



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Plan Commission

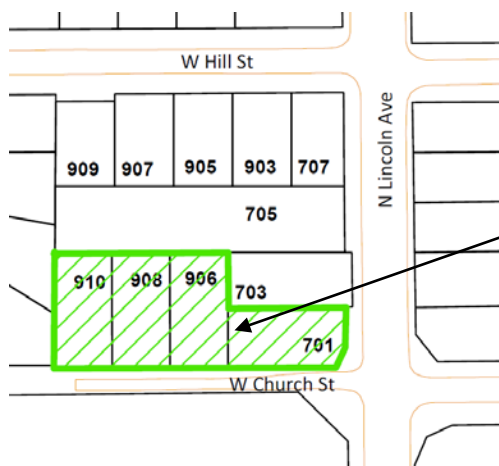
FROM: Rebecca Bird, Planner II

DATE: June 14, 2013

SUBJECT: Plan Case 2210-M-13: 906, 908, and 910 W Church Street; and 701 N Lincoln Avenue; A request by Howard Wakeland to rezone an area totaling 0.689 acres from R-2, Single-Family Residential Zoning District to B-2, Neighborhood Business - Arterial Zoning District.

Introduction and Background

Howard Wakeland has submitted an application to rezone a portion of a block of properties bounded by Hill Street to the north, Lincoln Avenue to the east, and Church Street to the south from R-2, Single-Family Residential Zoning District to B-2, Neighborhood Business Arterial Zoning District. The subject properties are located at 906, 908, and 910 W Church Street and 701 N Lincoln Avenue. The lot with frontage on Lincoln Avenue contains a single-family house and the remaining three lots are vacant. The four parcels total 0.689 acres. The applicant is the owner of the subject properties and has indicated that he plans to build a warehouse with office space to move the existing offices and maintenance building for his property management business from its current location at the southeast corner of Lincoln and University Avenues.



Properties included in subject application.

Pursuant to the Urbana Zoning Ordinance, the Plan Commission may either recommend approval or denial of the proposed rezoning request to City Council for final action.

Related Plan Cases

Plan Case No. 2185-M-12

In June 2012, the applicant submitted an application to rezone the subject properties along with other properties comprising the whole block bounded by Hill Street to the north, Lincoln Avenue to the east, and Church Street to the south from R-2, Single-Family Residential to B-3U, General Business – University District. On October 18 and November 8, 2012, the Urbana Plan Commission held a public hearing regarding the proposed rezoning and recommended that the City Council approve B-2, Neighborhood Business – Arterial District rather than B-3U zoning by a vote of five ayes and two nays. At the public hearing, the owner of 703 N Lincoln Avenue, one of the properties included in the application but not owned by the applicant, expressed his opposition to the application to rezone the properties to B-3U, but said that he would not necessarily oppose a rezoning of the adjacent properties to B-2, Neighborhood Business – Arterial. For procedural reasons, the applicant withdrew his application for B-3U zoning prior to City Council action and expressed an interest in reapplying for B-2 zoning.

Plan Case No. 2195-M-12

In November 2012, the applicant submitted a revised application for the whole block from R-2 to B-2. The Plan Commission held a public hearing on December 20, 2012. The applicant was the only member of the public to speak at the public hearing. Following the public hearing, the Plan Commission recommended that the City Council approve B-2 zoning for the subject properties by a vote of five ayes to zero nays. The City Council considered the application at their January 22, 2013 meeting. Eleven members of the public opposed the application and one spoke in support. The owner of 903 W Hill Street, one of the two properties included in the application but not owned by the applicant, spoke in opposition to the application and said that she intended to keep her property in single-family residential use. During discussion, the City Council expressed concerns regarding the appropriateness of the B-2 district for this area because of the two properties included in the application which are owner-occupied homes. In addition, Councilmembers expressed concern about the impact of commercial uses adjacent to the single-family neighborhood surrounding the subject properties on the west and north. Following consideration, the City Council unanimously defeated the application. The difference between this application and the current application is that the current application does not include the two properties not owned by the applicant and the properties that are located between them.

Plan Case No. 2205-M-13

In February 2013, the applicant submitted a revised application that did not include the parcels not owned by the petitioner or the property located between the two owner-occupied lots. The application was to rezone the subject properties from R-2, Single-Family Residential to B-2, Neighborhood Business – Arterial District. On March 21, 2013, the Urbana Plan Commission held a public hearing regarding the proposed rezoning and recommended that the City Council deny the rezoning request because the Commission found the revised application to be weaker than the previous requests due to the limited amount of frontage on Lincoln Avenue. The applicant withdrew the application following the Plan Commission hearing.

Adjacent Land Uses, Zoning, and Comprehensive Plan Designations

The subject properties front on Church Street and Lincoln Avenue. All of the properties included in the application are currently zoned R-2, Single-Family Residential. The other properties located in the same block as the subject properties but not included in the application are also zoned R-2, Single-Family Residential. On the north side of Hill Street are single-family homes. Further north along Lincoln Avenue is a commercial building with a Family Video store, and a medical supply and office use, which is zoned B-1, Neighborhood Business. The block further north contains an apartment building and a vacant nursing home. Directly south of the subject properties is an Illinois American Water Co. water treatment plant zoned Light Industrial/Office. There is a single-family home owned by The Carle Foundation directly across Lincoln Avenue from the subject property, and across Lincoln Avenue from the water treatment plant is the western edge of the Carle Hospital campus.

