



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### m e m o r a n d u m

**TO:** The Urbana Plan Commission  
**FROM:** Marcus Ricci, AICP, Planner II  
**DATE:** August 10, 2023  
**SUBJECT:** **Plan Case 2477-M-23:** An application by Tom Clarkson, on behalf of Urbana Country Club (UG&CC, LLC), to rezone 601 Killarney Street from B-3 (General Business) to R-4 (Medium-Density Multiple-Family Residential).

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### Introduction & Background

Tom Clarkson, on behalf of Urbana Country Club (UG&CC, LLC, “club”), requests to rezone 601 Killarney Street from B-3 (General Business) to R-4 (Medium-Density Multiple-Family Residential). The proposed rezoning would permit the expansion of the adjacent country club, including construction of a maintenance building on the property.

Staff recommend approving the proposed rezoning, as it satisfies the rezoning criteria.

### Description of Site and Area

The site is approximately 4.68 acres and is located east of the Lincoln Commerce Centre commercial park on the east side of Killarney Street (see Exhibit A). The property and the adjacent property to the north – also owned by the club – are zoned B-3 (General Business) and are undeveloped (see Exhibit B). The commercial park and land to the west and southwest are zoned a mix of B-3 and IN-1 (Light Industrial). Land to the south is zoned County AG-2. Land to the north and east is outside the City’s corporate limits, and is subject to a 2006 Annexation Agreement<sup>1</sup> and regulated as City CRE (Conservation-Recreation-Education) and R-4 (Medium-Density Multiple-Family Residential). Table 1 below identifies the current zoning and the existing and future land uses of the site and surrounding properties (see Exhibit C).

### Discussion

The applicant wants to construct a new maintenance building for the country club on the property. The maintenance building would be considered an accessory use for the country club, and as a parcel housing an accessory use, the parcel must have a zoning classification that permits the principal use: the country club. The current B-3 zoning does not permit country clubs; the proposed R-4 district does permit them, as do most residential zoning districts and the AG (Agriculture) zoning district.

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<sup>1</sup> The purpose of the 2006 annexation agreement (Ord. No. 2006-01-009 / 2006R26010) was to allow the country club’s previous owner to build condominiums on the property. Those plans never came to fruition, and the parcel subject to the agreement was never annexed into the City. However, the agreement is still technically in effect until 2026, and, until it expires, the property is subject to the City zoning designated in the agreement (CRE and R-4). We present this merely as background information; it is irrelevant to the case at hand whether the adjacent parcel is under the City’s or County’s zoning jurisdiction.

The property has been vacant since at least 1940. The Urbana Country Club was built in 1922, and includes an 18-hole golf course, tennis courts, swimming pool, spa, dining and banquet facilities, and meeting rooms. The proposed maintenance building would eventually replace the existing maintenance building. The proposed rezoning would be in line with the Future Land Use Designation of “Park” in Urbana’s 2005 Comprehensive Plan, which “includes all active and passive parklands, public recreation centers and golf courses when not associated with a residential development.”

Table 1. Zoning and Land Use

Location	Zoning	Existing Land Use	Future Land Use
Site	B-3 (General Business)	Undeveloped	Park & Light Industrial
North	B-3 (General Business)	Undeveloped	Park & Light Industrial
South	County AG-2 (Agriculture)	Cemetery	Institutional
East	CRE (Conservation-Recreation-Education), R-4 (Medium-Density Multiple-Family Residential)	Country Club	Park
West	B-3 (General Business) & City IN-1 (Light Industrial)	Commercial & Industrial Parks	Light Industrial

## Rezoning Criteria

In the case of *La Salle National Bank v. County of Cook*, the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. In addition to the six La Salle Criteria, the court developed two more factors in the case of *Sinclair Pipe Line Co. v. Village of Richton Park*. Together, all eight factors are discussed below to compare the current zoning to the proposed zoning.

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

Nearby properties are a mix of B-3 (General Business), IN-1 (Light Industrial/Office) and County AG-2 (Agriculture) zoning districts, and contain a mix of commercial, industrial, institutional, and recreational uses. The primary reason for the proposed rezoning is to permit an expansion of the Urbana Country Club, which is currently zoned CRE and R-4. The proposed rezoning would greatly reduce the number of potential uses, especially business uses, while permitting the proposed country club expansion and almost all types of residential and park uses. As the potential uses would not conflict with the existing nearby uses, this should weigh in favor of the proposed rezoning.

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

As stated above, rezoning the property to R-4 will significantly reduce the number of uses that would be allowed on the parcel, so this rezoning may end up reducing the property’s value. However, the current B-3 zoning prohibits the expansion of the country club onto this property, which makes the property less *usable* to the owner. While this criteria typically considers lower

property values to be a negative for a property owner, in this case, since the owner is willing to make a tradeoff between property value and usability, this should weigh in favor of the proposed rezoning.

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

The uses in the proposed R-4 zoning district are fewer in number and, in general, they are lower in intensity, and produce less noise, pollution, and odor than the uses permitted in the current B-3 zoning district. The proposed R-4 zoning district would allow the property owners to use the parcel to support their existing country club's activities by constructing a new maintenance building, which will allow expansion of the country club by providing offices and better storage for equipment and materials. . This should weigh in favor of the proposed rezoning.

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

The public gains no benefit from having an undeveloped parcel in a commercial park; it could benefit if it was developed into some use permitted by the current B-3 zoning. If the property owner wants to use it for its current country club use, it makes sense to allow them to expand, if the alternative is to let it continue sitting vacant as it has for more than 80 years. The public could benefit from some of the uses allowed by the proposed R-4 rezoning, whether that is an expansion of the country club, future housing, or some other use permitted in the R-4 district. On the other hand, the property owner would suffer some hardship if they were not able to expand the country club, since they would need to find some other location on the existing country club site for a new maintenance facility. This should weigh in favor of the proposed rezoning.

