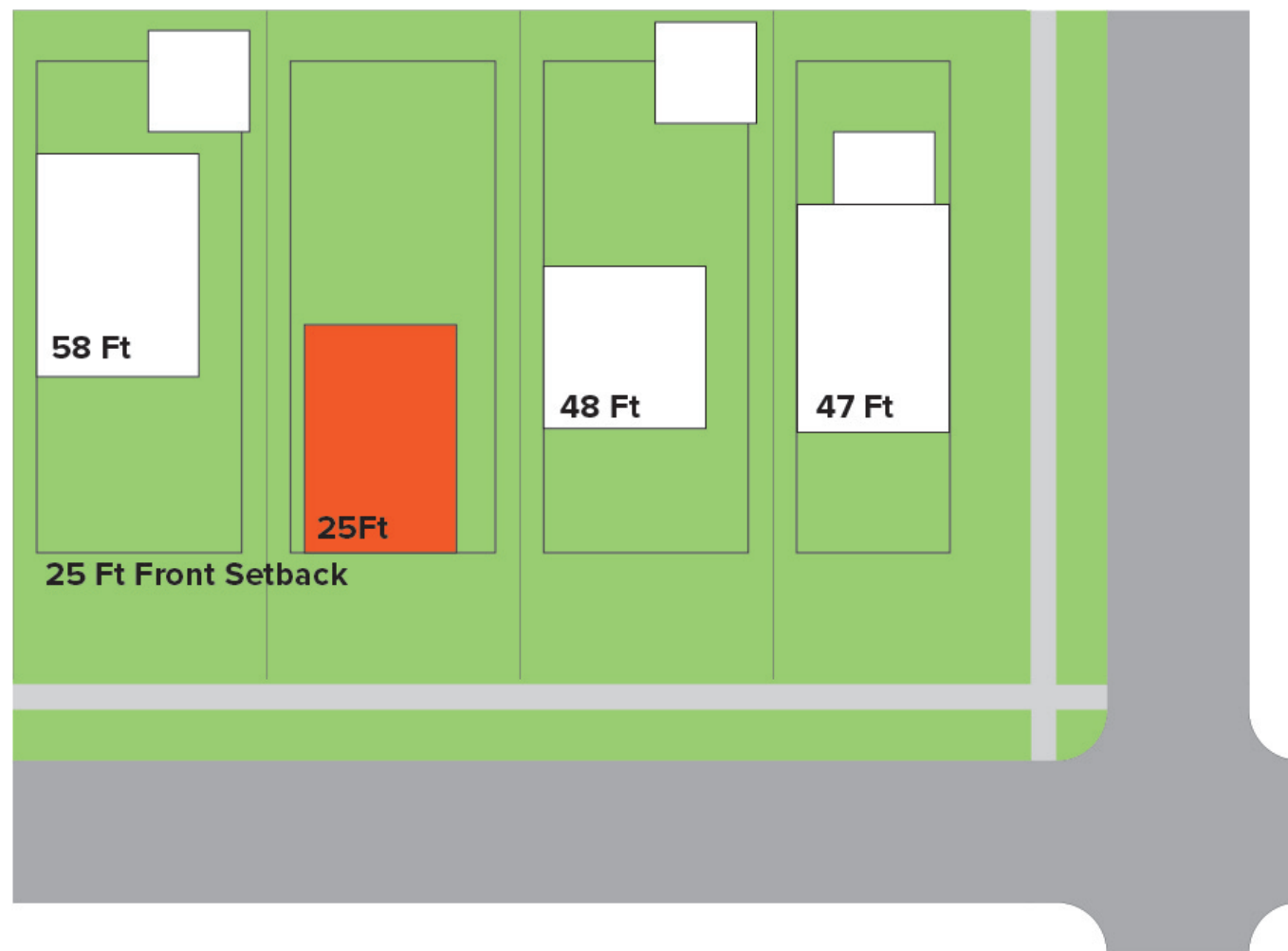
OPTION A: ADDITIONAL CHANGES

Allowing setback flexibility for a home to allow access to a rear garages.



OPTION A: ADDITIONAL CHANGES

Context-sensitive front yard setbacks.