Following is a summary of zoning, existing land uses and Comprehensive Plan future land use designations for the subject site and surrounding property. Exhibits A, B and C further illustrate this.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-2, Single-Family Residential	Single-family home Vacant lots	Community Business
North	R-2, Single-Family Residential	Single-family home Vacant lot	Community Business
South	IN-1, Light Industrial	Water treatment plant Undeveloped lot owned by Illinois American Water	Community Business
East	R-2, Single-Family Residential	Single-family home	Residential
West	R-2, Single-Family Residential	Single-family homes	Residential

Comprehensive Plan

The 2005 Urbana Comprehensive Plan identifies the future land use for the subject site as well as the surrounding property as “Community Business.” The Comprehensive Plan defines “Community Business” as follows:

Community Business centers are designed to serve the overall community as well as the immediate neighborhood but are less intense than regional commercial centers. Located along principal arterial routes or at major intersections. Community Business centers contain a variety of business and service uses at scales and intensities that make them generally compatible with surrounding neighborhoods. Encourage planned-unit developments to create a variety of uses, and to transition intensities to adjoining neighborhoods. Design facilities to permit pedestrian, bicycle, and transit access as well as automobile traffic.

Future Land Use Map No. 3 of the 2005 Comprehensive Plan includes the following notation for the properties on the west side of the Lincoln Avenue corridor between University Avenue and King Park: “Promote community business that can serve University population and immediate neighborhood.”

The following Comprehensive Plan Goals and Objectives also pertain to the rezoning:

Goal 1.0 Preserve and enhance the character of Urbana’s established residential neighborhoods.

Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.

Objectives

- 18.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid “leapfrog” developments.

Goal 17.0 Minimize incompatible land uses.

Objectives

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.
- 17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

Goal 18.0 Promote infill development.

Objectives

- 18.2 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.

Goal 25.0 Create additional commercial area to strengthen the city’s tax base and service base.

Objectives

- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.
- 25.4 Find new locations for commercial uses and enhance existing locations so Urbana residents can fulfill their commercial and service needs locally.

Discussion

The existing R-2, Single-Family Residential zoning is intended to provide areas for single-family detached dwellings at a low density. The subject properties were platted in 1947 (as J. Templeton’s Subdivision and Marshall’s Addition) and developed with single-family homes. Three of the four lots are now vacant. The petitioner is proposing to rezone the subject properties to B-2, Neighborhood Business Arterial. According to the Urbana Zoning Ordinance, the B-2 Zoning District is intended to “provide areas of limited size along arterial streets in close

proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide for areas for new high density residential uses. These business and residential uses may occur in the same structure.”

To minimize the impact of commercial development on adjacent residential uses, the Urbana Zoning Ordinance requires screening or a buffer area between properties zoned R-2 and B-2 per Section VI-6. In addition, Section VIII-3 requires screening of off-street parking which directly adjoins a residential zoning district or use. In this case, development of the lots adjacent to 703 N Lincoln Avenue would require buffer yards of 10 feet for both the side and rear yards and a landscaping buffer for the side yard consisting of a solid 6-foot high wood or masonry fence and a landscape buffer with a minimum depth of 5 feet for the rear yards.

The B-2 (Neighborhood Business – Arterial) zoning district would be consistent with the Comprehensive Plan designation for the area. B-2 zoning permits single-family residences by right and would thus allow any properties that are not redeveloped to remain as is or to undergo improvements as single-family homes. The following table outlines the development regulations and purposes for the B-2 district. In addition, Zoning Description Sheets that outline permitted uses in both the R-2 and B-2 districts can be found in Exhibit D.

Zoning District	Minimum Lot Size (In square feet unless otherwise indicated)	Minimum or Average Lot Width (In feet)	Maximum Height of Principal Structure (In feet)	Maximum FAR	Minimum OSR	Required Yards (In Feet) ¹		
						Front	Side	Rear
B-2	6,000	60	35³	1.50⁴	0.15	15	10	15
	The B-2 Zoning District is intended to provide areas of limited size along arterial streets in close proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide for areas for new high density residential uses. These business and residential uses may occur in the same structure.							

As indicated by the development regulations, the B-2 Zoning District would allow for higher intensity development than what is currently in the area. On one hand, the N. Lincoln Avenue corridor, from University Avenue north to Hill Street, is a transition area. A mixed-use, office/retail development was constructed at the southwest corner of Lincoln and University Avenues a few years ago that acts as a “gateway” to the University campus. In addition, Carle Hospital is nearly finished constructing a new Heart and Vascular Center on the west side of their campus. An expansion of their emergency room is planned for the future. From this perspective, allowing commercial development on the subject lots seems appropriate.

On the other hand, however, the location of the single-family property adjacent to the subject parcels and not owned by the petitioner, creates an awkwardly shaped development lot which would lack good visibility from Lincoln Avenue, a north-south arterial roadway.

The La Salle Criteria

In the case of *La Salle National Bank v. County of Cook* (the “La Salle” case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. Each of these factors will be discussed as they pertain to a comparison of the existing zoning with that proposed by the Petitioner.

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

This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.