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

The property is well-suited for the proposed R-4 zoning district, depending on which of the permitted uses would be built at the site. It is served by public sanitary and storm sewer, and the 2005 Comprehensive Plan designates the area's future uses as "Park" and "Industrial." The proposed R-4 zoning permits the proposed use of "Country Club," as well as other park and residential uses; other uses require a conditional or special use permit. This should weigh in favor of the proposed rezoning.

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

The property has been vacant since before 1940. It was first platted in 1979 as part of Lot 1 of "Lincoln Centre," and then replatted in 2006 as Lot 2 of "Prairie Center First Subdivision." If the proposed rezoning is not granted, the property could stay vacant until the current property owners elect to use it for something permitted under the current B-3 district, or until they sell it. Granting the proposed rezoning to R-4 would permit expansion of the adjacent country club, or permit other park or residential uses. This should weigh in favor of the proposed rezoning.

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

The applicant requests a rezoning to allow for expansion of its adjacent country club. This use is well-established, having started in 1922. The club continues to add services to its portfolio, and has plans to expand its operations area. This should weigh in favor of the proposed rezoning.

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

The 2005 Comprehensive Plan designates the west part of the property for future “Park” land use. The Urbana Country Club itself is recognized by many agencies as a valuable recreation resource, and included on many inventories and maps.<sup>2</sup> This should weigh in favor of the proposed rezoning.

Overall, the request meets all eight criteria for a rezoning.

## Summary of Findings

1. The proposed rezoning to R-4 (Medium-Density Multiple-Family Residential) would be compatible with the “Park” Future Land Use designation by the 2005 City of Urbana Comprehensive Plan, as it would allow both park uses and residential uses.
2. The proposed rezoning would be compatible with the adjacent CRE and County AG-2 zoning districts, and may not be incompatible with the adjacent B-3 and IN-1 zoning districts, depending on how the parcel is developed.
3. The public would benefit from the parcel being developed into any compatible use, as it has always been either agricultural or undeveloped.
4. The proposed zoning would allow for residential uses in general, as well as country clubs and parks, which aligns, or does not conflict, with the existing land uses and zoning in the surrounding area, and with the 2005 City of Urbana Comprehensive Plan.

## Options

The Plan Commission has the following options in Plan Case 2477-M-23:

1. Forward the case to City Council with a recommendation to approve the rezoning request.
2. Forward the case to City Council with a recommendation to deny the rezoning request.

## Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission forward the case to City Council with a recommendation to **APPROVE** the rezoning request to R-4 (Medium-Density Multiple-Family Residential).

Attachments: Exhibit A: Location Map  
Exhibit B: Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Application for Zoning Map Amendment  
Exhibit F: Site Photos  
Exhibit G: Zoning Description Sheets: B-3, R-4

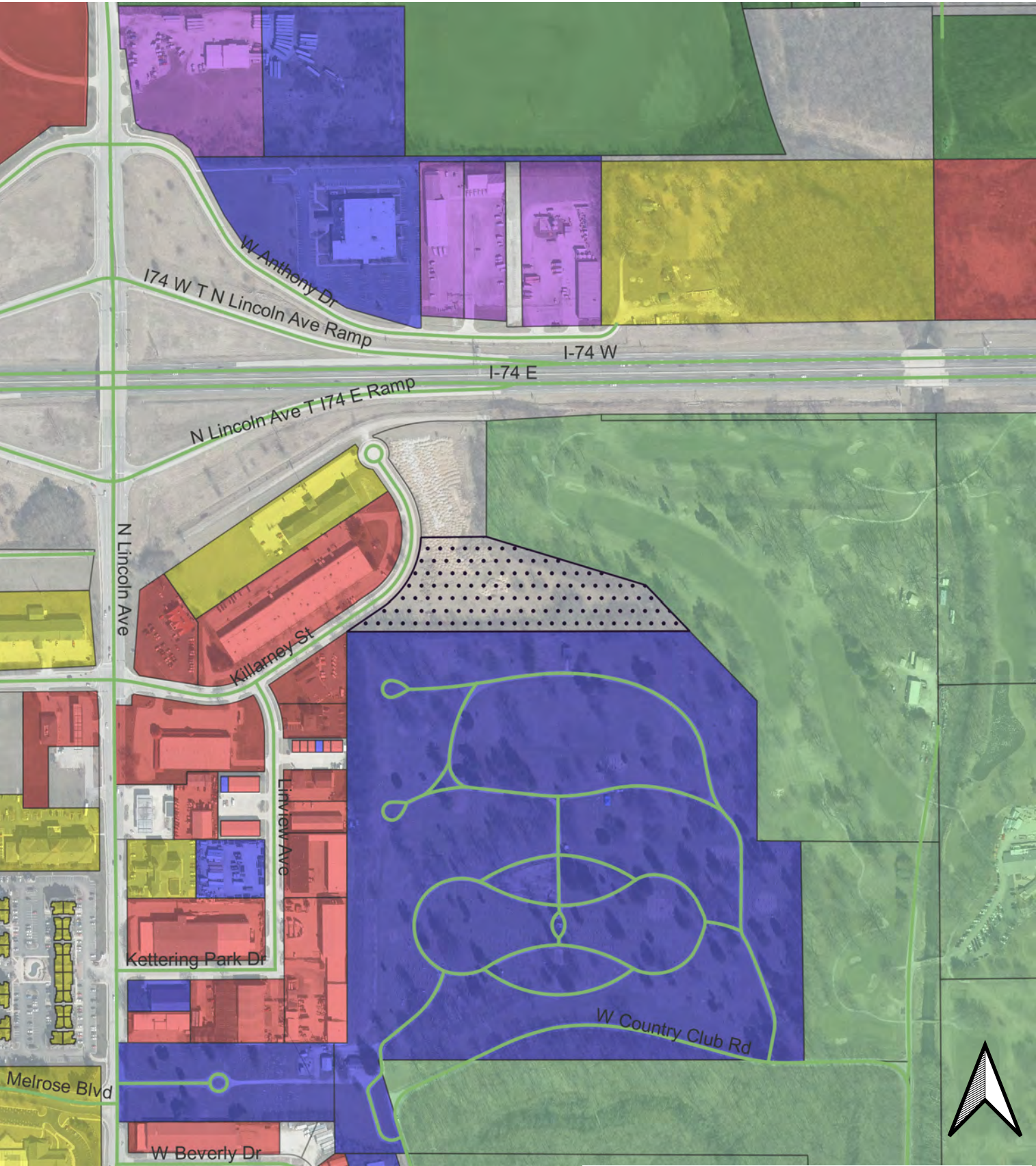
cc: Tom Clarkson, Applicant

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<sup>2</sup> “Active Choices: Champaign County Greenways & Trails Plan, 2022. <https://bit.ly/CC-Greenways-Plan>.



