



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, Planner II

DATE: October 12, 2018

SUBJECT: **Plan Case 2353-M-18:** A request by Sarah M. Burch, Trustee, for the James W. Burch, III, Declaration of Trust dated May 17, 1996, to rezone nine parcels totaling approximately 1.19 acres from B-3, General Business to B-4, Central Business, and generally located at the southwest corner of North Race Street and West University Avenue, Urbana, Illinois, 61801.

Plan Case 2355-M-18: A request by Bridget Logue to rezone an approximately 0.166-acre parcel from B-3, General Business to B-4, Central Business, located at 406 North Lake Street, Urbana, Illinois, 61801.

Introduction

Requests have been submitted by two neighboring property owners for Map Amendments to rezone a total of ten parcels from B-3, General Business to B-4, Central Business Zoning District. Sarah M. Burch, Trustee for the James W. Burch III trust has requested rezoning for nine parcels at the southwest corner of West University Avenue and North Race Street (Exhibit A). Mary Logue has requested rezoning for a westerly-adjacent parcel located at 406 North Lake Street. The changes would reflect the Future Land Use designation of “Central Business” attributed to these parcels in the 2005 Comprehensive Plan. Because of their similarities, the cases will be presented together. However, the cases may be voted on individually.

Background

The following is a summary of the properties that are proposed to be rezoned from B-3, General Business to B-4, Central Business (Exhibits B and B2; see table next page):

Burch Properties:

Tract 1 – 413 North Race Street: This 3,936-square-foot parcel became vacant between 1988 and 2002. The previous use was commercial.

Tract 2 – 411 North Race Street: This 8,431-square-foot parcel became vacant between 1988 and 2002. The previous use was commercial.

Tract 3 – 409 North Race Street: This 3,483-square-foot parcel became vacant between 2002 and 2005. The previous use was commercial.

Tract 4 – 408 North Lake Street: This 5,931-square-foot parcel became vacant between 1973 and 1988. The previous use was single-family residential.

Tract 5 – 407 North Race Street: This 7,127-square-foot parcel became vacant between 1988 and 2002. The previous use was commercial.

Tract 6 – 405 North Race Street: This 6,600-square-foot parcel became vacant between 2002 and 2005. The previous use was commercial.

Tract 7 – 403 North Race Street: This 7,725-square-foot parcel became vacant between 2002 and 2005. The previous use was commercial.

Tract 8 – 203 West University Avenue: This 7,215-square-foot parcel became vacant between 2011 and 2014. The previous use was single-family residential.

Tract 9 – 205 West University Avenue: This 4,589-square-foot parcel became vacant between 2014 and 2017. The previous use was single-family residential.

Logue Property:

406 North Lake Street: This 6,740-square-foot parcel is currently used as single-family residential and requires traversing the 405 North Race Street parcel to access North Race Street.

Zoning Map Amendment Summary Table

Tract Number	SUBJECT PROPERTY Address	Land Use	Future Land Use	Ownership	Reason for Rezoning
Tract 1	413 North Race	Vacant	Central Business	Burch Trust	Match Future Land Use; make consistent w/ surroundings.
Tract 2	411 North Race	Vacant		Burch Trust	
Tract 3	409 North Race	Vacant		Burch Trust	
Tract 4	408 North Lake	Vacant		Burch Trust	
Tract 5	407 North Race	Vacant		Burch Trust	
Tract 6	405 North Race	Vacant		Burch Trust	
Tract 7	403 North Race	Vacant		Burch Trust	
Tract 8	203 West University	Vacant		Burch Trust	
Tract 9	205 West University	Vacant		Burch Trust	
Logue Tract	406 North Lake	Residential		Logue	

All ten of the subject properties have been zoned B-3, General Business since 1979 when the earlier two-commercial-zoning designation system was split into four commercial zoning designations (Exhibit C). The zoning designations and Future Land Uses for the subject and surrounding properties are summarized below.

Current Zoning and Future Use Table

PROPERTIES	Zoning	Land Use	Future Land Use
Subject Property	B-3	Vacant	Central Business
North	B-3	Commercial	Community Business
East	B-4	Commercial	Central Business
South	B-3 & B-4	Residential	Central Business
West	B-3 & CRE	Residential & Park	Central Business & Park

Discussion

The proposed rezoning would expand the easterly-adjacent B-4, Central Business district (Exhibit D). It would also bring the subject properties’ zoning into conformity with their Future Land Use Designation as per the 2005 Comprehensive Plan and would provide a zoning classification that is

appropriate for an area that the 2012 Downtown Urbana Plan included as part of downtown. In addition, the proposed B-4 zoning designation requires a reduced minimum lot size, bringing the four currently legally-nonconforming lots into compliance with the Zoning Ordinance.

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. 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.

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 proposed rezoning to B-4, Central Business is compatible with the zoning and land uses of the immediate area (see Exhibits B, B2, and C). To the north is a medical clinic and a gaming hall zoned B-3. To the east are two retail shopping centers and a drive-through restaurant zoned B-4. To the south and west lie single-family residences zoned B-3; further south is a parking lot zoned B-4. Also to the west lies Leal Park, zoned CRE.

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

This is the difference in the value of the neighboring properties with the current B-3, General Business zoning of the subject properties, compared to the value of the neighboring properties if the subject properties are zoned B-4, Central Business.

The proposed rezoning to B-4, Central Business should not reduce the property values of neighboring properties. The primary differences between the B-3, General Business and B-4, Central Business zoning districts are the increase in allowed uses and the reduction of several lot characteristics (required yard setbacks, Floor-Area Ratio, etc.; see Exhibit E). Increasing the flexibility of the subject properties for future use should not reduce the property values of the surrounding properties.¹

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

This question applies to the potential impacts of the proposed rezoning to public welfare.

The proposed rezoning to B-4, Central Business will not affect the health, safety, morals, or general welfare of the public in any foreseeable way. There is no discernible difference between the current B-3, General Business zoning and the proposed B-4, Central Business zoning in this regard.

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

¹ It should be noted that the Urbana City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact on the value of the property. Therefore, any discussion pertaining to property values must be considered speculative and inconclusive.

Do the restrictions provide gain to the public which offsets the hardships imposed on the property owner by the restrictions?

The public would experience limited gains in continued vacancy of the subject properties, as has been the case under the current B-3, General Business zoning for many years. Conversely, the property owner would continue to experience significant hardship from the reduced flexibility in lot usage that is created by the B-3, General Business zoning.

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 well-suited for central business-type uses, which would be allowed under the proposed rezoning to B-4. Given the existing B-4 zoning adjacent to the east and nearby to the south, the proposed B-4 district is logical, and reflects the Central Business Future Land Use designation shown in the 2005 Comprehensive Plan.