The existing zoning is compatible with the single-family residential neighborhood to the east, north, and west of the subject lots. However, the immediate neighborhood contains a mix of land uses and zoning. While the property directly north of the subject properties is zoned R-2, the lots fronting on Lincoln Avenue in the block north of the subject properties are zoned B-1, Neighborhood Business and are used for commercial purposes. Illinois American Water Company is located to the south and is zoned IN-1, Light Industrial/Office. There are single-family homes that are zoned R-2, Single-Family Residential to the west and across Lincoln Avenue to the east. The residential properties directly east of the subject properties are owned by The Carle Foundation and are shown in the City’s Development Agreement with Carle and in the City’s Crystal Lake Area Plan as a potential future expansion area for the hospital, although the agreement also requires that Carle replace any housing unit-for-unit that they remove. If future Development Agreements and Zoning Map amendments are made in conformance with these plans, the subject properties would be located across Lincoln Avenue from a medical institutional campus.

The subject block fronts on Lincoln Avenue, which is a Minor Arterial street. For arterials, closely spaced driveways are undesirable from a traffic and traffic safety perspective. Single-family driveways backing out onto a busy street are undesirable and can be hazardous. The applicant’s previous applications might have removed several single-family driveways that currently back out on to Lincoln Avenue. With the reconfiguration of the subject properties, the applicant is now requesting rezoning of only one lot with frontage on Lincoln Avenue (but no driveway on Lincoln Avenue) instead of all four properties in the block as in one of his previous applications. This can be considered an advantage to the properties not owned by the petitioner, but a weakness to the application as B-2, Neighborhood Business – Arterial is intended to provide areas for commercial uses along arterial streets. The current application includes only one property with frontage on Lincoln Avenue. This would most likely result in a type of commercial or multi-family residential development that would have a low impact on the surrounding properties as it would have little visibility from a major street. The applicant has indicated that he is intending to construct a warehouse and office building and would move his property management business, Advantage Properties, from its current location on the southeast corner of Lincoln and University Avenues to the subject properties.

With the new mixed-use retail/office building at the southwest corner of Lincoln and University Avenues and the intensification of the Carle Hospital Campus, this portion of Lincoln Avenue is redeveloping into a higher intensity commercial and institutional corridor, providing for development opportunities particularly along the west side. The proposed zoning is compatible with this shift and with the designation of the development patterns in the 2005 Urbana Comprehensive Plan. Rezoning the properties to B-2 would create a zoning transition between an industrial property and a single-family neighborhood.

However, as the rezoning would allow development at a higher intensity than is currently permitted, this might present a conflict with the owner-occupied residential property located adjacent to the subject properties. The owner of 703 N Lincoln Avenue has stated her intent to keep her property as it is, an owner-occupied single-family home.

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

This is the difference in the value of the property as R-2, Single-Family Residential and the value it would have if it were rezoned to B-2, Neighborhood Business Arterial.

Under the current zoning, the subject properties are essentially limited to use as single-family dwellings at a low density. The proposed rezoning to B-2 would permit single-family residences by right, so the existing home would not become non-conforming. The petitioner states that the proposed zoning change will allow the subject properties to be developed to enhance and support the expansion of the Carle Campus Plan, the proposed development of the medical corridor, and the proposed development at University and Lincoln Avenues that will serve as an entrance to the University of Illinois. In addition, the petitioner states that the proposed rezoning is consistent with the upgrading of area properties and more intensive use of property in the area that is becoming increasingly more business oriented. The proposed rezoning would allow the petitioner to redevelop the site for a broader range of uses and at a higher intensity. Therefore, the property values of the subject properties should logically increase. In particular, the properties that are now vacant lots would logically increase the most in value as it is unlikely that new single-family residences would be constructed on them due to their location (adjacent to an industrial use).

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public. (see No. 4 below)*

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

The questions here apply to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?

The existing R-2, Single-Family Residential zoning is intended to provide areas for single-family detached dwellings at a low density. The restrictions inherent in having the subject parcels zoned R-2 offer protection for the adjacent properties in the block that are in single-family residential use. This is particularly relevant for 703 N Lincoln Avenue and 903 W Hill Street, as these two properties are owner-occupied single-family residences and are not owned by the petitioner. The current zoning also offers some protection to the single-family neighborhood west of the subject properties.

However, the proposed rezoning would allow for a wider mix of uses at a higher density on the site, which would encourage redevelopment which could strengthen the City's tax base. But, due to the configuration of the subject properties as a development site and as there would be single-family residential uses and zoning to the north, east, and west of the subject properties, this would not practically work. It is more likely that a low impact use would be developed on the subject properties due to the lot configuration.

The current zoning on the subject lots that are currently vacant is a hardship on the applicant. Three of the four lots included in this application are vacant lots adjacent to an industrial use. The viability of developing new single-family housing on these lots is unlikely.

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

The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.

The subject properties are generally located along Lincoln Avenue. Lincoln Avenue is a major north-south corridor in Urbana and serves as an important route from I-74 to the University of Illinois. The site is also located in close proximity to the University Avenue-Lincoln Avenue intersection where more intensive land uses are promoted by existing zoning and land uses, and by the designated future land use of the area in the Comprehensive Plan. Redevelopment is currently occurring in the area that is intensifying the existing uses. In light of this redevelopment pattern, development of the subject properties to a higher intensity seems appropriate.

6. *The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.

There are three vacant lots among the subject properties which seem unlikely to be developed under the current single-family residential zoning. The houses were demolished in 1979, 1991, and 2005.