Exhibit A - Location & Land Use

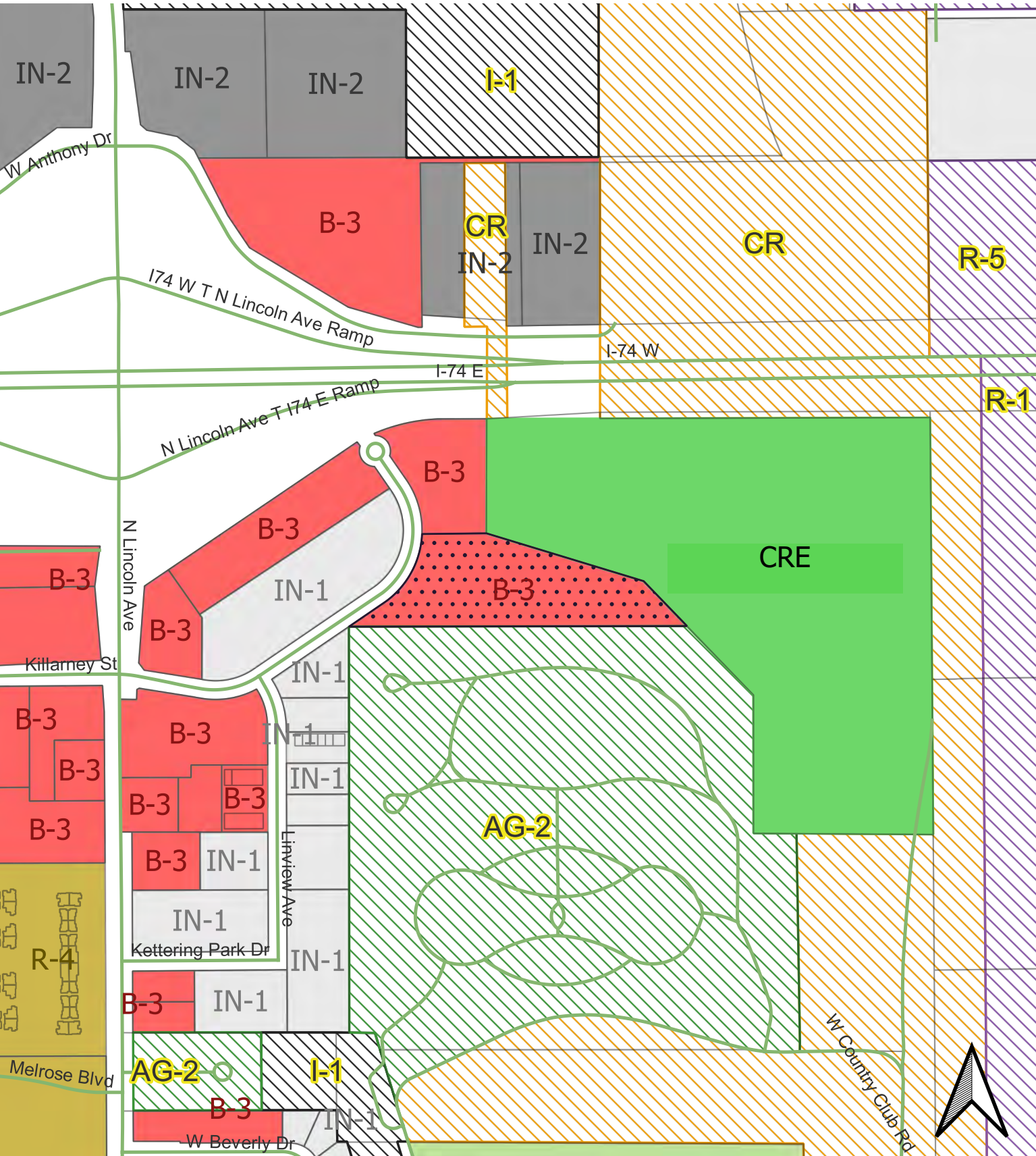


Case: 2477-M-23  
Subject: Urbana Country Club Rezoning  
Location: 601 Killarney Street  
Applicant: Tom Clarkson, on behalf of UG&CC, LLC

- |                  |                     |
|------------------|---------------------|
| Subject Property | Institutional, etc. |
| Residential      | Leisure             |
| Business, etc.   | Natural resources   |
| Industrial, etc. | Vacant              |