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.

Six of the ten properties have been vacant an average of fifteen years. Two have been vacant less than five years, and one has been vacant over thirty years. One property is currently occupied. As such, rezoning would likely encourage the vast majority of the subject property to be put to use rather than continue to sit vacant.

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

The uses allowed in the proposed B-4 district are varied, and would add to the diversity already present in downtown Urbana (Exhibits F & G).

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

When the City adopted its Comprehensive Plan in 2005, it created a plan with several different levels of business types and intensities: Regional, Community, and Central. The area of the subject properties, due to its proximity to downtown Urbana, was generally envisioned as part of the Central Business Future Land Use designation, transitioning to Regional Business to the east and Community Business to the north and west. The proposed rezoning to B-4, Central Business would be consistent with the Central Business designation.

Summary of Staff Findings

1. Sarah M. Burch, Trustee, for the James W. Burch, III, Declaration of Trust dated May 17, 1996, has petitioned to rezone nine parcels: 413, 411, 409, 407, 405, and 403 North Race Street; 408 North Lake Street; and 205 and 203 West University Avenue.
2. Bridget Logue has petitioned to rezone 406 North Lake Street.
3. The properties would be rezoned from B-3, General Business to B-4, Central Business, to match the Future Land Use designations in the Urbana Comprehensive Plan.

4. The proposed zoning map amendment is consistent with the 2005 Urbana Comprehensive Plan.
5. The proposed zoning map amendment generally meets the LaSalle and Sinclair criteria.

Options and Staff Recommendations

Plan Case No. 2353-M-18

The Plan Commission has the following options for a recommendation to the City Council, a request by Sarah M. Burch, Trustee, to rezone nine parcels to B-4, Central Business:

1. Forward the case to City Council with a recommendation to approve the request as presented;
or
2. Forward the case to City Council with a recommendation to deny the request.

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. 2353-M-18 to the City Council with a recommendation to **APPROVE** the proposed rezoning.

Plan Case No. 2355-M-18

The Plan Commission has the following options for a recommendation to the City Council, a request by Bridget Logue to rezone 406 North Lake Street to B-4, Central Business:

1. Forward the case to City Council with a recommendation to approve the requests as presented;
or
2. Forward the case to City Council with a recommendation to deny the requests.

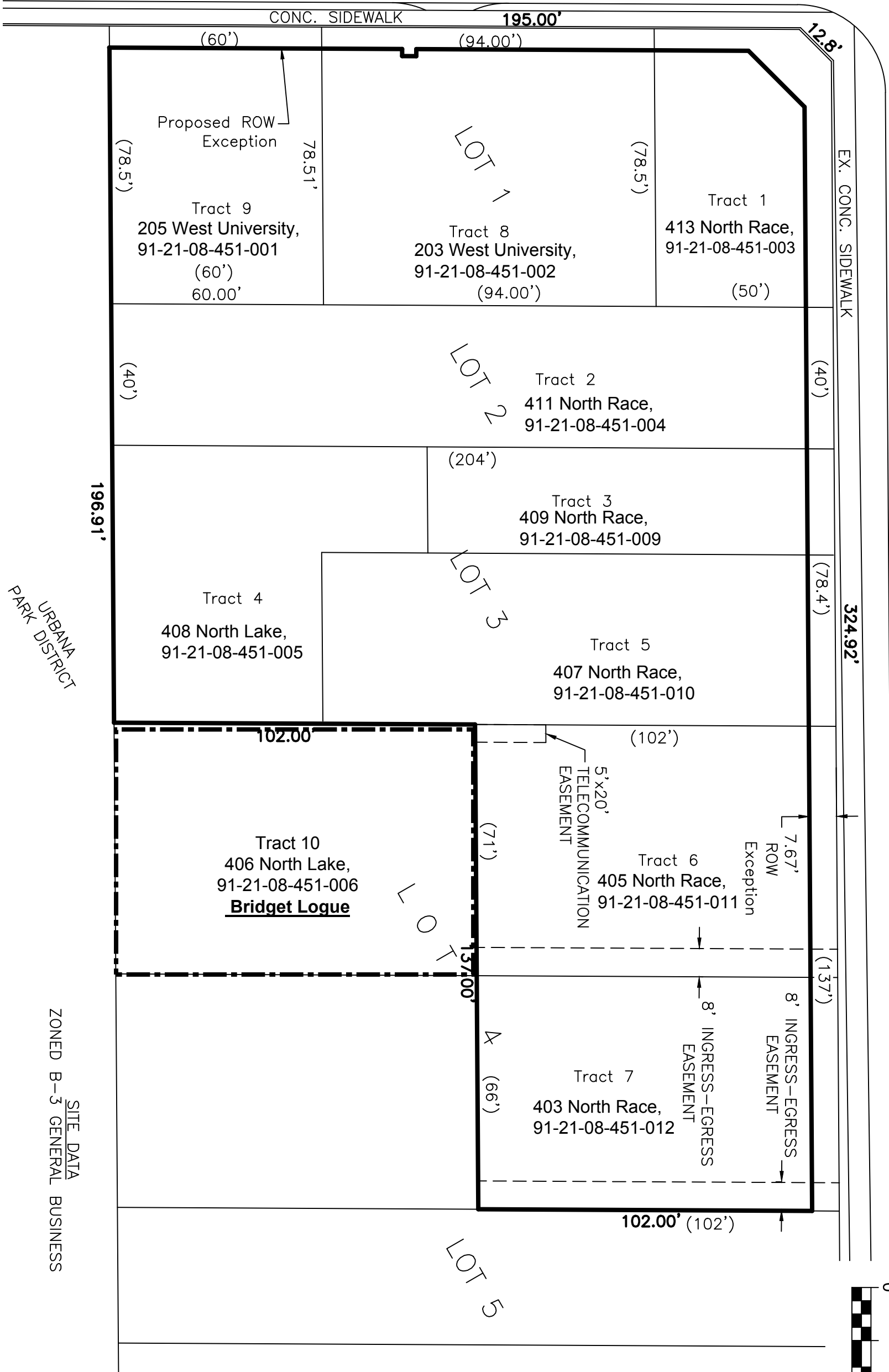
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Case No. 2355-M-18 to the City Council with a recommendation to **APPROVE** the proposed rezonings.