Current Regulations



Context-Sensitive Setback

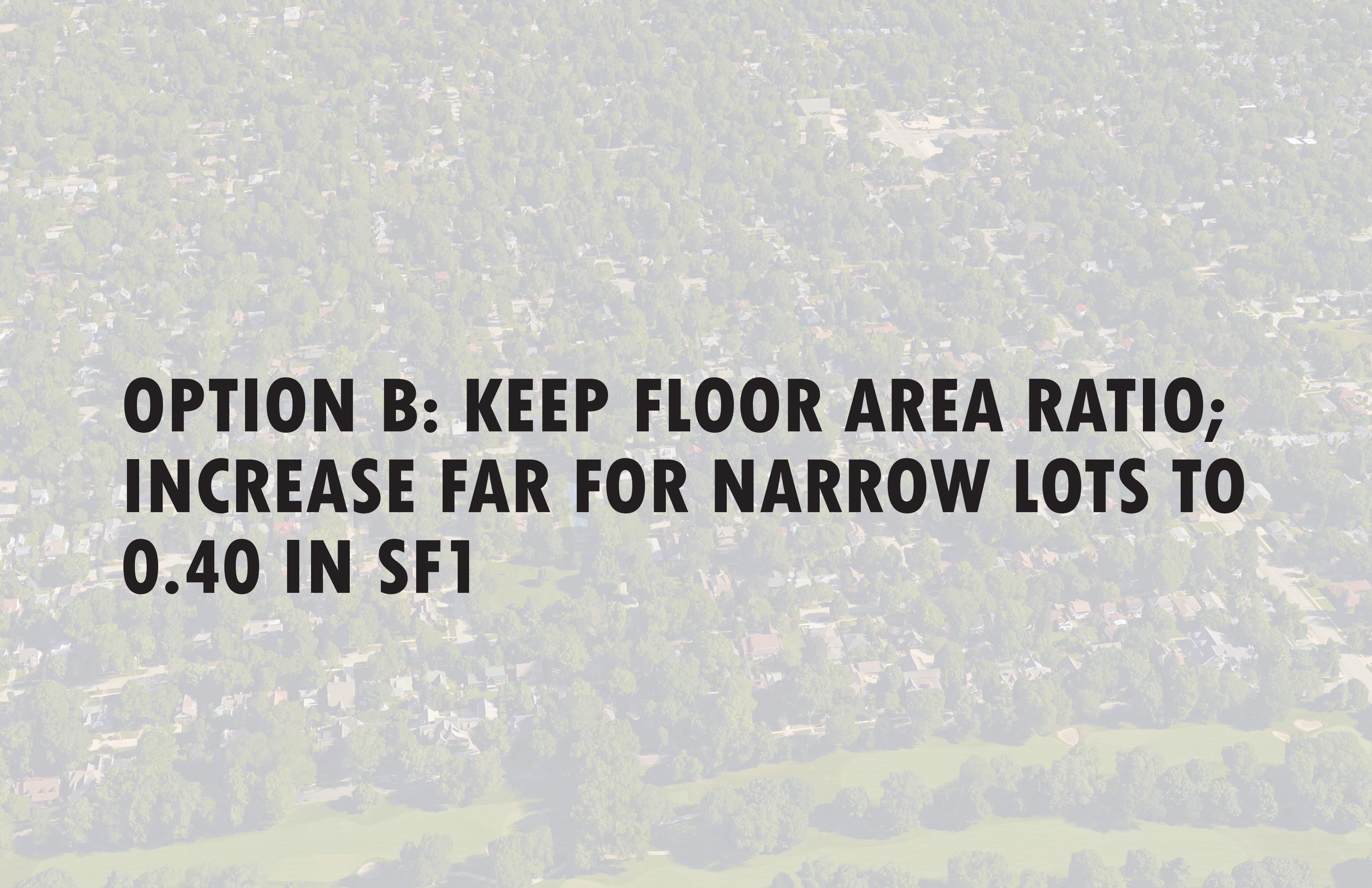
OPTION A: MAXIMUM LOT COVERAGE

ADDRESSING INPUT FROM RESIDENTS

- Allows flexibility to accommodate additions to existing homes.
- Preserves open space.
- Addresses concerns about Front, Side and Rear Setbacks.
- Maintaining the character of single-family dwelling neighborhoods.
- The location and orientation of garages. (Somewhat)

ADDRESSING INPUT FROM COUNCIL

- Takes a more comprehensive approach
- Balances providing flexibility for infill with protecting neighborhoods.
- Explores alternatives to Floor Area Ratio in regulating development.