Exhibit B - Zoning

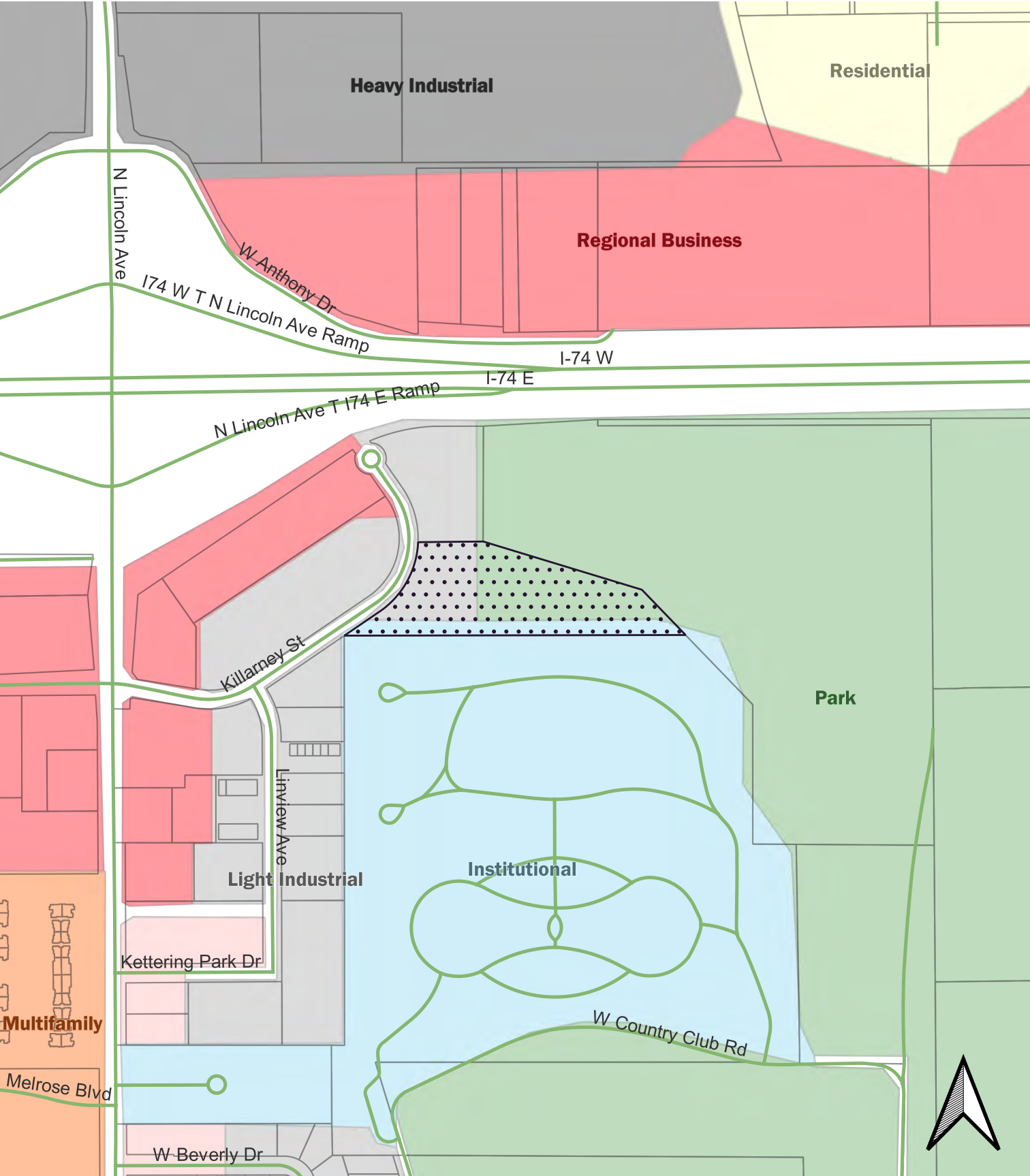


Case: 2477-M-23  
Subject: Urbana Country Club Rezoning  
Location: 601 Killarney Street  
Applicant: Tom Clarkson, on behalf of UG&CC, LLC

 Subject Property

Solid Zoning & Yellow-Masked Labels: City Zoning  
Hatched Zoning & Un-Masked Labels: County Zoning

# Exhibit C - Future Land Use



Case: 2477-M-23  
 Subject: Urbana Country Club Rezoning  
 Location: 601 Killarney Street  
 Applicant: Tom Clarkson, on behalf of UG&CC, LLC

 Subject Property

# Exhibit D - Application for Zoning Map Amendment



## Application for Zoning Map Amendment

## PLAN COMMISSION

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

### DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 07-05-2023 Plan Case No. 2477-M-23  
Fee Paid - Check No. 2606 Amount \$208.00 Date 07-05-2023

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Urbana Country Club Phone: (217) 344-8670  
Address (street/city/state/zip code): 100 E Country Club Road, Urbana IL 61801  
Email Address: info@ucc1922.com  
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Owner

#### 2. OWNER INFORMATION

Name of Owner(s): Tom Clarkson- CFO Phone: (217) 344-8670  
Address (street/city/state/zip code): 100 E Country Club Road, Urbana IL 61801  
Email Address: Tom.Clarkson@flex-n-gate.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 of Subject Site: 601 Killarney St, Urbana, IL 61801  
PIN # of Location: 91-21-05-303-003  
Lot Size: 4.68 Acres  
Current Zoning Designation: B-3  
Proposed Zoning Designation: R-4  
Current Land Use (vacant, residence, grocery, factory, etc): vacant  
Proposed Land Use: Maintenance Facility for Golf Course  
Present Comprehensive Plan Designation: Parks



# Exhibit D - Application for Zoning Map Amendment

How does this request conform to the Comprehensive Plan? Still a park space

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

**LOT 2 OF PRAIRIE CENTER FIRST SUBDIVISION TO THE CITY OF URBANA, AS PER PLAT  
RECORDED JANUARY 27, 2006 AS DOCUMENT 2006R02280, IN CHAMPAIGN COUNTY,  
ILLINOIS.**

## 4. CONSULTANT INFORMATION

**Name of Architect(s):** Hillside Development Group, LLC

**Phone:** 815-867-6445

**Address (street/city/state/zip code):** 106 W. Lincoln Ave, Iroquois, IL 60945

**Email Address:** hillsidedg@gmail.com

**Name of Engineers(s):** Farnsworth Group

**Phone:** 217-352-7408

**Address (street/city/state/zip code):** 2211 West Bradley Avenue, Champaign IL, 61821

**Email Address:** mfriend@F-W.com

**Name of Surveyor(s):** Farnsworth Group

**Phone:** 217-352-7408

**Address (street/city/state/zip code):** 2211 West Bradley Avenue, Champaign IL, 61821

**Email Address:** mfriend@F-W.com

**Name of Professional Site Planner(s):**

**Phone:**

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

**Email Address:**

**Name of Attorney(s):**

**Phone:**

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

**Email Address:**

## 5. REASONS FOR MAP AMENDMENT:

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

**The proposed maintenance facility is deemed to be an accessory to the Urbana Country Club and therefore needs to be zoned in a district that permits country club use.**