Attachments: Exhibit A: Subject Property Plan
Exhibit B: Location and Existing Land Use
Exhibit B2: Satellite Renderings of Existing Land Use
Exhibit C: Zoning Map
Exhibit D: Future Land Use Map
Exhibit E: Zoning Description Sheets for B-3 and B-4 Districts
Exhibit F: Burch Zoning Map Amendment Application
Exhibit G: Logue Zoning Map Amendment Application

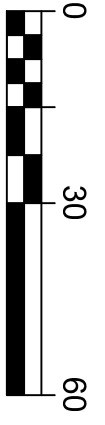
CC: Sarah M. Burch, Trustee, James W. Burch, III, Declaration of Trust dated May 17, 1996, Applicant
Bridget Logue, Applicant

Exhibit A: Subject Property Plan

UNIVERSITY AVENUE



RACE STREET



PROJECT NO.:	13205000	SCALE:	AS SHOWN	NO.:		DATE:	
PROJECT DATE:	SEP 2018	DRAWN BY:	CBP	CHECKED BY:	DEA		
F.B.:							
PILOT DATE:	9/26/18	UNIVERSITY AVENUE PROJECT	13205000	13205000	13205000	13205000	13205000
EXHIBIT							
MSA							
ENGINEERING ARCHITECTURE SURVEYING PLANNING ENVIRONMENTAL 201 W Springfield Avenue, Champaign IL 61820 (217) 352-6976 www.msa-ps.com © MSA Professional Services, Inc.							
203 WEST UNIVERSITY AVENUE SURVEY JAMES BURCH CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS							
OVERALL EXHIBIT							
FIG. NO.:	13205000						
SHEET:	1 OF 1						

Exhibit B: Location & Existing Land Use Map



Case: 2353-M-18 & 2355-M-18
 Subject: Burch & Logue Rezoning
 Location: SW Corner of N Race St and W University Ave
 Petitioner: Sarah M Burch, Trustee & Bridget Logue

- Burch parcels
- Logue parcel

Exhibit B2: Satellite Renderings of Existing Land Use

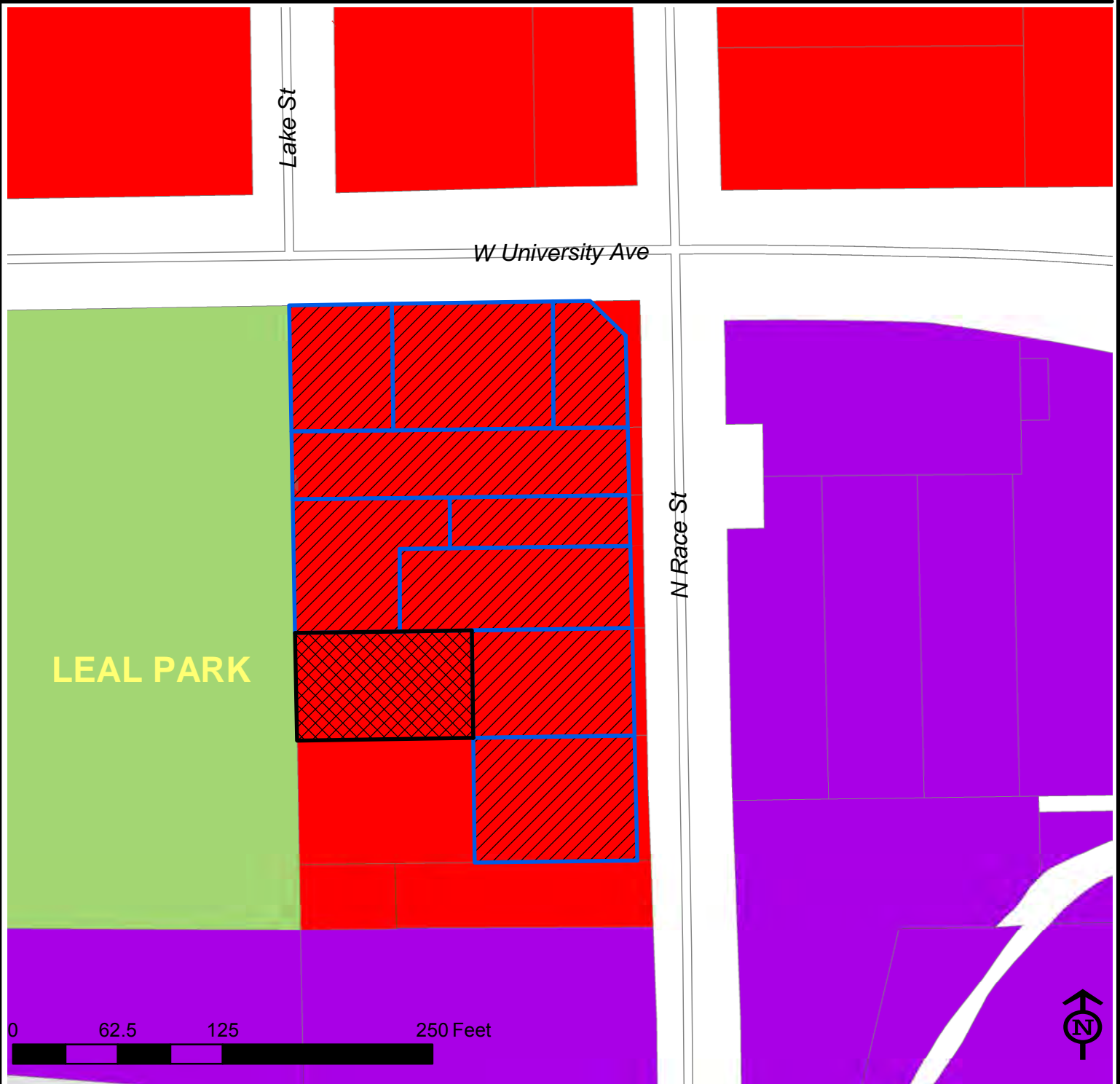


From Northeast



From East

Exhibit C: Zoning Map



Case: 2353-M-18 & 2355-M-18
 Subject: Burch & Logue Rezoning
 Location: SW Corner of N Race St and W University Ave
 Petitioner: Sarah M Burch, Trustee & Bridget Logue

- B3
- B4
- CRE
- IN-1
- Logue parcel
- Burch parcels

Exhibit D: Future Land Use Map

Community Business

W University Ave

LEAL PARK

Park

N Race St

Central Business

0 50 100 200 Feet

Buildings not drawn to scale.