An aerial photograph of a suburban neighborhood, showing a dense arrangement of houses with various roof colors (red, grey, brown) interspersed with lush green trees. The houses are mostly single-story or two-story structures. In the lower portion of the image, there is a large, open green field, possibly a park or a golf course, with some trees and a small structure visible. The overall scene is a typical suburban residential area.

**OPTION B: KEEP FLOOR AREA RATIO;
INCREASE FAR FOR NARROW LOTS TO
0.40 IN SF1**

OPTION B: SLIGHT FAR INCREASE

Would only apply to Lots zoned SF1 that are less than 60ft wide.

Keeps FAR and Open Space Ratio (OSR) Citywide.

- Increases FAR on narrow lots from 0.35
- Less of an increase than 0.50 (original text amendment)

	Current FAR	Current OSR	Narrow Lot FAR
SF1 Single Family Residential	0.35	0.45	0.40?
SF2 Two-Family Residential	0.50	0.40	0.50
MF1 Multifamily Low Density	0.90	0.35	0.90
MF2 Multifamily Medium Density	1.40	0.30	1.40
MF3 Multifamily High Density	1.90	0.25	1.90

OPTION B: SLIGHT FAR INCREASE

ADDRESSING INPUT FROM RESIDENTS

- Allows flexibility to accommodate additions to existing homes.

ADDRESSING INPUT FROM COUNCIL

- Balances providing flexibility for infill with protecting neighborhoods.

An aerial photograph of a suburban neighborhood. The landscape is densely packed with green trees, interspersed with numerous small, light-colored houses. The houses have various roof colors, including grey, brown, and red. In the lower portion of the image, there are larger, more open green spaces that appear to be parks or golf courses, with some trees and paths visible. The overall scene is a typical suburban residential area.

**OPTION C: KEEP FLOOR AREA RATIO;
NO INCREASE IN FAR**

OPTION C: MAKE NO CHANGES

Keeps FAR and Open Space Ratio (OSR) Citywide at 0.35

This option does not address concerns from residents or City Council.

	Current FAR	Current OSR
SF1 Single Family Residential	0.35	0.45
SF2 Two-Family Residential	0.50	0.40
MF1 Multifamily Low Density	0.90	0.35
MF2 Multifamily Medium Density	1.40	0.30
MF3 Multifamily High Density	1.90	0.25

An aerial photograph of a suburban neighborhood, showing a dense canopy of green trees interspersed with residential houses. The houses have various roof colors, including red, grey, and brown. In the lower portion of the image, a large, well-maintained green lawn, likely a golf course, is visible. The overall scene is peaceful and green.