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

**Proposed building of a maintenance facility to service the Urbana Country Club.**

# Exhibit D - Application for Zoning Map Amendment

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

**It is an accessory to an already existing Champaign County R-1 zoned property.**

What other circumstances justify the zoning map amendment

**The Urbana Planning and Zoning Department recommended this zoning designation.**

Time schedule for development *(if applicable)*

**Construction in the fall of 2023.**

Additional exhibits submitted by the petitioner.

**Prairie Center First Subdivision Rezoning Exhibit**

**Prairie Center First Subdivision Existing Zoning Exhibit**

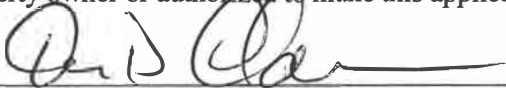
**Schematic Design of proposed Urbana Country Club Maintenance Facility**

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

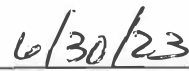
***By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.***

## 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

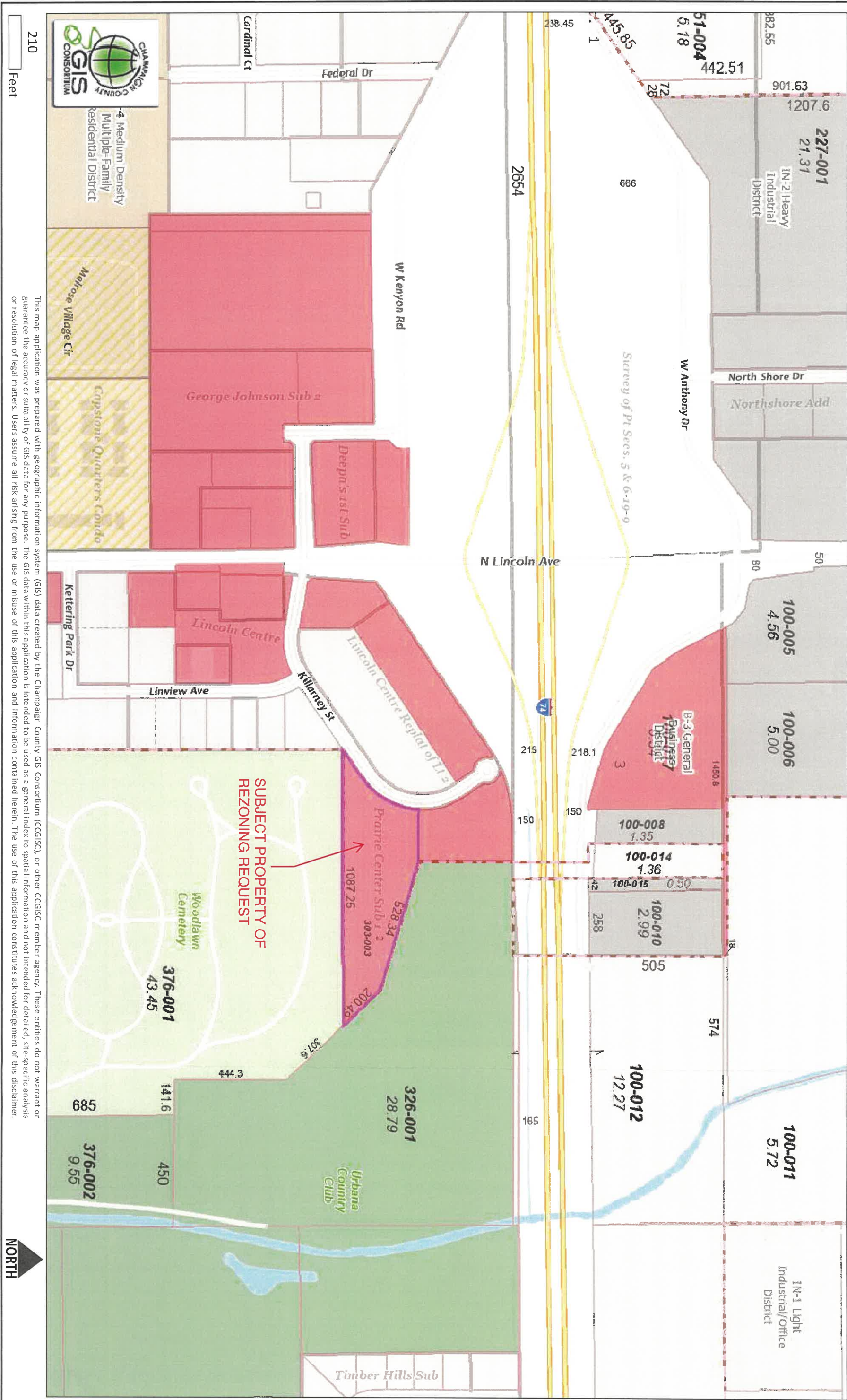


Date

## PLEASE RETURN THIS FORM ONCE COMPLETED TO:

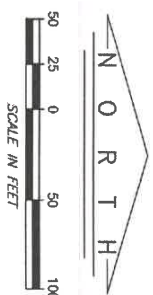
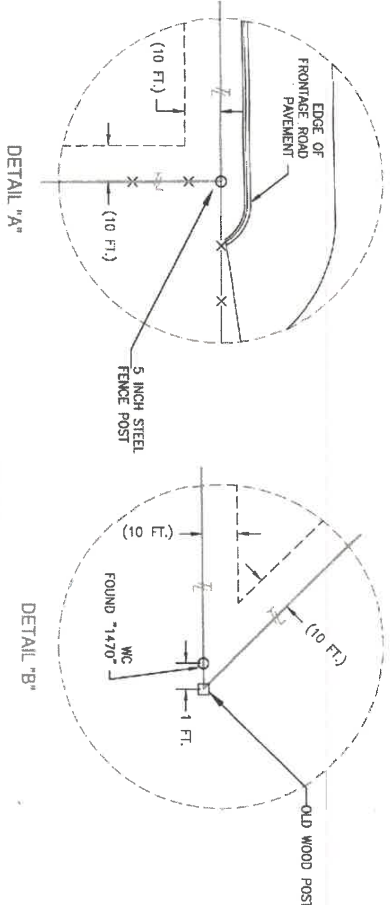
City of Urbana  
Community Development Department Services  
Planning Division  
400 South Vine Street, Urbana, IL 61801  
Phone: (217) 384-2440  
Fax: (217) 384-2367

GIS Webmap Public Interface Champaign County, Illinois





# REZONING EXHIBIT



- AREA REQUESTED TO BE REZONED FROM B-3 TO R-4

Thomas S. Burns

A circular professional seal for Thomas B. Berns, a Professional Land Surveyor in the State of Illinois. The seal features the text "THOMAS B. BERN'S" at the top, "2006" in the center, "PROFESSIONAL LAND SURVEYOR" below it, "STATE OF ILLINOIS" below that, and "111111" at the bottom. The seal is surrounded by a decorative border of small dots.

JOB: 5136	DATE:	SHEET 1 OF 2
FILE: 5136FP1.DWG	012406	

I, THOMAS B. BENS, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006, DO HEREBY DESIGNATE, IN ACCORDANCE WITH PAR-0705 (THE PLAT ACT), THE CITY OF URBANA, AS THE PERSON THAT MAY RECORD THIS TWO (2) SHEET FINAL PLAT OF WHICH A TRUE COPY HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE.

RETURN TO:  
BERNS, CLANCY, AND ASSOCIATES, P.C.  
405 EAST MAIN STREET  
URBANA, ILLINOIS 61802

© 2006 ALL RIGHTS RESERVED  
BY ONE, CLOUTY AND ASSOCIATES, P.C.

[illegible]



GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE CITY OF URBANA ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

DETAILS NOT DRAWN TO SCALE.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, MAD 83 (1986) PER URBANA HORIZONTAL CONTROL STATIONS 19 AND 22.

THE DESIGN, APPROVAL(S) AND COSTS OF EXTENDING THE PUBLIC SANITARY SEWER LINE FROM LOT 2 TO SERVE LOT 1 WILL BE THE RESPONSIBILITY OF THE PURCHASER/DEVELOPER OF SAID LOT 1. THE PUBLIC SANITARY SEWER LINE WILL BE INSTALLED WITHIN THE PLATTED 10 FOOT GENERAL EASEMENT ALONG KILLARNEY STREET AND SHALL BE CONSTRUCTED TO THE STANDARDS AND REQUIREMENTS OF THE URBANA SUBDIVISION AND LAND DEVELOPMENT CODE.