Case: 2353-M-18 & 2355-M-18
Subject: Burch & Logue Rezoning
Location: SW Corner of N Race St and W University Ave
Petitioner: Sarah M Burch, Trustee & Bridget Logue






-  Logue parcel
-  Burch parcels
-  Community Business
-  Central Business
-  Park

Exhibit E: Zoning Description Sheets



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 - 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*)
Lawn Care and Landscaping Service
Mail Order Business
Medical Cannabis Dispensary
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 E: Zoning Description Sheets

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 E: Zoning Description Sheets

SPECIAL USES:

Business – Retail

Firearm Store†

Public and Quasi-Public

Correctional Institution or Facility
Hospital or Clinic

Business – Vehicular Sales and Service

Towing Service
Truck Stop

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
Day Care Facility (*Non-Home Based*)
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 E: Zoning Description Sheets

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) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
B-3	6,000	60	None ³	4.00	None	15	5	10

FAR = Floor Area Ratio
OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

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.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
400 South Vine Street, Urbana, Illinois 61801
(217) 384-2440 phone / (217) 384-2367 fax
www.urbanaininois.us

Exhibit E: Zoning Description Sheets



B-4 – CENTRAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The B-4, Central Business District is intended to provide an area for the focus of the city, in which the full range of commercial and business uses may locate in a limited area of high intensity uses, with the appropriate forms of physical development at a high density."

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

Garden Shop
Plant Nursery or Greenhouse

Business - Adult Entertainment

Adult Entertainment Uses

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*)
Lawn Care and Landscaping Service
Mail Order Business
(*10,000 square feet of gross floor area or less*)
Medical Cannabis Dispensary
Radio or TV Studio

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
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 Services
Professional and Business Office
Vocational, Trade or Business School

Business - Transportation

Motor Bus Station

Business - Vehicular Sales and Service

Automobile Accessories (*New*)

Exhibit E: Zoning Description Sheets

PERMITTED USES Continued:

Business - Recreation

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

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 (*Excludes 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

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
University/ College
Utility Provider

Residential

Bed and Breakfast Inn
Bed and Breakfast, Owner Occupied
Boarding or Rooming House
Dwelling, Community Living Facility, Category II
and Category III
Dwelling, Home for Adjustment
Dwelling, Loft
Dwelling, Multi-family
Dwelling, Multiple-Unit Common-Lot-Line***
Dwelling, Transitional Home, Category I and II
Hotel or Motel

Exhibit E: Zoning Description Sheets

SPECIAL USES:

Business - Miscellaneous

Shopping Center – Convenience
Shopping Center – General

Public and Quasi-Public

Correctional Institution or Facility
Elementary, Junior High School or Senior High School
Hospital or Clinic
Radio or Television Tower and Station

PLANNED UNIT DEVELOPMENT USES:

Business - Miscellaneous

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

CONDITIONAL USES:

Agriculture

Feed and Grain (*Sales Only*)

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)
Wholesale Business

Business – Transportation

Taxi Service

Business – Vehicular Sales and Service

Automobile/Truck Repair
Gasoline Station

Public and Quasi-Public

Nonprofit or Governmental, Educational and
Research Agencies

Residential

Assisted Living Facility
Dormitory
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
Manufacturing and Processing of Athletic Equipment and Related Products
Motion Picture Production Studio
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery and Commercial Printing
Signs and Advertising Display Manufacturing
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing

Table V-1 Notes:

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

Exhibit E: Zoning Description Sheets

DEVELOPMENT REGULATIONS IN THE B-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) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
B-4	2,000	20	None ³	9.00	None	None	None	None ¹⁸

FAR= Floor Area Ratio
OSR= Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

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.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.

Footnote¹⁸ – In the B-4, B-4E and IN-2 Districts, if the property is adjacent to a residential district, a ten foot rear buffer is required, in accordance with Table VI-3.

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 or (217) 384-2367 fax
www.urbanaininois.us

Exhibit F: Burch Zoning Map Amendment Application - 4-18



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.urbanaininois.us/fees> for the current fee associated with this application. The Applicant is also responsible for paying the cost of legal publication fees. Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): ^{Trust;} James W Burch, III Declaration of Trust dated 5/17/1996, Sarah M Burch, Trustee Phone: 217-493-7173

Address (street/city/state/zip code): 2003 Hagen Blvd., Urbana, IL 61801

Email Address: bburch1954@gmail.com

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

2. OWNER INFORMATION

Name of Owner(s): James W Burch, III Declaration of Trust dated 5/17/1996, Sarah M Burch, Trustee Phone: 217-493-7173

Address (street/city/state/zip code): 2003 Hagen Blvd., Urbana, IL 61801

Email Address: bburch1954@gmail.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:

PIN # of Location: 91-21-08-451-001;002;004;005;009;010;011;012 ; add -003

Lot Size: 1.22 ac

Current Zoning Designation: B-3

Proposed Zoning Designation: B-4

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

Proposed Land Use: Restaurant

Present Comprehensive Plan Designation: Central Business

Exhibit F: Burch Zoning Map Amendment Application

How does this request conform to the Comprehensive Plan? *It would make the zoning consistent with the Comprehensive Plan*

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

See attached, 2 pages titled EXHIBIT A

4. CONSULTANT INFORMATION

Name of Architect(s): Scott Kunkel, JSM Management **Phone:** 217-359-5828

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

Email Address: kunkel@jsmliving.com

Name of Engineers(s): David Atchley, MSA Professional Services **Phone:** 217-403-3361

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

Email Address: datchley@msa-ps.com

Name of Surveyor(s): David Atchley, MSA Professional Services **Phone:**

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

Email Address: datchley@msa-ps.com

Name of Professional Site Planner(s): David Atchley, MSA Professional Services **Phone:**

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

Email Address: datchley@msa-ps.com

Name of Attorney(s): Timothy S. Jefferson **Phone:** 217-352-7661

Address (street/city/state/zip code): 201 W Springfield Ave., Suite 1012, Champaign, IL 61824-0800

Email Address: tsjeffer@rosklaw.com

5. REASONS FOR MAP AMENDMENT:

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

There is technically no correction, but it will make it more consistent with the Comprehensive Plan

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

The owners recognize that downtown is expanding north

Exhibit F: Burch Zoning Map Amendment Application

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

BECAUSE OF THE CENTRAL BUSINESS DESIGNATION
IN THE CURRENT COMPREHENSIVE PLAN

What other circumstances justify the zoning map amendment

- BY BEING ADJACENT TO B-4 ZONING
- THE UPCOMING IMPROVEMENTS TO UNIVERSITY AVE.

Time schedule for development (if applicable)

IMMEDIATE, START THIS YEAR

Additional exhibits submitted by the petitioner.

SURVEY DIAGRAM

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.

SARAH BURCH, TRUSTEE

Bruce Rogers, Agent &
Applicant's Signature POA

9/12/18
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

Exhibit F: Burch Zoning Map Amendment Application

EXHIBIT "A"

TRACT 1:

THE EAST 50 FEET OF LOT 1 OF A SUBDIVISION OF OUTLOT 2 OF HOOPER AND PARK'S ADDITION TO URBANA, EXCEPT THE NORTH 33 FEET THEREOF, AS PER PLAT RECORDED IN BOOK "A" AT PAGE 40, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE LAND DEDICATED TO THE CITY OF URBANA IN DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED OCTOBER 25, 2011 AS DOCUMENT NO. 2011R22066.