TECHNICAL QUESTIONS AND COMMENTS

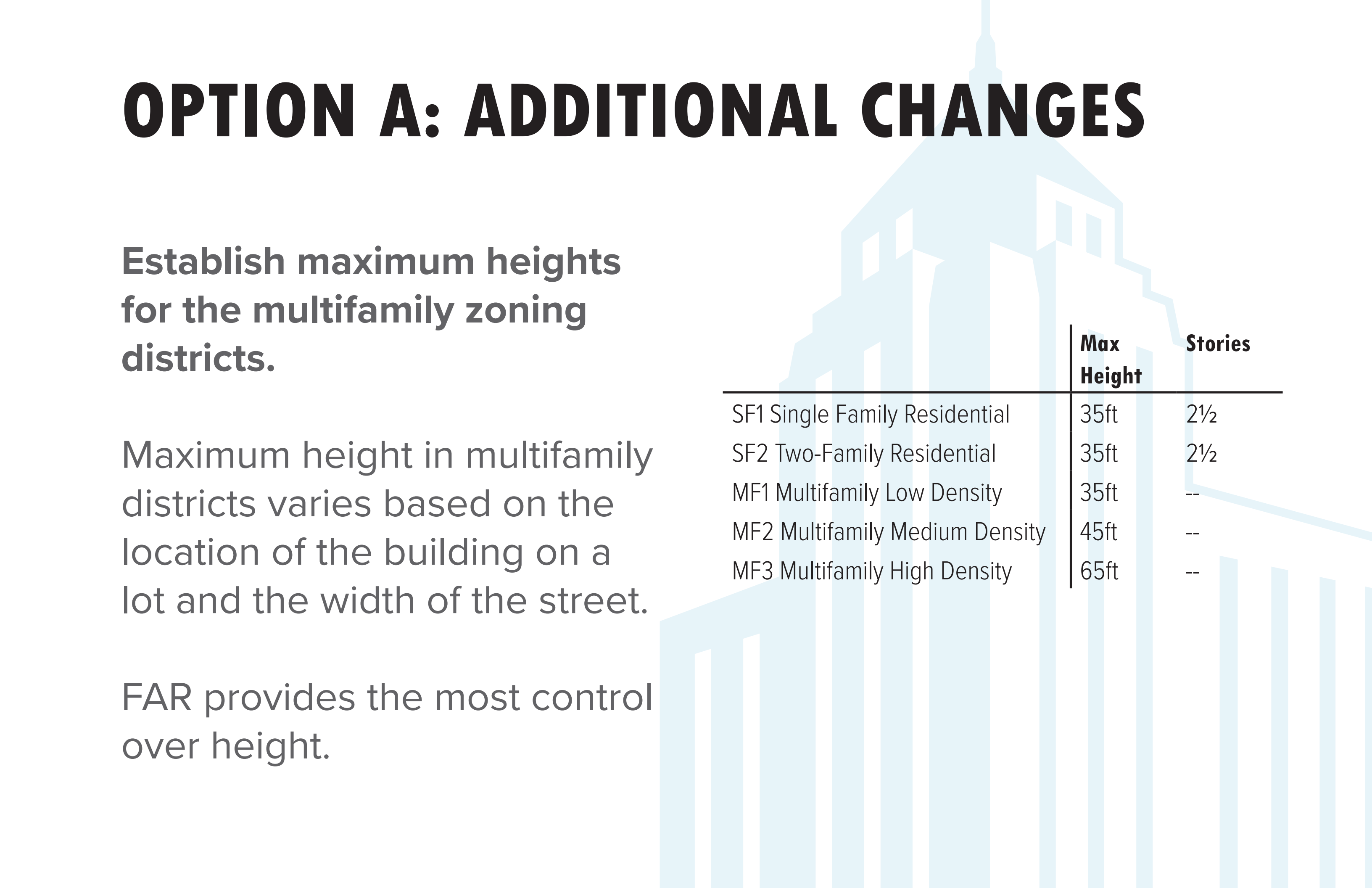
Planning and Development Dept
planning@champaignil.gov

OPTION A: ADDITIONAL CHANGES

Establish maximum heights for the multifamily zoning districts.

Maximum height in multifamily districts varies based on the location of the building on a lot and the width of the street.

FAR provides the most control over height.



	Max Height	Stories
SF1 Single Family Residential	35ft	2½
SF2 Two-Family Residential	35ft	2½
MF1 Multifamily Low Density	35ft	--
MF2 Multifamily Medium Density	45ft	--
MF3 Multifamily High Density	65ft	--

ATTACHMENT D

EMAIL RECEIVED SINCE JULY 30, 2018

Eric VanBuskirk

From: Patti Petrie <patti2@gmail.com>
Sent: Thursday, August 2, 2018 8:12 AM
To: Bruce Knight; Greg Stock
Cc: no giant; Jim Anderson; Michael McMillen; Mary Shultz ; Deborah Frank Feinen; Clarissa Nickerson Fourman; Will Kyles; Alicia Beck; Angie Brix; Vanna Pianfetti; Matthew Gladney; nancy Taylor; Eric VanBuskirk
Subject: Zoning adjustments for Clark Park area

Unfortunately, I have a CB meeting conflict with the upcoming Tuesday city of Champaign Council meeting. So I am sending several more comments that might be important to integrate into the very thoughtful ones made during the meeting last Monday.

1. I mentioned the issue of the effect of the proposed zoning changes on property taxes, whether Clark Park or any other area affected by these changes. Ironically, the mailing from the city of Champaign township assessor arrived in our mail boxes at the same time. The mailing contained, as you all know, the neighborhood adjustment of which I referred. I do not live within the Chamber of Commerce subdivision. My equalizer is 4%. I imagine it is higher for the Clark Park area. This property assessment increase along with the Unit 4 property tax increase is an unnerving combination since people are already upset with the reality check of the property tax increase.

I do think that in the spirit of transparency there NEEDS to be a clear cut conversation about the fall out effect on property assessments. This applies also to the Glenn Park area.

2. As the conversations continue, assuming suggested Option D will be recommended by the city planning department, that there will be included alternative stormwater management/flooding mitigating requirements be included. An ordinance ought to cover that the run off from any site is no greater than original when any foot print changes are made on a site and surface material changes are made, aka gravel driveway changed to non permeable concrete.