APPROVED BY:

Wesley R. Henry CITY ENGINEER

Christie H. Zeln DIRECTOR, COMMUNITY DEVELOPMENT SERVICES

Robert A. Myske SECRETARY, URBANA PLAN COMMISSION

DATE: 1/27/06

ATTEST: Richard A. Clark CITY CLERK  
by Richard A. Clark DATE 1/27/06



OWNERS AND ENGINEERS STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF PRAIRIE CENTER FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, THAT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF PRAIRIE CENTER FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

Thomas B. Berns  
THOMAS B. BERNs, PRESIDENT  
BERNS, CLANCY AND ASSOCIATES, P.C.  
ILLINOIS PROFESSIONAL ENGINEER NUMBER 30889  
URBANA, CHAMPAIGN COUNTY, ILLINOIS  
LICENSE EXPIRES: NOVEMBER 30, 2007

Edward Henry  
PRAIRIE CENTER  
HEALTH SYSTEMS, INC.



J. U. L. I. E.

NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: J. U. L. I. E.  
1 (800) 882-0123

SURVEYORS REPORT

I, THOMAS B. BERNs, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006 AND PRESIDENT OF BERNs, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF PRAIRIE CENTER HEALTH SYSTEMS, INC., I PREPARED A BOUNDARY SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN URBANA, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS SET FORTH IN THE DESCRIPTION PROVIDED TO ME AS FOLLOWS:

LOT 1 OF LINCOLN CENTER SUBDIVISION AS FILED FOR RECORD IN BOOK "7" AT PAGE 70 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT AS A RESULT OF THIS PRESENT SURVEY THE ABOVE DESCRIBED LOT 1 CONTAINS 6.75 ACRES, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 9 OF 11, COMMUNITY PANEL NUMBER 170035 0009 B WITH AN EFFECTIVE DATE OF JANUARY 16, 1981, THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).

I FURTHER STATE THAT THE OWNER DESIRES TO FACILITATE THE SALE OF SAID LAND BY CREATING LOTS FOR WHICH PURPOSE I PREPARED A PLAT TO WHICH THIS REPORT IS ATTACHED AND MADE A PART THEREOF, PARTICULARLY DESCRIBING AND SETTING FORTH THE LOTS INTO WHICH SAID LANDS HAVE BEEN SO PLATTED AND I NUMBERED THE LOTS, WHICH NUMBERS ARE SHOWN IN LARGE SIZE ON SAID PLAT AND HAVE STATED AND SHOWN THE PRECISE DIMENSIONS OF SAID LOTS.

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAT TO KNOWN AND PERMANENT SURVEY MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE AND THAT I PLACED SURVEY MONUMENTS AT EACH LOT CORNER AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDREDTHS OF FEET AND THAT THE EASEMENT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAT.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THIS PLAT, I MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, NOR HAVE I MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS AS I RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE OWNER.