Summary of Staff Findings

1. The City of Urbana received a petition to amend the Urbana Zoning Map for the subject properties from R-2, Single-Family Residential to B-2, Neighborhood Business – Arterial.
2. The subject properties are generally located west of Lincoln Avenue and north of Church Street. The subject properties are 906, 908, and 910 W Church Street; and 701 N Lincoln Avenue. The applicant owns all four properties.
3. The 2005 Urbana Comprehensive Plan future land use map designates the future land use of these properties as "Community Business," which is consistent with the B-2, Neighborhood Business – Arterial zoning district.

4. The proposed rezoning would generally conform to the LaSalle Criteria, in particular as it would allow commercial development on property which is currently vacant and therefore increase the City of Urbana's tax base.
5. The subject properties are appropriate for commercial zoning due to their location on Lincoln Avenue, a north-south arterial that is a major gateway to the University of Illinois campus.
6. The B-2 zoning district has development standards and allowable uses that are appropriate adjacent to a single-family residential neighborhood.
7. The proposed rezoning to B-2, Neighborhood Business – Arterial would continue to allow for single-family homes to be permitted by right.
8. The proposed rezoning to B-2, Neighborhood Business – Arterial would have a positive effect on the City's tax base.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2210-M-13:

1. Forward this case to City Council with a recommendation for approval of the rezoning request as presented herein; or
2. Forward this case to City Council with a recommendation for approval of a portion, but not all, of the area; or
3. Forward this case to City Council with a recommendation for denial of the rezoning request. If the Plan Commission finds the application is inconsistent with the criteria and denies the application, the Plan Commission should provide the reasons for denial.

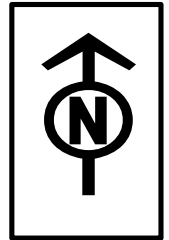
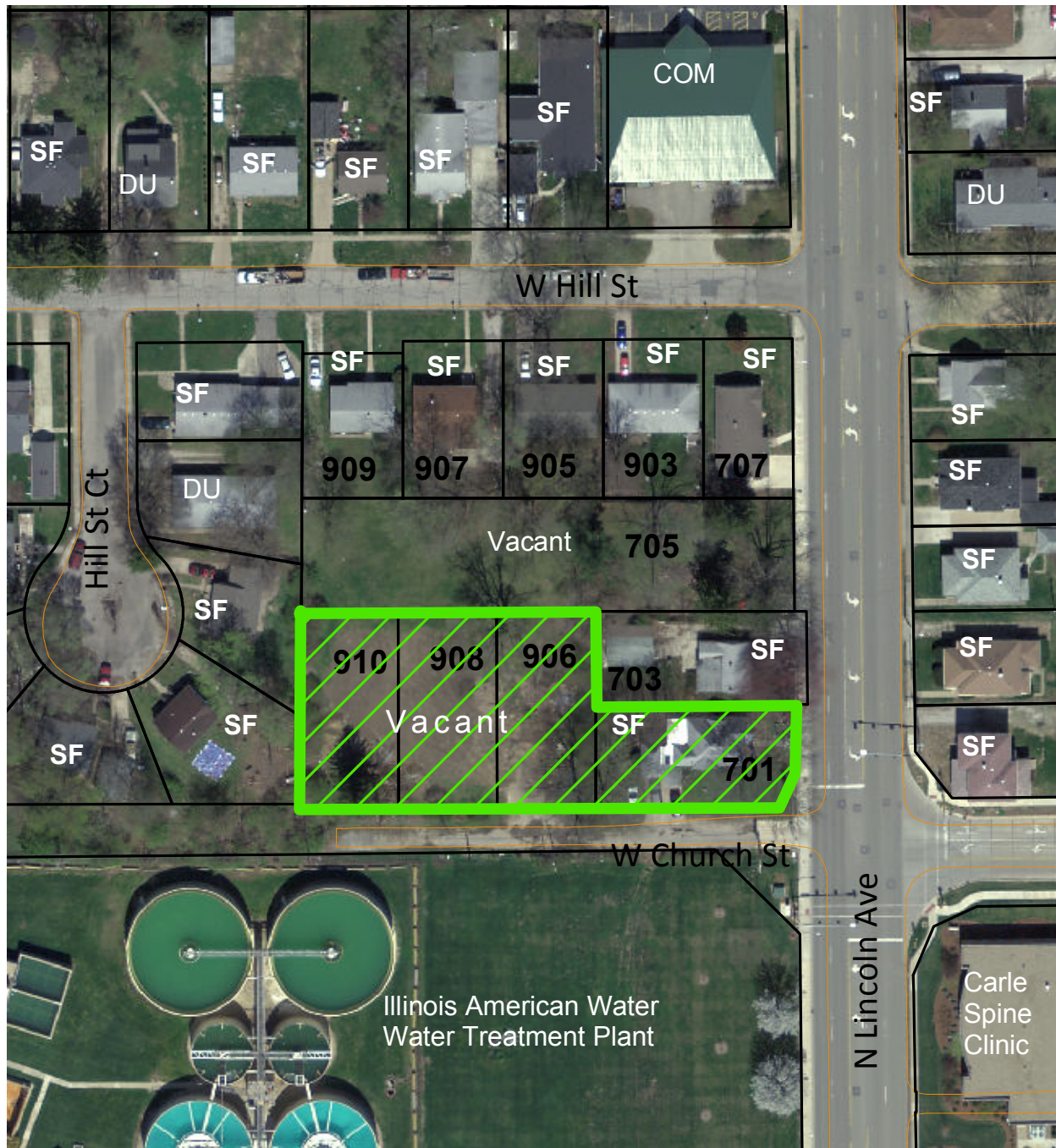
Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Case No. 2210-M-13 to the City Council with a recommendation for **APPROVAL** of B-2, Neighborhood Business – Arterial zoning, and including the recommended findings.