TRACT 2:

LOT 2 OF A SUBDIVISION OF OUTLOT 2 OF HOOPER AND PARK'S ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "A" AT PAGE 40, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE LAND DEDICATED TO THE CITY OF URBANA IN DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED OCTOBER 25, 2011 AS DOCUMENT NO. 2011R22066.

TRACT 3:

THE NORTH 30 FEET OF LOT 3 OF A SUBDIVISION OF OUTLOT 2 OF HOOPER AND PARK'S ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "A" AT PAGE 40, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPT THE WEST 89 FEET THEREOF, EXCEPTING THEREFROM THAT PART OF THE LAND DEDICATED TO THE CITY OF URBANA IN DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED OCTOBER 25, 2011 AS DOCUMENT NO. 2011R22066.

TRACT 4:

THE WEST 89 FEET OF THE NORTH 30 FEET OF LOT 3 OF A SUBDIVISION OF OUTLOT 2 OF HOOPER AND PARK'S ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "A" AT PAGE 40, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS; AND

THE WEST 59 FEET OF THE SOUTH 48.46 FEET OF LOT 3 OF A SUBDIVISION OF OUTLOT 2 OF HOOPER AND PARK'S ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "A" AT PAGE 40, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

TRACT 5:

THE SOUTH 48.46 FEET OF LOT 3 OF SUBDIVISION OF OUTLOT 2 OF HOOPER AND PARK'S ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "A" AT PAGE 40, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPT THE WEST 59 FEET THEREOF, EXCEPTING THEREFROM THAT PART OF THE LAND DEDICATED TO THE CITY OF URBANA IN DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED OCTOBER 25, 2011 AS DOCUMENT NO. 2011R22066.

TRACT 6:

THE NORTH 71 FEET OF THE EAST 102 FEET OF LOT 4 OF A SUBDIVISION OF OUTLOT 2 OF HOOPER AND PARK'S ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "A" AT PAGE 40, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE

Exhibit F: Burch Zoning Map Amendment Application

(continued)

LAND DEDICATED TO THE CITY OF URBANA IN DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED OCTOBER 25, 2011 AS DOCUMENT NO. 2011R22066.

TRACT 7:

THE SOUTH 66 FEET OF THE EAST HALF OF LOT 4 OF A SUBDIVISION OF OUTLOT 2 OF HOOPER AND PARK'S ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "A" AT PAGE 40, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE LAND DEDICATED TO THE CITY OF URBANA IN DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED OCTOBER 25, 2011 AS DOCUMENT NO. 2011R22066.

TRACT 8:

THE WEST 94 FEET OF THE EAST 144 FEET OF LOT 1 OF A SUBDIVISION OF LOT 2 OF HOOPER AND PARK'S ADDITION TO THE CITY OF URBANA, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

Tract 9:

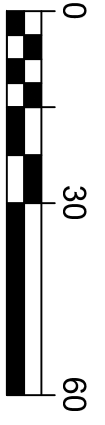
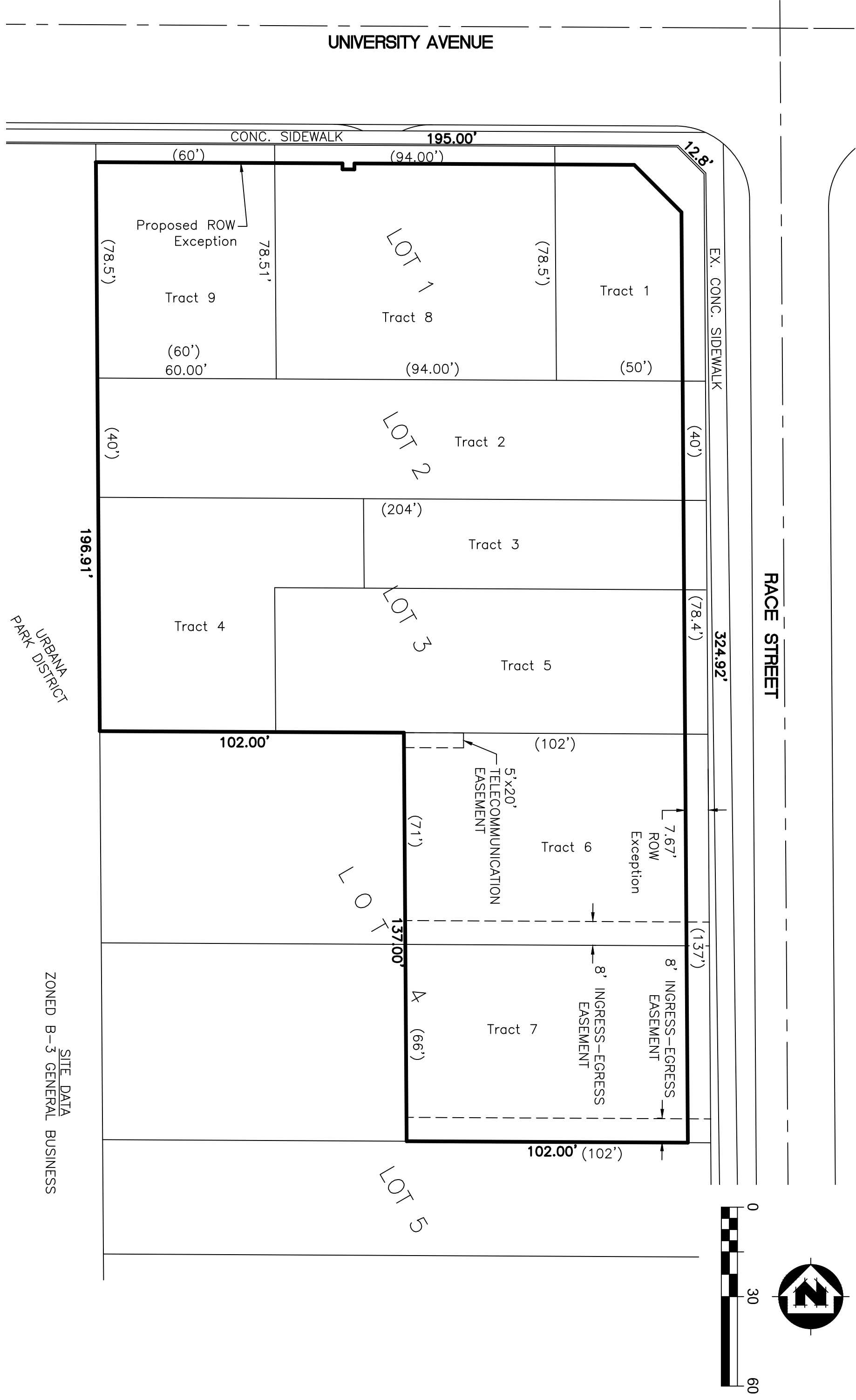
THE WEST 60 FEET OF LOT 1 EXCEPT THE NORTH 33 FEET OF A SUBDIVISION OF OUTLOT 2 OF HOOPER AND PARK'S ADDITION TO URBANA, AS PER PLAT RECORDED IN BOOK "A" AT PAGE 40, SITUATED IN THE CITY OF URBANA, IN CHAMPAIGN COUNTY, ILLINOIS.