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT NO PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "PRAIRIE CENTER FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS".

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED JANUARY 24, 2006

Thomas B. Berns  
THOMAS B. BERNs, P.E., L.S., PRESIDENT  
BERNS, CLANCY AND ASSOCIATES, P.C.  
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006  
URBANA, CHAMPAIGN COUNTY, ILLINOIS  
DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2006





Exhibit D - Application for Zoning Map Amendment



**Farnsworth**  
GROUP

2211 WEST BRADLEY AVENUE  
CHAMPAGNE, ILLINOIS 61821  
(217) 352-7408 / info@f-w.com

Engineers | Architects | Surveyors | Scientists

www.f-w.com  
# DATE: DESCRIPTION:  
1 06/19/2023 SCHEMATIC DESIGN

**Project Status**  
NOT FOR CONSTRUCTION

SHEET TITLE  
**URBANA COUNTRY CLUB MAINTENANCE FACILITY**

DATE: MM/DD/YYYY  
DESIGNED:  
DRAWN:  
REVIEWED:  
FIELD BOOK NO.:

PROJECT NO.: 02010406.00



**Exhibit F - Site Photos**



*Fig. 1: Looking south towards Woodlawn Cemetery*



*Fig. 2: Looking southwest towards Killarney Street.*



# Exhibit G: Zoning Description Sheets: B-3, R-4



## B-3 – GENERAL BUSINESS ZONING DISTRICT

### ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-3 Zoning District is as follows:

"The *B-3, General Business District* is intended to provide areas for a range of commercial uses wider than that of Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-3 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**

Farm Equipment Sales and Service  
Feed and Grain (*Sales Only*)  
Garden Shop  
Plant Nursery or Greenhouse  
Roadside Produce Sales Stand

##### **Business - Adult Entertainment**

Adult Entertainment Uses

##### **Business – Cannabis**

Craft Grower  
Dispensary (*Medical & Non-Medical*)  
Infuser

##### **Business - Food Sales and Services**

Bakery (*Less than 2,500 square feet*)  
Banquet Facility  
Café or Deli  
Catering Service  
Confectionery Store  
Convenience Store  
Fast-Food Restaurant  
Liquor Store  
Meat and Fish Market  
Restaurant  
Supermarket or Grocery Store  
Tavern or Night Club

##### **Business - Miscellaneous**

Auction Sales (*Non-Animal*)  
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)  
Day Care Facility (*Non-Home Based*)  
Lawn Care and Landscaping Service  
Mail Order Business  
Radio or TV Studio  
Shopping Center – Convenience  
Shopping Center – General  
Wholesale Business

##### **Business - Personal Services**

Ambulance Service  
Barber/ Beauty Shop  
Dry Cleaning or Laundry Establishment  
Health Club/ Fitness  
Laundry and/or Dry Cleaning Pick-up  
Massage Therapist  
Medical Carrier Service  
Mortuary  
Movers  
Pet Care/ Grooming  
Self-Service Laundry  
Shoe Repair Shop  
Tailor and Pressing Shop



# Exhibit G: Zoning Description Sheets: B-3, R-4

## PERMITTED USES Continued:

### **Business - Professional and Financial Services**

Bank/ Savings and Loan Association  
Check Cashing Service  
Copy and Printing Service  
Packaging/ Mailing Service  
Professional and Business Office  
Vocational, Trade or Business School

### **Business - Retail Trade**

Antique or Used Furniture Sales and Service  
Appliance Sales and Service  
Art and Craft Store and/or Studio  
Bicycle Sales and Service  
Building Material Sales (*All Indoors Excluding Concrete or Asphalt Mixing*)  
Clothing Store  
Department Store  
Drugstore  
Electronic Sales and Services  
Florist  
Hardware Store  
Heating, Ventilating, Air Conditioning Sales and Service  
Jewelry Store  
Monument Sales (*Excluding Stone Cutting*)  
Music Store  
Office Supplies/ Equipment Sales and Service  
Pawn or Consignment Shop  
Pet Store  
Photographic Studio and Equipment Sales and Service  
Shoe Store  
Sporting Goods  
Stationery, Gifts, or Art Supplies  
Tobacconist  
Variety Store  
Video Store  
All Other Retail Stores

### **Business - Vehicular Sales and Service**

Automobile Accessories (*New*)  
Automobile, Truck, Trailer or Boat Sales or Rental  
Automobile/ Truck Repair  
Car Wash  
Gasoline Station  
Mobile Home Sales  
Truck Rental

### **Business - Recreation**

Athletic Training Facility  
Bait Sales  
Bowling Alley  
Dancing School  
Driving Range  
Gaming Hall\*\*\*\*\*  
Lodge or Private Club  
Miniature Golf Course  
Outdoor Commercial Recreation Enterprise  
(*Except Amusement Park*)\*\*\*\*  
Pool Hall  
Private Indoor Recreational Development  
Theater, Indoor

### **Business - Transportation**

Motor Bus Station  
Taxi Service

### **Industrial**

Microbrewery

### **Public and Quasi-Public**

Church, Temple or Mosque  
Electrical Substation  
Farmer's Market  
Institution of an Educational or Charitable Nature  
Library, Museum or Gallery  
Methadone Treatment Facility  
Municipal or Government Building  
Park  
Police or Fire Station  
Principle Use Parking Garage or Lot  
Public Maintenance and Storage Garage  
University/College  
Utility Provider

### **Residential**

Bed and Breakfast Inn  
Bed and Breakfast Inn, Owner Occupied  
Dwelling, Community Living Facility, Category II or Category III  
Dwelling, Home for Adjustment  
Dwelling, Loft  
Dwelling, Transitional Home, Category I or II  
Hotel or Motel