Attachments:	Exhibit A:	Location and Existing Land Use Map
	Exhibit B:	Existing Zoning Map
	Exhibit C:	Future Land Use Map
	Exhibit D:	Zoning Description Sheets
	Exhibit E:	Petition for Zoning Map Amendment

CC: Howard Wakeland; Steven Wegman, steven.wegman@amwater.com; Keon Conerly, 703 N Lincoln Ave; Judy Conerly, 502 GH Baker Dr; Viola Bradley, 903 W Hill St

EXHIBIT A: Location & Land Use Map



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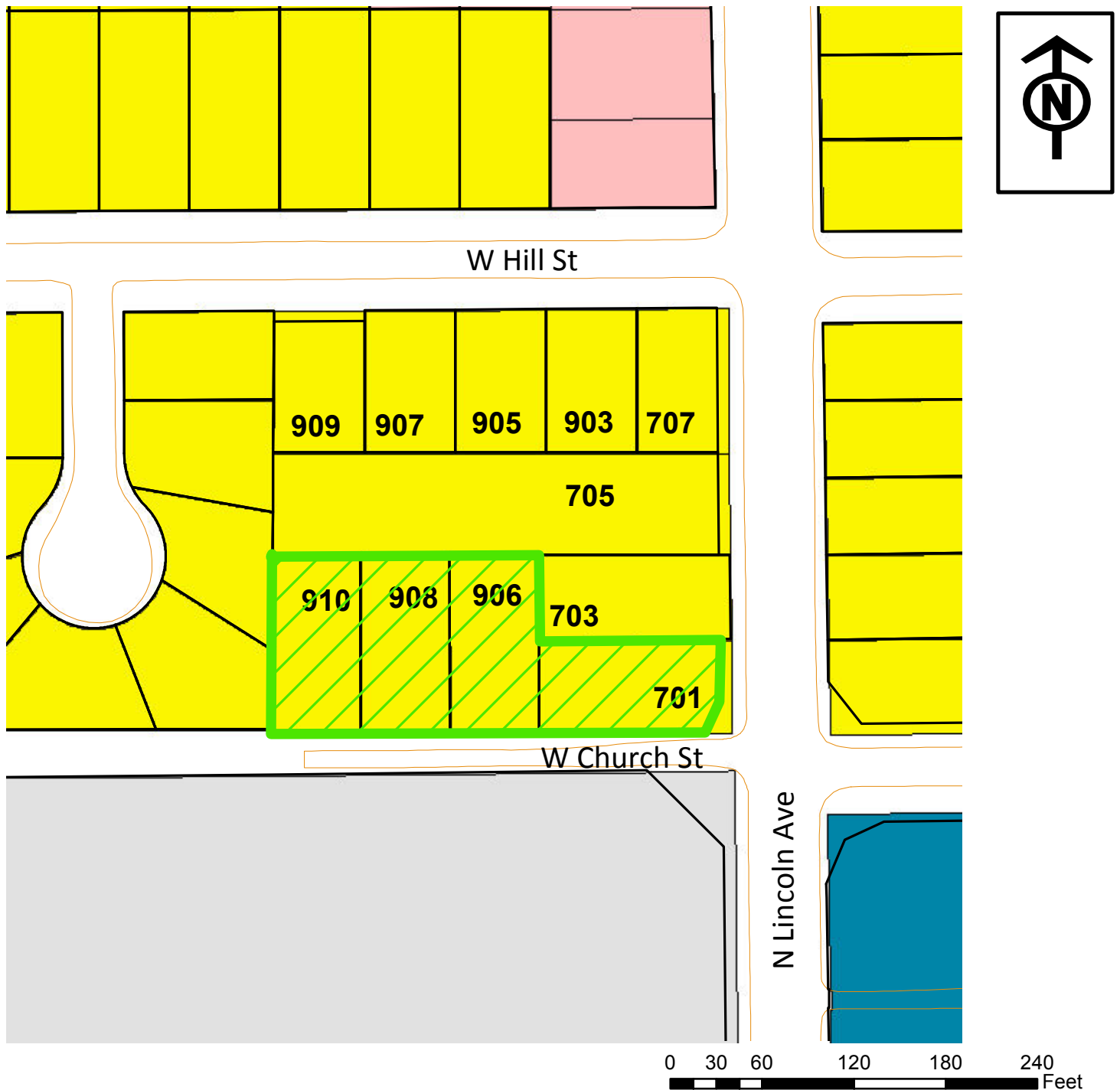


Case: 2210-M-13
 Subject: Application to rezone properties from R2 to B2
 Location: 906, 908, 910 W Church Street & 701 N Lincoln Avenue
 Petitioner: Howard Wakeland



Subject Properties

EXHIBIT B: Existing Zoning Map



Case: 2210-M-13
 Subject: Application to rezone properties from R2 to B2
 Location: 906, 908, 910 W Church Street & 701 N Lincoln Avenue
 Petitioner: Howard Wakeland