Excepting therefrom the following parcel conveyed to the People of the State of Illinois:

A part of Lot 1 of Charles F. Loeb's First Addition to the City of Urbana, recorded in Plat Book "L", Page 26, situated in Champaign County, Illinois more particularly described as follows:

Commencing at the southwest corner of Lot 1 and the northerly right of way line of University Avenue, said point is located 49.78 feet northerly of and normal to the centerline of FAP Route 808 / US 150 (University Avenue) and is monumented with a 1" Iron Pipe (Found 0.07 feet North); thence along said northerly right of way line and said Lots southerly line, N 89°11'48" E [Bearings based on Illinois State Plane Coordinates, East Zone NAD 83(2011) Epoch 2010] a distance of 63.06 feet to the Point of Beginning for this description, said point is monumented with a Mag Nail w/Washer stamped #3885 (Set); thence leaving said line, N 03° 56' 57" W a distance of 5.33 feet to a Mag Nail w/Washer stamped #3885 (Set); thence, N 52° 20' 22" E a distance of 36.78 feet to said northerly right of way line, said point is monumented with a Mag Nail w/Washer stamped #3885(Set); thence along said northerly right of way line, S32°49'40" W a distance of 16.07 feet to a point; thence continuing along said northerly right of way line, S 51° 33' 41" W a distance of 22.93 feet to the southerly line of said Lot; thence along said northerly right of way line and the southerly line of said Lot, S 89° 11' 48" W a distance of 2.08 feet to the Point of Beginning, containing 169 square feet (0.004 Ac), more or less.

Exhibit F: Burch Zoning Map Amendment Application



PROJECT NO.:	13205000	SCALE:	AS SHOWN	NO.:		DATE:	
PROJECT DATE:	SEP 2018	DRAWN BY:	CBP	CHECKED BY:	DEA		
F.B.:							
PILOT DATE:	9/26/18	UNIVERSITY AVENUE PROJECT	13205000	13205000	13205000	13205000	13205000
EXHIBIT							
				MSA			
ENGINEERING ARCHITECTURE SURVEYING FUNDING PLANNING ENVIRONMENTAL 201 W Springfield Avenue, Champaign IL 61820 (217) 352-6976 www.msa-ps.com © MSA Professional Services, Inc.							
203 WEST UNIVERSITY AVENUE SURVEY				JAMES BURCH			
CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS							
				OVERALL EXHIBIT			
FIG. NO. 13205000 SHEET 1 OF 1							

Exhibit G: Logue Zoning Map Amendment Application



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.urbanaininois.us/fees> for the current fee associated with this application. **The Applicant is also responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____
Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Bridget Logue and Mary Corlin** Phone: 217-649-1906
Address (street/city/state/zip code): **406 N Lake Street Urbana IL**
Email Address: **bridgetlogue@att.net**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **Bridget Logue and Mary Corlin** Phone:
Address (street/city/state/zip code): **406 N Lake Street Urbana IL 61801**
Email Address:
Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Address/Location of Subject Site: **406 N Lake Street Urbana IL 61801**
PIN # of Location: **91-21-08-451-006**
Lot Size: **71 x 102**
Current Zoning Designation: **B-3**
Proposed Zoning Designation: **B-4**
Current Land Use (vacant, residence, grocery, factory, etc): **residence**
Proposed Land Use: **Part of a larger restaurant development**
Present Comprehensive Plan Designation: **Central Business**

Exhibit G: Logue Zoning Map Amendment Application

How does this request conform to the Comprehensive Plan? *It would make the zoning consistent with Comprehensive Plan*
Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

See attached Warranty Deed

4. CONSULTANT INFORMATION

Name of Architect(s): Scott Kunkel, JSM Management **Phone:** 217-359-5828

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

Email Address:

Name of Engineers(s): David Atchley MSA Professional Services **Phone:** 217-403-3361

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

Email Address: datchley@msa-ps.com

Name of Surveyor(s): David Atchley MSA Professional Services **Phone:** 217-403-3361

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

Email Address: datchley@msa-ps.com

Name of Professional Site Planner(s): David C Crow **Phone:** 217-202-3887

Address *(street/city/state/zip code):* 805 E Perkins Rd, Urbana, IL 61802

Email Address: dcrow@ecisg.com

Name of Attorney(s): Tim S Jefferson **Phone:** 217-352-7661

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

Email Address: tsjeffer@rosklaw.com

5. REASONS FOR MAP AMENDMENT:

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

There is technically no correction, but it will make it more consistent with the Comprehensive Plan

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

The owners recognize that downtown is expanding north

Exhibit G: Logue Zoning Map Amendment Application

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

Because of the general business designation in the current comprehensive plan

What other circumstances justify the zoning map amendment

By being adjacent to B-4 zoning and a part of an over all development plan

Time schedule for development *(if applicable)*

Immediate, start this year

Additional exhibits submitted by the petitioner.