# Exhibit G: Zoning Description Sheets: B-3, R-4

## SPECIAL USES:

### Business – Retail

Firearm Store†

### Business – Vehicular Sales and Service

Towing Service

Truck Stop

### Public and Quasi-Public

Correctional Institution or Facility

Hospital or Clinic

### Residential

Dwelling, Multifamily

## PLANNED UNIT DEVELOPMENT USES:

### Business – Miscellaneous

Commercial Planned Unit Development (*See Section XIII-3*)

Mixed-Use Planned Unit Development (*See Section XIII-3*)

## CONDITIONAL USES:

### Business - Miscellaneous

Crematorium

Self-Storage Facility

Veterinary Hospital (*Small Animal*)\*\*\*\*

### Public and Quasi-Public

Nonprofit or Governmental, Educational and

Research Agencies

Radio or Television Tower and Station

### Residential

Assisted Living Facility

Nursing Home

### Industrial

Bookbinding

Confectionery Products Manufacturing and  
Packaging

Electronics and Related Accessories - Applied  
Research and Limited Manufacturing

Engineering, Laboratory, Scientific and Research  
Instruments Manufacturing

Motion Picture Production Studio

Printing and Publishing Plants for Newspapers,  
Periodicals, Books, Stationery and Commercial  
Printing

Surgical, Medical, Dental and Mortuary

Instruments and Supplies Manufacturing

### Table V-1 Notes:

\*\*\*\* See Table VII-1 for Standards for Specific Conditional Uses

\*\*\*\*\* The establishment requesting a license for a principal use gaming hall shall be a minimum of five hundred feet from any other licensed gaming hall or pre-existing Day Care Facility, Day Care Home, School, or Place of Worship, as defined under the Religious Corporation Act (805 ILCS 110/0.01 et seq.). The establishment requesting a license for a principal use gaming hall shall also be a minimum of two hundred and fifty feet away from any previously existing establishment containing a licensed video gaming terminal. Said distances shall be measured as the intervening distance between business frontages.

† See Section VII-5.D for Standards for Firearm Stores

# Exhibit G: Zoning Description Sheets: B-3, R-4

## DEVELOPMENT REGULATIONS IN THE B-3 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) <sup>1</sup>	MIN SIDE YARD (in feet) <sup>1</sup>	MIN REAR YARD (in feet) <sup>1</sup>
B-3	6,000	60	None <sup>3</sup>	4.00	None	15	5	10

FAR = Floor Area Ratio

OSR = Open Space Ratio

**Footnote<sup>1</sup>** – See Section VI-5 and Section VIII-4 for further information about required yards.

**Footnote<sup>3</sup>** – 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.F.3 and Section VI-5.G.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.

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

**City of Urbana**

**Community Development Services Department**

**Planning Division**

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone | Email: [Planning@urbanailinois.us](mailto:Planning@urbanailinois.us)

City Website: [www.urbanailinois.us](http://www.urbanailinois.us)

# Exhibit G: Zoning Description Sheets: B-3, R-4



## R-4 – MEDIUM DENSITY MULTIPLE-FAMILY ZONING DISTRICT

### ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-4 Zoning District is as follows:

"The *R-4, Medium Density Multiple-Family Residential District* is intended to provide areas for multiple-family dwellings at low and medium densities."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-4 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

Church, Temple or Mosque

Elementary, Junior High School or Senior High School

Institution of an Educational or Charitable Nature

Library, Museum or Gallery

Municipal or Government Building

Park

##### Residential

Boarding or Rooming House

Dormitory

Dwelling, Community Living Facility, Category I, Category II and Category III

Dwelling, Duplex\*\*\*

Dwelling, Duplex (*Extended Occupancy*)\*\*\*

Dwelling, Multifamily

Dwelling, Multiple-Unit Common-Lot-Line\*\*\*

Dwelling, Single Family

Dwelling, Single Family (*Extended Occupancy*)

Dwelling, Transitional Home, Category I

Dwelling, Two-Unit Common-Lot-Line\*\*\*

#### SPECIAL USES:

##### Business – Professional and Financial Services

Professional and Business Office

##### Residential

Dwelling, Home for Adjustment

##### Public and Quasi-Public

Police or Fire Station

Principal Use Parking Garage or Lot

#### PLANNED UNIT DEVELOPMENT USES:

##### Business – Miscellaneous

Mixed-Use Planned Unit Development (*See Section XIII-3*)

##### Residential

Residential Planned Unit Development (*See Section XIII-3*)



# Exhibit G: Zoning Description Sheets: B-3, R-4

## CONDITIONAL USES:

### Agriculture

Artificial Lake of One (1) or More Acres

### Public and Quasi-Public

Electrical Substation

### Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

### Residential

Assisted Living Facility

Bed and Breakfast, Owner Occupied

Dwelling, Transitional Home, Category II

Nursing Home

### Business - Recreation

Lodge or Private Club

### Table V-1 Notes:

\*\*\* See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

## DEVELOPMENT REGULATIONS IN THE R-4 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) <sup>1</sup>	MIN SIDE YARD (in feet) <sup>1</sup>	MIN REAR YARD (in feet) <sup>1</sup>
R-4	6,000	60	35 <sup>17</sup>	0.50 <sup>14</sup>	0.35	15 <sup>9</sup>	5	10 <sup>18</sup>

FAR = Floor Area Ratio

OSR = Open Space Ratio

**Footnote<sup>1</sup>** – See Section VI-5 and Section VIII-4 for further information about required yards.

**Footnote<sup>9</sup>** – 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 Section 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 Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance No. 2001-03-018, 03-05-01*)

**Footnote<sup>14</sup>** – In the R-4 District, the maximum floor area ratio may be increased to 0.70, provided that there is a minimum of 2,000 square feet of lot area per dwelling unit.

**Footnote<sup>17</sup>** – 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.

**Footnote<sup>18</sup>** – In the Multiple-Family Residential, Business, or Industrial Districts, a buffer yard and/or landscaping buffer may be required if the property is adjacent to the MOR Zoning District or any residential district, in accordance with Table VI-1. Buffer Yard, and Table VI-2. Landscaping Buffer.