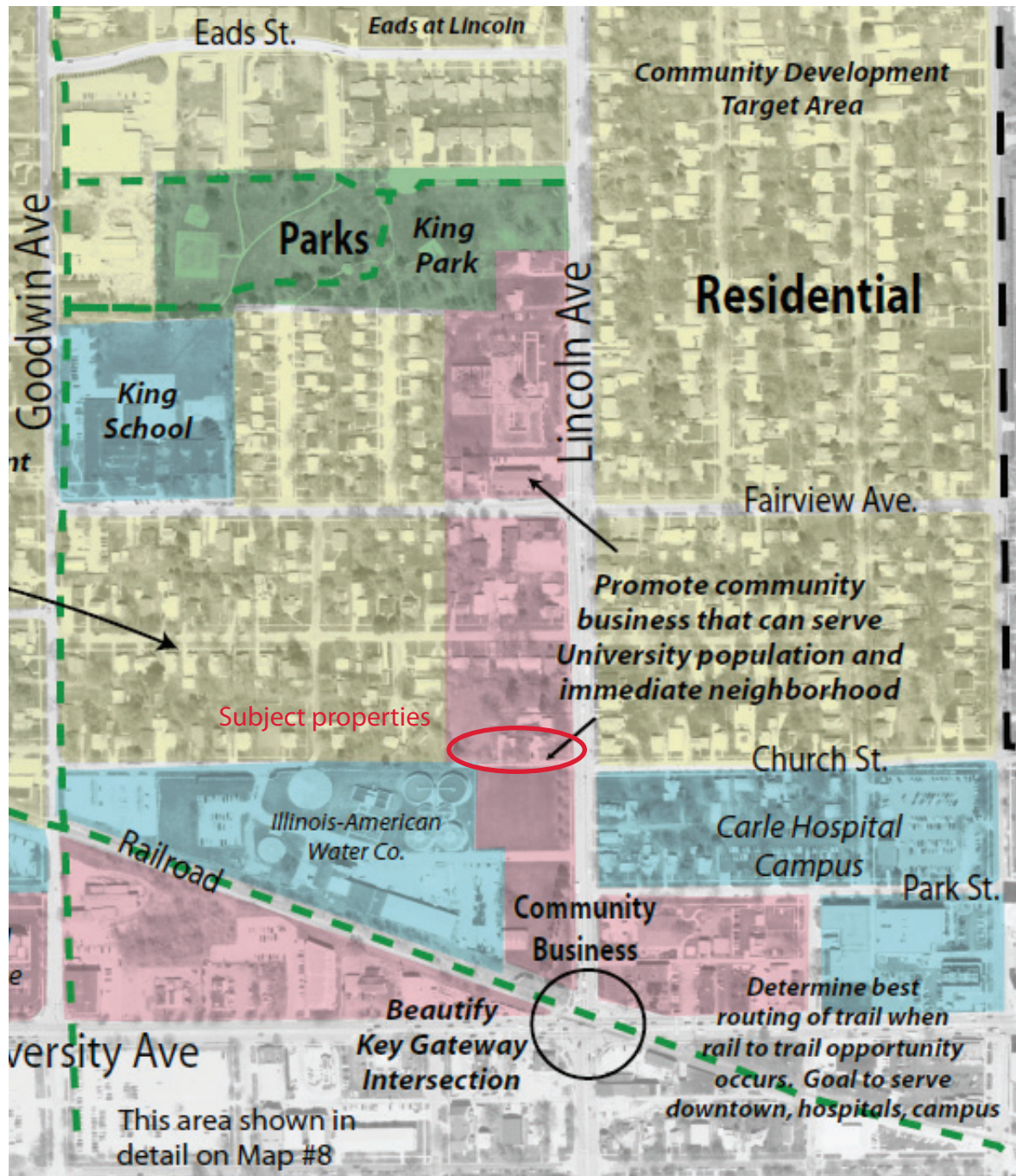
-  Subject Properties
-  R2
-  B1
-  MIC
-  IN-1

EXHIBIT C: Future Land Use Map



Case: 2210-M-13
Subject: Application to rezone properties from R2 to B2
Location: 906, 908, 910 W Church Street & 701 N Lincoln Avenue
Petitioner: Howard Wakeland

Prepared 6/12/13 by Community Development Services - rlb



R-2 – SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-2 Zoning District is as follows:

"The R-2, *Single-Family Residential District* is intended to provide areas for single-family detached dwellings at a low density, on lots smaller than the minimum for the R-1 District. The R-2 District is also intended to provide for a limited proportion of two-family dwellings."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-2 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Elementary, Junior High School or Senior High
School
Park

Residential

Dwelling, Community Living Facility, Category I
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)

SPECIAL USES:

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Institution of an Educational or Charitable Nature
Library, Museum or Gallery

PLANNED UNIT DEVELOPMENT USES:

Residential

Residential Planned Unit Development

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Lodge or Private Club

Public and Quasi-Public

Municipal or Government Building

Residential

Bed and Breakfast, Owner Occupied
Dwelling, Community Living Facility, Category II
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line

DEVELOPMENT REGULATIONS IN THE R-2 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-2	6,000 ¹³	60 ¹³	35 ¹⁷	0.40	0.40	15 ⁹	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95)(Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

Footnote¹³ – In the R-2 and R-3 Districts, any lot platted and recorded after December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 9,000 square feet, and have an average width of not less than 80 feet. A lot platted and recorded before December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 6,000 square feet, and have an average width of not less than 60 feet.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

For more information on zoning in the City of Urbana call or visit:

City of Urbana

Community Development Services Department

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.us



B-2 – NEIGHBORHOOD BUSINESS-ARTERIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-2 Zoning District is as follows:

"The *B-2, Neighborhood Business-Arterial District* is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high density residential uses. These businesses and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated in the City's adopted Comprehensive Plan and related amendments."