3. The zoning suggestions are basically discriminatory from these perspectives: setting the stage for the elimination of smaller houses, i.e. lower cost, that will easily eliminate a subpopulation from being able to choose to live in the area. This begins to verge on unofficial redlining. Second, as I mentioned Monday evening, the zoning will make it difficult for people to age in place because property values will increase. And third, the diversity of the area will morph and that appears to be the last aspect people want to have happen.

4. As everyone focuses on these zoning changes and potentially creating a conservation district, the boundaries of the area discussed Monday evening are the Chamber of Commerce subdivision. Actually, that is not accurate because the north side of John St. is being included within the boundaries even though that area is not part of the subdivision. When one studies the plat map of the area Russell, Springfield, Prospect, and Armory there are several much smaller subdivisions. Based on past precedence the area of focus for the street lights and JSW projects are the boundaries I have mentioned. These are barrier streets, making for natural boundaries. I have not heard in any of the conversations so far a discussion what will be the fall out on the remaining area, especially if a conservation district is established. Doing that is no different than the comment made what I do to my property site will immediately affect my neighbors. So the proposed conservation district boundaries will do the same to the rest of the neighborhood.

It is appropriate to acknowledge how much work and time it is taking to do the research on the hundreds of houses within the Chamber of Commerce subdivision.

5. Another ordinance to be given serious consideration has to do with any major renovations and/or new building. It is time for Champaign to step up to the plate, as have other communities, that any new buildings be withing the concept

of universal design. I speak from the personal experience of the fire at my abode. It was devastating. BUT pushed me into rethinking how to rebuild. So now the house is designed so I can age in place. To underline, having a fire is not the means to accomplish this goal. But what has been done to the interior totally serves a young family also. ab

6. This last sentence leads me to my last point of reference. It would behoove everyone to acquaint yourself with a Canadian organization 8-80. The design principle of this organization is a paradigm shift from the whole conversation that I am hearing. The premise is that if you design for an 8 year old and design for an 80 year old all design issues are covered. US zoning is stuck in thinking about zoning on the whole. We have a demographically changing population. So we need to rethink zoning, codes, and building design. Here is the url to enable you to visit the web site.

<https://www.880cities.org/>

P2

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Pattsi Petrie, PhD, FAICP

P2 Consulting

Champaign County Board, Past Chair , district 6,

Retired, Department of Urban and Regional Planning/DURP

University of Illinois at Urbana-Champaign/UIUC

[<mailto:pattsi@uiuc.edu>](mailto:pattsi@uiuc.edu)

College of Fellows, American Institute of Certified Planners

Professional Education and Outreach Programs

Past Chair APA Planning Women Division

Eric VanBuskirk

From: Jim Anderson <jim.and@me.com>
Sent: Tuesday, July 31, 2018 3:22 PM
To: Bruce Knight; council; legaldepartment
Cc: Eric VanBuskirk
Subject: Floor Area Ratio

Greetings,

Bruce, Thanks to you and Eric for the presentation last evening. It was good to see your recognition of some of the issues brought up by us in previous meetings. It was also good to hear the thoughts of a larger group of Clark Park residents. They brought some new voices and ideas to the table.

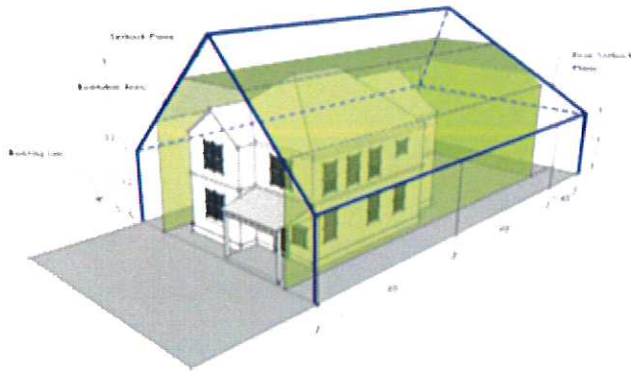
I want to address two issues briefly: building bulk and side yard setbacks.

You may recall that I sent you information about how New York City was using the concept of an envelope in their residential zoning districts. These were envelopes with variation in height from property center to setbacks. These addressed new issues such as solar access. They seemed to suggest an opportunity for new ways of regulating building bulk in Champaign.

