



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

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

**TO:** Mayor Diane Wolfe Marlin and City Council  
**FROM:** John A. Schneider, Manager, Community Development Services Department  
**DATE:** March 1, 2018  
**SUBJECT:** **An Ordinance Amending the Urbana Zoning Map** (Rezoning multiple downtown properties to B-4, Central Business District)

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### Introduction

The Zoning Administrator requests a multipart Map Amendment to rezone four parcels in downtown Urbana to the B-4, Central Business Zoning District. The changes would reflect the future land use designation of “Central Business” attributed to the parcels in the 2005 Comprehensive Plan. Two of the parcels are owned by the Urbana Free Library (202 and 206 West Green Street), one is owned by the City (212 West Green Street), and the other is privately owned (302 North Broadway Avenue).

On February 22, 2018, the Plan Commission held a public hearing on this case. Mike Hosier, the owner of 302 North Broadway Avenue, spoke in favor of the rezoning; no one spoke against it. The Plan Commission voted unanimously (7 ayes to 0 nays) to recommended that the properties be rezoned to the B-4 district.

### Discussion

The following is a summary of the properties that are proposed to be rezoned:

#### **202 and 206 West Green Street**

These two parcels are owned by the Urbana Free Library. They are zoned R-6, High-Density Multiple-Family Residential. The parcel at 206 West Green Street contains part of the driveway and parking lot for the library. The parcel at 202 West Green Street is vacant. Until a few years ago, it contained a small office building that was unsafe for occupancy, and the former owner was required to demolish the building. It was then sold to the Library. The R-6 zoning on these two parcels is an artifact carried over from the former buildings that occupied the parcels. The R-6 district allows libraries by right, so there was no need to rezone the properties once they were acquired by the library; however, the requested rezoning would clean up the leftover R-6 zoning designations, create a cohesively-zoned set of parcels belonging to the library, and make the parcels’ zoning consistent with the “Central Business” designation in the Comprehensive Plan.

#### **212 West Green Street**

This parcel is owned by the City. It contains a small commercial building that is zoned B-1, Neighborhood Business. It is currently home to the Bluebird Boutique, but the City has an agreement with the Urbana Free Library to sell the property to the Library at some future date. The proposed rezoning would align with the “Central Business” designation from the Comprehensive Plan and

would, along with the rezoning of the library-owned parcels, create a uniform B-4 zoning designation for the north side of the 200 block of Green Street. The rezoning would also allow the owners of the Bluebird Boutique to construct a planned minor addition to the rear of the City-owned building at their own cost and without requiring other zoning approvals.<sup>1</sup>

### 302 North Broadway Avenue

This parcel is privately owned and is zoned IN-1, Light Industrial/Office. It recently came under new ownership, and the new owner is seeking business tenants rather than industrial users. The building on the site is currently used for storage for Carle and Habitat for Humanity. City staff approached the property owner to gauge their interest in including 302 North Broadway Avenue as part of this rezoning request, and the property owner was in favor of rezoning his property. The rezoning to B-4 would allow for a wider range of business uses, and it would align the zoning with the Comprehensive Plan designation.

### Zoning Map Amendment Summary Table

Address	Proposed Rezoning	Land Use	Future Land Use	Ownership	Reason for Rezoning
202 W. Green St.	R-6 to B-4	Library	Central Business	Urbana Free Library	Match future land use; make consistent w/ surroundings.
206 W. Green St.	R-6 to B-4	Library	Central Business	Urbana Free Library	Match future land use; make consistent w/ surroundings.
212 W. Green St.	B-1 to B-4	Retail	Central Business	City	Match future land use; make consistent w/ surroundings.
302 N. Broadway Ave.	IN-1 to B-4	Storage	Central Business	MCDJ	Match future land use; make consistent w/ surroundings.

### The La Salle Criteria

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

*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 rezoning to the B-4 district is compatible with the zoning and land uses of the areas surrounding all of the parcels in this request (see Exhibit A).

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<sup>1</sup> Given the configuration of the building on the site, any addition on the rear of the building would require a variance.

To the east of the three Green Street parcels is Lincoln Square Mall, and to the northeast is the heart of Downtown Urbana. To the north is the library, a house (one parcel north of 212 W. Green St.), and across Elm Street is Busey Bank. To the west is a vacant lot, and further west are residential uses. To the south are apartments, the Cunningham Township offices, and a church. To the north, east, and south, the zoning is B-4, Central Business, and to the west is MOR, Mixed Office Residential.

Surrounding 302 North Broadway Avenue on all sides are commercial uses. There is also the Courtesy Motel to northeast and the Station Theatre to the southwest. To the north, west, and south, properties are zoned B-4, Central Business, to the east properties are zoned B-3, General Business, and to the southeast the zoning is B-4E, Central Business – Expansion (the Schnucks shopping center).