PLEASE NOTE: In order to promote a desired mix of business and residential uses in the district, Section V-7-A requires that there be a combination of such uses on a particular zoning lot under the following circumstances:

"In the B-2 District, if the floor area of a principal structure is to be occupied by a residential use of more than three thousand (3,000) square feet, a business use shall also be established on the zoning lot. When a business use is required, the floor area devoted to the business use shall be equal to or greater than twenty-five percent (25%) of the total floor area that is occupied by the residential use on the zoning lot. When a business use is required, the use shall conform to the list of uses permitted in the B-2 District as designated in Table V-1."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-2 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Garden Shop

Business - Food Sales and Service

Bakery (*Less than 2,500 square feet*)

Café or Deli

Confectionery Store

Convenience Store

Meat and Fish Market

Restaurant

Supermarket or Grocery Store

Business - Miscellaneous

Mail-order Business –

(*10,000 square feet of gross floor area or less*)

Business - Personal Services

Barber/ Beauty Shop

Dry Cleaning or Laundry Establishment

Health Club/ Fitness

Laundry and/or Dry Cleaning Pickup

Massage Therapist

Mortuary

Pet Care/ Grooming

Self-Service Laundry

Shoe Repair Shop

Tailor and Pressing Shop

Business – Professional and Financial Services

Bank, Savings and Loan Association

Check Cashing Service

Copy and Printing Service

Packaging/ Mailing Service

Professional and Business Office

PERMITTED USES CONTINUED:

Business - Retail Trade

Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Clothing Store
Drugstore
Electronic Sales and Service
Florist
Hardware Store
Heating, Ventilating, Air Conditioning Sales and Service
Jewelry Store
Music Store
Pet Store
Photographic Studio and Equipment Sales and Service
Shoe Store
Sporting Goods
Stationery, Gifts or Art Supplies
Tobacconist
Variety Store
Video Store

Public and Quasi-Public

Church, Temple or Mosque
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Municipal or Government Building
Park
Police or Fire Station
Principal Use Parking Garage or Lot

Residential

Bed and Breakfast Inn
Bed and Breakfast, Owner Occupied
Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Home for Adjustment
Dwelling, Loft
Dwelling, Multifamily
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line
Home for the Aged
Nursing Home

SPECIAL USES:

Public and Quasi-Public

Utility Provider

Business - Miscellaneous

Shopping Center - Convenience

PLANNED UNIT DEVELOPMENT:

Business - Miscellaneous

Commercial Planned Unit Development
Mixed-Use Planned Unit Development

CONDITIONAL USES:

Agriculture

Plant Nursery or Greenhouse

Business – Food Sales and Services

Fast-Food Restaurant
Liquor Store

Business– Miscellaneous

Day Care Facility (*Non-Home Based*)
Radio or TV Studio

Business – Recreation

Lodge or Private Club
Theater, Outdoor

Business – Transportation

Taxi Service

Business – Vehicular Sales and Services

Automobile Accessories (*New*)
Gasoline Station

Industrial

Bookbinding
Confectionery Products Manufacturing and Packaging
Motion Picture Production Studio

Public and Quasi-Public

Electrical Substation

Residential

Dwelling, Multiple-Unit Common-Lot-Line

DEVELOPMENT REGULATIONS IN THE B-2 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
B-2	6,000	60	35 ³	1.50 ⁴	0.15	15	10	15

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.G.3 and Section VI-5.H.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings. However, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

Footnote⁴ – See Section V-7.A of the Zoning Ordinance for further information about the required floor areas of residential and business uses in the B-2 Zoning District.

For more information on zoning in the City of Urbana call or visit:

City of Urbana

Community Development Services Department

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanainllinois.us



Application for Zoning Map Amendment

Plan Commission

APPLICATION FEE - \$175.00

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 05-23-2013 Plan Case No. 2210-M-13
Fee Paid - Check No. 1354 Amount \$175.00 Date 05-23-2013

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Advantage Properties, LLC Phone: 217-344-0394
Address (street/city/state) 406 N. Lincoln, Urbana, IL 61801
Email Address: Email AdvProperties.com
Property interest of Applicant(s) (Owner, Contract Buyer, etc.):

2. OWNER INFORMATION

Name of Owner(s): Howard Wakeland
Address (street/city/state/zip code) 1811 A Amber, Urbana, IL 61802
Email Address: Advantage Properties.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.

3. PROPERTY INFORMATION

Address/Location 701 N Lincoln, 906, 908, 910 W Church
PIN # of Location 91-21-07-429-(018,019,020, &022)
Lot Size: 369 x 140 ft.
Current Zoning Designation: R2
Proposed Zoning Designation: B2
Current Land Use R2
Proposed Land Use: B2

Present Comprehensive Plan Designation:

How does this request conform to the Comprehensive Plan?

To promote community business that can serve University population and immediate neighborhood Map #3, 2005 Comprehensive Plan. This would serve that exact recommendation.

Legal Description: _____

The four south lots of the Templeton Addition to Urbana, Champaign County, Illinois.
Specifically 91-21-07-429-(018, 019, 020, 022.)

4. CONSULTANT INFORMATION

Name of Architect(s): To be named.

Phone: _____

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

Email Address: _____

Name of Engineers(s): _____

Phone: _____

Address (Howard Wakeland, PE 1811 A Amber, Urbana, IL., 61802

Email Address: Howard@AdvProperties.com

Name of Surveyor(s): _____

Phone: _____

Address (street/city/state/zip code): Rex Bradfield, Urbana, IL.