The typical stacked block illustration of floor area ration (FAR), such as you showed last night, came out of the need to control non-residential and multi-family units. I have copied one such illustration here. A 1958 report of the American Society of Planning Officials (ASPO) indicated that bulk was really the result of the volume, shape, and spacing of buildings on the land. Source: <https://www.planning.org/pas/reports/report111.htm>

These stacked block illustrations seem comical in any discussion of single family controls of building bulk. Single family homes are not often rectangular footprints and flat roofs. They are frequently more complex geometries of insets, bump outs, arcs, and angles. Some think that a better approach would be to define an envelope of space within which a building could be placed. The size of this building could be limited by a square foot maximum. The geometry of the structure within the envelope would not be controlled, nor assumed.

In this example you can see that there are two height limits. The first is measured in the center of the site, and in the illustration is shown as 32 FT. The second height limit is on the side setback line. Here it is shown as 15 FT. While the 15 FT is not sufficient for the construction of a two story house, moving the side wall back into the property allows the construction of a higher sidewall. This trades off increased setback for greater height. Within the envelope and below the 32 FT height limit at the center of the site, there is sufficient space for the development of a partial third story.



I urge you to study the use of an envelope to control residential development and the inclusion of three dimensional illustrations of all regulations of building bulk.

Setbacks are obviously important in the regulation of building bulk and siting. During the 1960's there was considerable interest in the concept of proxemics and personal space. Some anthropologists noted that there were observable, natural distances that seemed to occur between people, and that they varied by situation and culture. Think of the complaint "get out of my face!" That has real meaning, and people understand it. If you are having a simple conversation with someone and they are standing too close, you sense that something is not right.

I think you sensed the unhappiness amongst the audience when you suggested changing the side yard setback to 5 FT from 6 FT. That was a natural human response to increasing the proximity of others into their personal space. The houses built in the Clark Park neighborhood prior to WWII were placed with setbacks that people felt comfortable with. Since 1965 and the inclination to put bigger houses on small lots there has been increasing pressure on residents' privacy, and their sense of being in their own space, their own home.

I urge you to abandon the idea of reducing the side yards to 5 FT. That is an unconscionable invasion of an individual's private space. It suggests that houses must become tunnels with no visual connections to adjacent land or neighbors. I urge you to consider side yard setbacks that are greater than 6 feet, so that privacy of the home can be maintained.

There is more that I could say about these issues, but this is probably sufficiently long. I will save additional comments for later.

Regards,

Jim Anderson
1107 W Charles

Eric VanBuskirk

From: Stewart, William P <wstewart@illinois.edu>
Sent: Tuesday, July 31, 2018 8:38 AM
To: Bruce Knight
Cc: Eric VanBuskirk
Subject: comments on zoning changes

Dear Bruce and Eric,

Thank you for hosting the educational session on zoning changes in Clark Park. I was glad to learn what your staff has been up to the past six months on regulations that directly impact the future of my neighborhood. I'm sending this email to extend the conversation and provide comments on the proposal. My comments are below my signature.

You both handled the heat well last night! It was much appreciated.

Bill

1. I do not understand the rush to judgment regarding the options identified. Although the issue of zoning changes first emerged at a November City Council meeting, the specifics of the current options did not come out until last night, Monday, July 30. At the City Council meeting on Tuesday, August 7, an outcome will be for the City Council to understand comments from July 30 meeting, assess the responses to these comments, and make a recommendation to the city staff about the next steps. Given the complexity of the issues presented, the high number of residents who participated in the meeting, the high level of tension and mistrust in the room last night, and time-frame of mid-summer when many people are on vacation and out-of-town – *this is not public engagement. It is "checking a box" to say we met with residents. Why are you forcing this process through the system? What are you hiding?*
2. I am suspicious of the motivations and intentions of this entire process. Changes to zoning regulations were not something that Clark Park residents asked for. This all appears as if the city is foisting it on us? *Rather than working against us, why doesn't city planning staff engage Clark Park residents in a genuine spirit of collaboration?*
3. "In-fill" is a completely inappropriate term when applied to Clark Park. Our neighborhood is fully built out, and only because of demolition does a vacant lot become available. One of the two major principles identified for Clark Park planning was about "in-fill development." In-fill development is irrelevant and needs to be called what it is – *demolition with intention to build a bigger house*. If you strike the "in-fill development" as a planning principle, you'd be left with the second principle that development should be compatible with neighboring homes. The presentation over-stated the need to balance between in-fill development and compatibility with neighboring homes. We don't have the infill problem in Clark Park; we have a compatibility problem here. Option A emphasizes "compromising" the need for compatibility with nearby homes – I don't understand the need to compromise. Over time, Option A is a recipe for a transformation in the character of Clark Park. *Zoning changes need to emphasize compatibility with neighboring homes.*
4. There were many times in the July 30 presentation that referenced city-wide figures, data and zoning issues. The proposed changes are about Clark Park and any examples used need to be from the Clark Park neighborhood. One size doesn't fit all in terms of zoning. *The city needs to recognize the distinct character of its various neighborhoods through zoning, rather than trying to homogenize us.*