Survey diagram

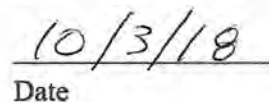
NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

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

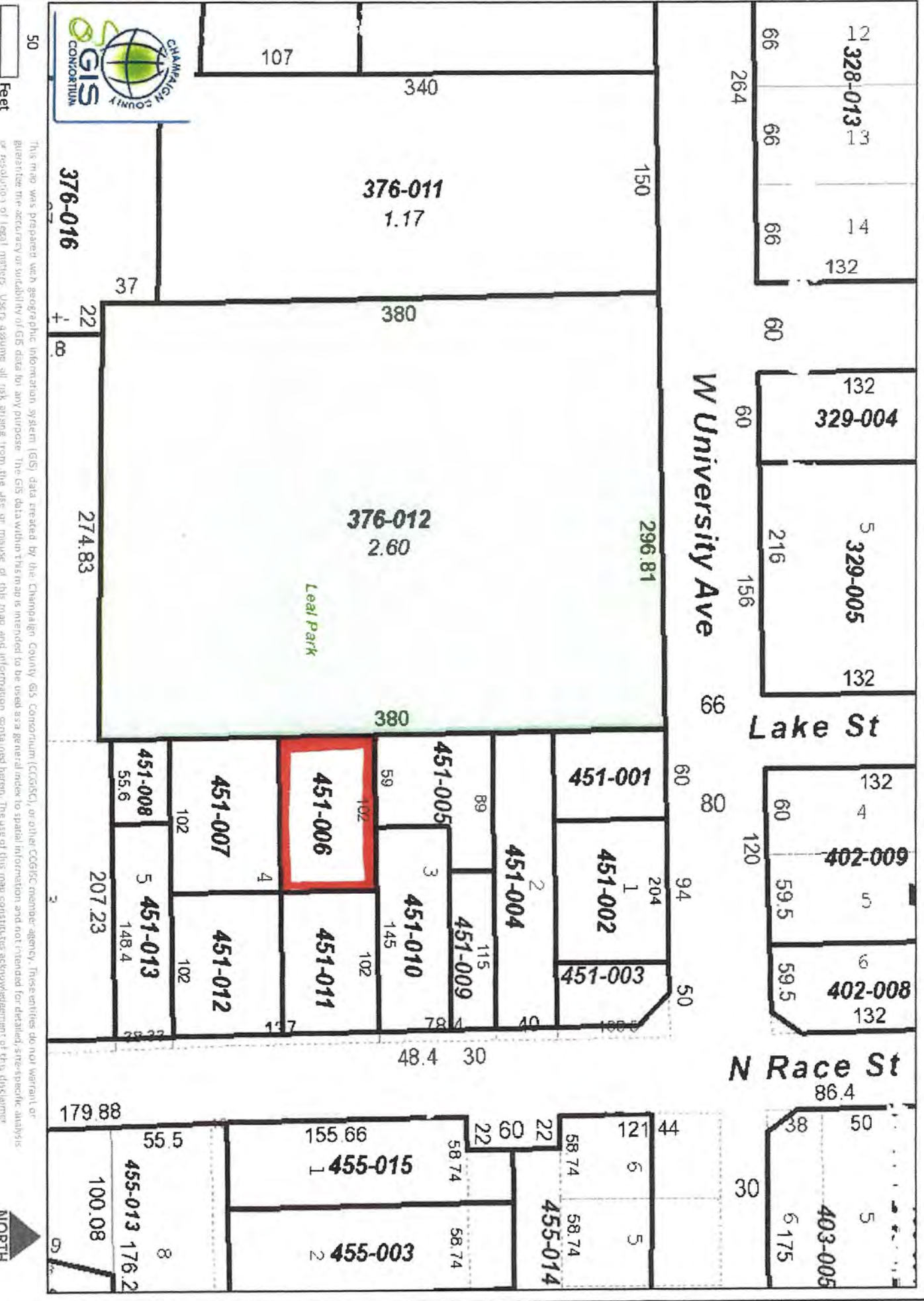

Date

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

Exhibit G: Logue Zoning Map Amendment Application

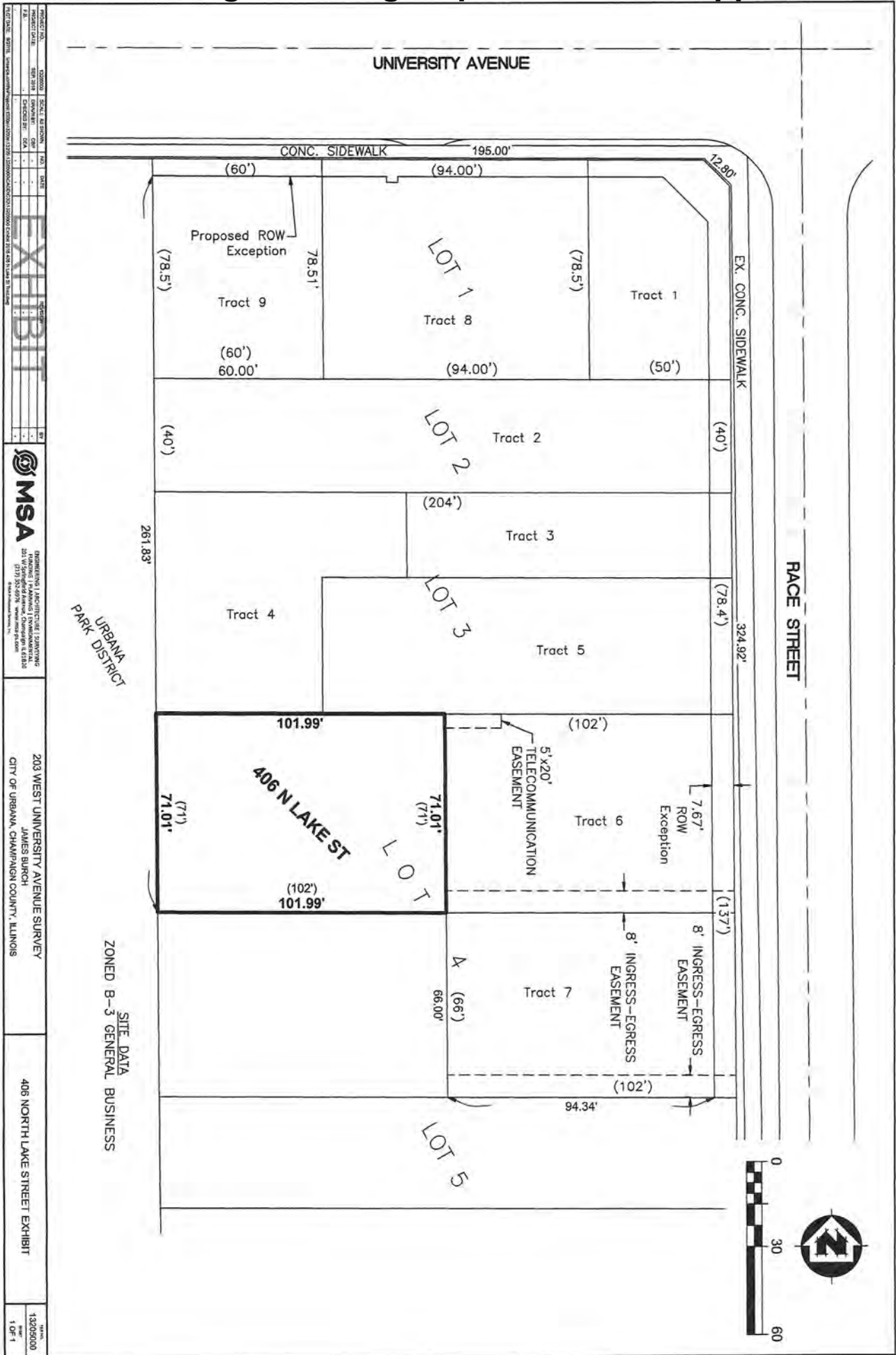
GIS Webmap Public Interface Champaign County, Illinois



This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CGISC), or other CGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgment of this disclaimer.