Email Address: _____

Name of Professional Site Planner(s): _____

Phone: _____

Address (street/city/state/zip code): To be selected

Email Address: _____

Name of Attorney(s): _____

Phone: _____

Address (Glenn Stanko, 501 W. Church, Champaign, IL 61820 217-352.7661

Email Address: _____

5. REASONS FOR MAP AMENDMENT:

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

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

To open this high potential area for improved business.

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

Continued redevelopment of the Carle and Provena Health care areas, changing nature of the University related uses, and to take advantage of the four way traffic light at the intersection of Church and Lincoln and greater use of the street lights along Church Street that have been there for more than 40 years.

What other circumstances justify the zoning map amendment?

Increased personal and auto traffic in the Church Street and Lincoln areas primarily due to increased services and use of Carle facilities.

Time schedule for development (if applicable). _____
mixed over the next two years

Additional exhibits submitted by the petitioner. _____

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

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

CERTIFICATION BY THE APPLICANT

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

Applicant's Signature Howard Wakeland

Date 5/23/13

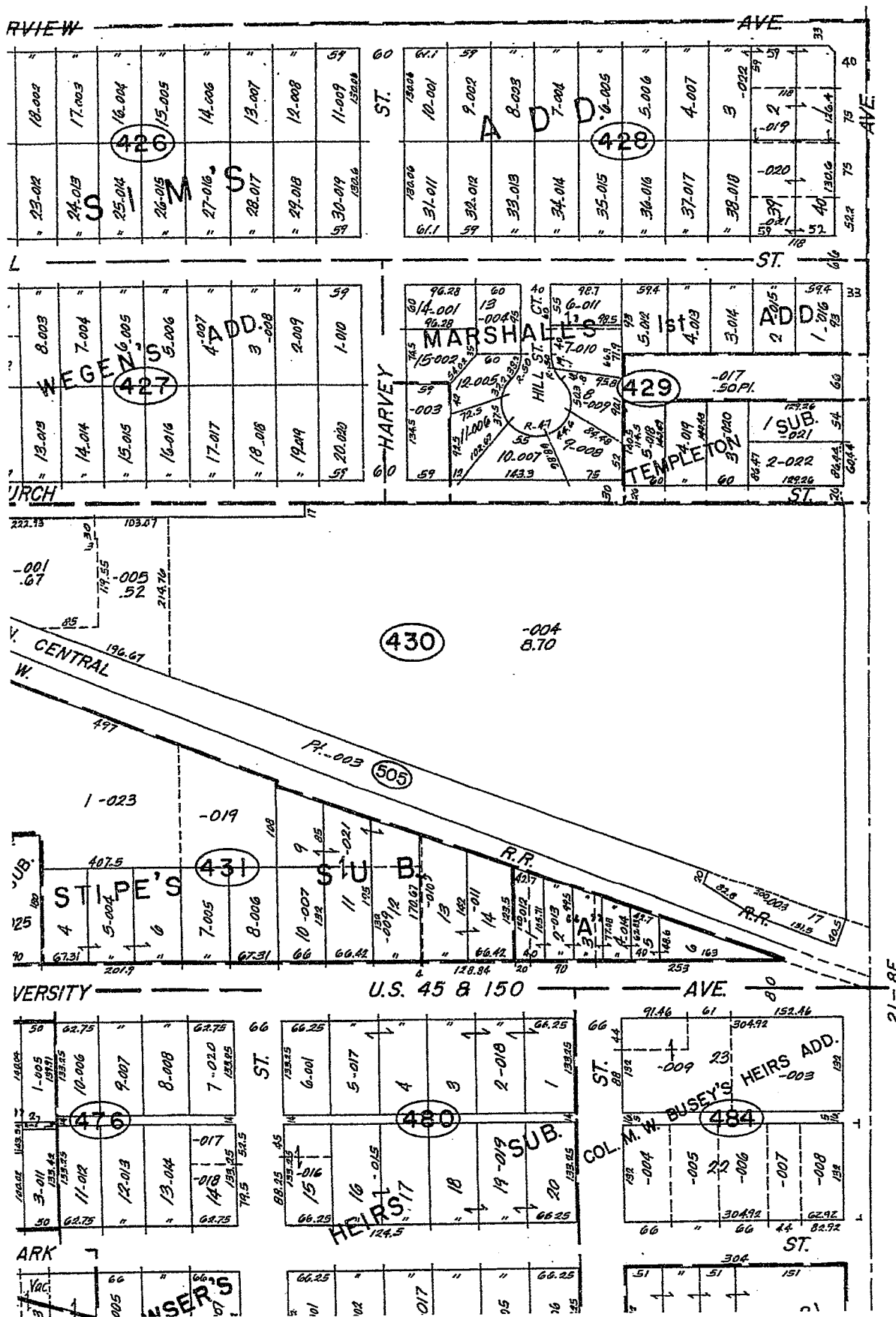
PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

Cunningham Twp
E. 1/2 S.E. 1/4 Sec. 7 T.19. N. R. 9E.

REVISED: Jan 1st, 2003

"H"
PETTENS SUB.
"B"
ASSESSOR'S SUB.
OF LOT 25
"C"
HARTLEY'S SUB.





Future Land Use Maps Map #3

King Park / Lincoln Avenue