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

*This is the difference in the value of the properties as currently zoned compared to the value they would have if rezoned to B-4, Central Business.*

This criterion is mostly irrelevant for the properties along Green Street, as they will be used by the Library in the long-term. In the short-term, rezoning 212 West Green Street to B-4 would allow a small building addition to the rear of building, which may slightly increase the property's value.

Rezoning 302 North Broadway Avenue to B-4 would allow more business uses than the current IN-1 district allows. Given that the parcel has been underutilized for some time as currently zoned, it is likely that rezoning would increase the usefulness, and value, of the property.

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

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

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

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

The proposed rezoning would not harm the health, safety, morals, or general welfare of the public. It would have no perceptible effect on the properties along Green Street, as they will continue to be used as they are currently. Regarding 302 North Broadway Avenue, rezoning to B-4 has less potential to affect the public in a negative way than as an industrially-zoned parcel. The IN-1 zoning designation limits the redevelopment potential of 302 North Broadway Avenue to mostly industrial uses, which do not appear to be in high demand for the site and may not be the most compatible with the surrounding Central Business District zoning. Rezoning it to B-4 would allow more business uses, which would likely be beneficial to the public.

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 properties are well-suited for central business-type uses, which would be allowed by rezoning to B-4. Given the surroundings of each of the parcels, the B-4 district is highly appropriate and was contemplated by the Central Business future land use designation 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.*

The property at 202 West Green Street has been vacant for several years. The Library is working on plans, and has sought public input, for how to reuse the property. The rezoning would have no effect on any plans, however. The remaining properties are not vacant: 206 West Green Street is part of the Library's parking lot; 212 West Green Street is home to the Bluebird Boutique; and 302 North Broadway Avenue houses an underused building. The latter property will likely benefit from the rezoning. The rezoning should have no real effect on the properties along Green Street, other than allowing for a small expansion of the existing Bluebird Boutique business.

## Summary of Findings

1. The Zoning Administrator has submitted a petition for a multipart map amendment to the Urbana Zoning Map for 4 properties: 202, 206, and 212 West Green Street, and 302 North Broadway Avenue.
2. On February 22, 2018, the Plan Commission voted 7 ayes to 0 nays to recommend that the properties be rezoned to B-4, Central Business District.
3. The proposed zoning map amendment would correct inconsistencies in the Zoning Map.
4. The proposed zoning map amendment is consistent with the 2005 Urbana Comprehensive Plan.
5. The proposed zoning map amendment generally meets the LaSalle criteria.

## Options

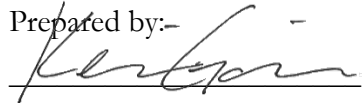
The Urbana City Council has the following options in Case No. 2329-M-18:

1. Approve the rezoning requests as presented; or
2. Deny the requests.

## Recommendation

At its February 22, 2018, meeting, the Plan Commission voted 7 ayes to 0 nays to forward the case to the City Council with a recommendation to APPROVE the request. Staff likewise recommends approval.

Prepared by:-



Kevin Garcia, AICP, Planner II

Attachments: Exhibit A: Location, Existing Land Use, Zoning, and Future Land Use Maps  
Exhibit B: Zoning Description Sheets for R-6, B-1, IN-1, and B-4 Districts  
Exhibit C: Draft Plan Commission Meeting Minutes (2/22/2018)

**ORDINANCE NO. 2018-03-019**

**AN ORDINANCE AMENDING THE URBANA ZONING MAP**

**(Rezoning Multiple Properties to B-4 / Plan Case No. 2329-M-18)**

**WHEREAS**, the Urbana Zoning Administrator has petitioned the City of Urbana ("City") to rezone multiple properties in downtown Urbana to B-4, Central Business; and

**WHEREAS**, the Plan Commission held a public hearing on such application at 7:00 p.m. on Thursday, February 22, 2018, in Plan Case No. 2329-M-18; and

**WHEREAS**, in accordance with Urbana Zoning Ordinance Section XI-10, due and proper notice of such public hearing was given by publication in The News-Gazette, a newspaper having a general circulation within the City, on a date at least 15 days but no more than 30 days before the time of the public hearing, and by posting a sign containing such notice on the real property identified herein; and

**WHEREAS**, the Urbana Plan Commission voted 6 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the rezoning request; and

**WHEREAS**, the findings of the Plan Commission indicate that approval of the rezoning request will promote the general health, safety, and welfare of the public; and

**WHEREAS**, the City Council finds that the requested rezoning is consistent with the goals, objectives, and generalized land use designations of the City of Urbana 2005 Comprehensive Plan; and

**WHEREAS**, the City Council finds that the requested rezoning is consistent with the criteria contained in *La Salle Nat. Bank of Chicago v. Cook County*, 12 Ill. 2d 40, 145 N.E.2d 65 (1957); and

**WHEREAS**, after due consideration, the City Council further finds that an amendment to the Urbana Zoning Map as herein provided will protect the public health, safety, and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS**, as follows:

**Section 1.**

The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification of the following described properties:

The subject properties to be rezoned from R-6, High Density Multiple-Family Residential to B-4, Central Business are more accurately described as follows:

The East 85 feet of Lot 9 of James T. Roe's First Addition to Urbana, less the East 7.5 feet of said Lot and a triangular shaped portion of said Lot described as commencing at a point 7.5 feet West of the Southeast corner of said Lot, thence West 7.5 feet thence in a Northeasterly direction to a point 7.5 feet North of the point of beginning, thence South 7.5 feet to the point of beginning, all situated in Champaign County, Illinois.