5. Clark Park is attracting a lot of wealth because of its proximity to the Country Club. The fact of increased wealth of outsiders coming into our affordable neighborhood needs to be front-and-center in this conversation. Option A incentivizes a demolition model with construction of a big box house that fits better in other neighborhoods. We all know that proximity to the Country Club is growing in desirability for many wealthy Champaign residents. *Rather than acquiescing to the demands of the wealthy class, City Planning needs to support the middle and working socio-economic classes.*
6. Option A reads as if a developer of big box houses helped you out with its specifications. I do not understand how Option A leads to these desirable outcomes: (a) refurbishing an older small home, and (b) a new home built that fits the neighborhood character. *City Planning staff needs to help protect our neighborhood, not displace us.*

Eric VanBuskirk

From: O'Rourke, Thomas W <torourke@illinois.edu>
Sent: Thursday, August 2, 2018 1:44 PM
To: Bruce Knight; Eric VanBuskirk
Subject: Option Proposal
Attachments: Zoning Option Proposal.docx

Hi Bruce and Eric,

No, I'm not submitting an questions or comments. You probably swamped sin the Monday evening meeting.

To be constructive, attached is a very short one and a half piece describing an option with two alternatives. The piece has a brief Introduction, several Principles, and the Proposal with two alternatives. Very importantly, it doesn't conclude with the proposed alternatives but a listing of associated Advantages. It is not and isn't intended as a solution but is intended to facilitate the process.

Also, am unsure as of this moment, but this may be my comments at Council next week.

Now the disclaimer. This proposal is mine and mine only. **It does not reflect the opinion of any other individuals or group.**

There is no request for you to reply. I know both of you are very busy. My proposal is meant to be constructive and possible food for thought. I'm always available for comment should either of you wish.

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ZONING OPTION PROPOSAL

Appreciate your consideration of the following:

Introduction:

Everyone has heard of the phrase "**One size fits all**". By definition, "**One size fits all**" is a description for a product that would **fit** in **all** instances. The term has been extended to mean **one** style or procedure would **fit** in **all** related applications. It is an alternative for "Not everyone **fits** the mold ". It has been in use for over 5 decades.

In most instances, be it policy or planning of any type such as health care, education, land use, transportation, welfare etc. rarely does one hear support for "**One size fits all**". More often it is referenced negatively by critics advocating support for the alternative that, "Not everyone **fits** the mold ". Zoning for neighborhoods is a good example.

Principles:

There are many types of neighborhood.

Neighborhoods are not identical.

Each neighborhood possesses unique and valuable characteristics.

Neighborhoods can and vary by many characteristics. Just to mention a few are age of housing, size of housing, architecture, materials, economics, location, affordability, challenges such as flooding and geography and numerous demographics including social, economic and cultural.

These differences can and should be taken into consideration in any zoning proposal.

Planning should including consideration for and involvement with the neighborhood. Planning should be with the neighborhood and not just for the neighborhood.

Proposal:

Given the above principles carve out Clark Park neighborhood using the same boundaries as the proposed Clark Park Conservation District (Charles, Prospect, John & Russell) and work with that neighborhood.

Alternative: Work with the neighborhood having many similar characteristics that you have for several decades on City issues such as street lighting and flooding bounded by Prospect, Springfield, Russell and Armory.

Advantages:

Recognizes neighborhood uniqueness. One size doesn't fit all and not everyone fits the mold.

Responsive to concerns of Clark park residents.

Dials back and the current atmosphere.

Fosters improved relationship with Clark Park residents.

Improves the likelihood of mutually desired goals.

Zoning can proceed in neighborhoods receptive to City proposals.