Exhibit G: Logue Zoning Map Amendment Application



PROJECT NO.	SCALE	DATE
1209003	SOCIAL REGION	NOV 2018
1209003	CONCEPT	NOV 2018
1209003	DESIGN	NOV 2018
1209003	CONSTRUCTION	NOV 2018

MSA
 ENGINEERING, ARCHITECTURE, SURVEYING
 203 WEST UNIVERSITY AVENUE SURVEY
 JAMES BURCH
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

203 WEST UNIVERSITY AVENUE SURVEY
 JAMES BURCH
 CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

406 NORTH LAKE STREET EXHIBIT
 130200000
 1 OF 1

URBANA
 PARK DISTRICT

SITE DATA
 ZONED B-3 GENERAL BUSINESS

BOOK 1170 PAGE 743

Associated Abstract Co. - 17 Taylor - Champaign, Illinois 61820 - Phone 356-0501

DOCUMENT NO. CLB 8517001-1 Addn # 33712

WARRANTY DEED - Joint Tenancy

For Recorder's Certificate Only

STATE OF ILLINOIS }
CHAMPAIGN COUNTY } SS
Filed for record in the Recorder's Office
of said county:

SEP 13 1978 - 11:11 AM

Recorded in Book 1170
of Page 743 on Page 1170

Robert C. Martin
Recorder of Deeds

THE GRANTOR, CAROL A. LEIGHTON, a divorced
person, not since remarried

of the City Urbana of Champaign, in the County
of Champaign, and State of Illinois

for and in consideration of Ten Dollars (\$10.00) and other good and
valuable consideration in hand paid CONVEY and WARRANT to
the GRANTEEES. BRIDGET A. LOGUE & MARY K. CORLIN

of the City Champaign of Champaign County of Champaign, and State
of Illinois, not in TENANCY IN COMMON, but in JOINT TENANCY, the following described
real estate, to-wit:

The North 71 feet of Lot 4 of a Subdivision of Outlot 2 of Hooper and
Park's Addition of Jutlots to the City of Urbana, except the east
102 feet thereof, together with the right of ingress and egress over
the South 8 feet of the North 71 feet of the East 102 feet of said
Lot 4, as created by instrument recorded November 15, 1927 in Book 208
at page 185, all situated in the City of Urbana, in Champaign County,
Illinois

- Subject to:
- (1) Real estate taxes for the year 1978 and subsequent years;
 - (2) Covenants, conditions, restrictions and easements apparent or of record;
 - (3) All applicable zoning laws and ordinances;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

To Have and to Hold, the above granted premises unto the said Grantees forever, not in TENANCY IN COMMON,
but in JOINT TENANCY.

Dated this 24th day of AUGUST, 19 78

Carol A. Leighton
Carol A. Leighton

STATE OF ILLINOIS }
CHAMPAIGN COUNTY } SS

I, the undersigned, a Notary Public in and for said County and State
aforesaid, DO HEREBY CERTIFY, that CAROL A. LEIGHTON, a divorced
person, not since remarried
personally known to me to be the same person, whose name is
subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that she signed, sealed and delivered the said
instrument as her free and voluntary act, for the uses and purposes
therein set forth, including the waiver of the right of homestead.

Given under my hand and Notarial Seal, this 24th
day of August, A.D. 1978.

Robert W. Finrock
ROBERT W. FINROCK Notary Public



Deed Prepared By: <u>FINROCK LAW OFFICES</u> <u>Robert W. Finrock</u> <u>103 North Race Street</u> <u>Urbana, IL 61801</u> <u>(217) 367-2022</u>	Sand Tax Bill To: <u>Bridget A. Logue & Mary K. Corlin</u> <u>406 N. LAKE</u> <u>URBANA, IL 61801</u>
Exempt under provisions of Paragraph _____, Section 4, Real Estate Transfer Tax Act.	Date _____ Signature _____ Buyer, Seller or Representative

Exhibit G: Logue Zoning Map Amendment Application

QUITCLAIM DEED

THE GRANTOR, Mary K. Corlin, a divorced person not since remarried, of the City of Urbana, County of Champaign, and State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM to the GRANTEE, Bridget A. Logue, of the County of Champaign, State of Illinois, the following described real estate:

Tract I: The North 71 feet of Lot 4 of a Subdivision of Outlot 2 of Hooper and Park's Addition of Outlots to the City of Urbana, except the East 102 feet thereof, as per plat recorded in Plat Book "A" at page 40, situated in the City of Urbana, in Champaign County, Illinois.

Tract II: The right of ingress and egress over the South 8 feet of the North 71 feet of the East 102 feet of said Lot 4, as created by instrument recorded November 15, 1927 in Book 208 at Page 185, as Document No. 217937, situated in the City of Urbana, in Champaign County, Illinois.

Commonly known as 406 North Lake, Urbana, IL 61801

Permanent Index No. 91-21-08-451-006 (Cunningham Township);

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 7th day of May, 1991.



Mary K. Corlin

This Document Prepared by:

J. Michael Kirtley, Esq.
KIRTLEY-PAVIA-MARSH
Attorneys at Law
A Professional Corporation
123 West Main Street, Suite 200
Post Office Box 987
Urbana, IL 61801
(217) 328-0123

Send Future Tax Bills to:

Bridget A. Logue
406 North Lake
Urbana, IL 61801

Exhibit G: Logue Zoning Map Amendment Application

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public, in and for the County in the State aforesaid, DO HEREBY CERTIFY THAT Mary K. Corlin, a divorced person not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the waiver of the right of Homestead.

Given under my hand and Notarial Seal this 7th day of MAY, 1991.

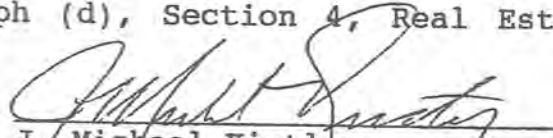

Notary Public



Exempt under provisions of Paragraph (d), Section 4, Real Estate Transfer Act.

Date: 5/7/91

Signature:


J. Michael Kirtley

After Recording Return To:

Bridget A. Logue
406 North Lake
Urbana, IL 61801