Commonly known as 202 West Green Street, PIN: 92-21-17-210-008

AND

The West 50 feet of Lot 9 in James T. Roe's First Addition to the City of Urbana, in Champaign County, Illinois.

Commonly known as 206 West Green Street, PIN: 92-21-17-210-006

The subject property to be rezoned from B-1, Neighborhood Business to B-4, Central Business is more accurately described as follows:

The South 50 feet of Lot 33 and the South 50 feet of the west one-Half of Lot 34, all in James T. Roe's second Addition to the Town (now City) of Urbana, as per plat recorded in Plat Book "D" at Page 1B9, situated in Champaign County, Illinois.

Commonly known as 212 West Green Street, PIN: 92-21-17-141-005

The subject property to be rezoned from IN-1, Light Industrial/Office to B-4, Central Business is more accurately described as follows:

Parcel 1:

A part of Lot 1 of a Subdivision of the Southwest Quarter of the Southeast Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, as shown on Survey recorded in Deed Record 18, Page 246, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, running South along the East line of said Southwest Quarter of the Southeast Quarter of Section 8, 287.31 feet to the South line of the road, thence running Southwesterly along the South line of said road with an angle to the right of 101 degrees, 52 minutes, 50.16 feet to the West line of State Aid Route 2 extension or widened-Vine Street; thence Southerly, along the West line of Right of Way of Vine Street, to a point 150 feet North of the North Right of Way line of Peoria & Eastern (Big Four) Railroad for a True Point of Beginning, thence Southerly, along the West line of the Right of Way of Vine Street, to the North Right of Way, line of Peoria and Eastern (Big Four) Railroad; thence Westerly along said Right of Way line on a tangent a distance of 24 feet, continuing thence Westerly along said Right of Way line with a curve to the right with a radius of 17,153 feet a distance of 176 feet; thence North parallel with the West Right of Way line of Highway and Vine Street, 135 feet, thence Easterly in a straight line to the Place of Beginning.

Also, beginning at the Intersection of the North line of the New1 ; Central Rail Road (P and E Division Right of Way with the East line of Broadway in the City of Urbana,

Illinois; thence North along the East line of Broadway a distance of 5.16 feet to the South line of Cunningham Avenue; thence Northeasterly along the South line of Cunningham Avenue a distance of 300.58 feet to the South line of a public street known as Park Street; thence Northeasterly along the South line of Park Street a distance of 134.5 feet to the Northwest corner of property deeded to Royce E. Clark; thence South parallel with Vine Street along the West line of the Clark and Herbert B. Marett properties a distance of 252.1 feet to the North line of said railroad Right of Way; thence Northwesterly along a curve to the right of the North line of said Railroad Right of Way a distance of 369.6 feet to the Place of Beginning. Situated in Champaign County, Illinois.

Parcel 2:

Grant of Easement for ingress and egress described as a part of Lot 1 of a Subdivision of the Southwest Quarter of the Southeast Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, as shown on s recorded In Deed Record 18, Page 246, described as follows:

Beginning at the intersection of the North line of the Norfolk Southern Railroad, formerly New Central R.R. (P and E Div.) right-of-way with the East line of Broadway In the City of Urbana, Illinois; proceed North 00 degrees, 49 minutes, 03 seconds East along said East line of Broadway a distance of 5.16 feet to the South line of Courtesy Road, formerly Cunningham Avenue to the True Point of Beginning; thence North 52 degrees, 53 minutes, 29 seconds East along the South line of Courtesy Road, formerly Cunningham Avenue a distance of 300.58 feet to the South line of a public street known as Courtesy Road, formerly Park Street, thence North 18 degrees, 37 minutes, 48 seconds West 25.30 feet; thence South 52 degrees, 53 minutes, 29 seconds West 289.90 feet parallel to and 24.00 feet normal to the South line of said Courtesy Road to the East right-of-way line of Broadway Avenue; thence South 00 degrees, 49 minutes, 03 seconds West 30.43 feet along said East right-of-way line to the True Point of Beginning, encompassing 0.163 acres in Champaign County, Illinois, as described and shown in the Grant of Easement recorded June 20, 2006 as Document Number 2006R15994.



Commonly known as 302 North Broadway Avenue, PIN: 91-21-08-460-003.

**Section 2.**

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

**PASSED BY THE CITY COUNCIL** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTENTIONS:

\_\_\_\_\_  
Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane Wolfe Marlin, Mayor

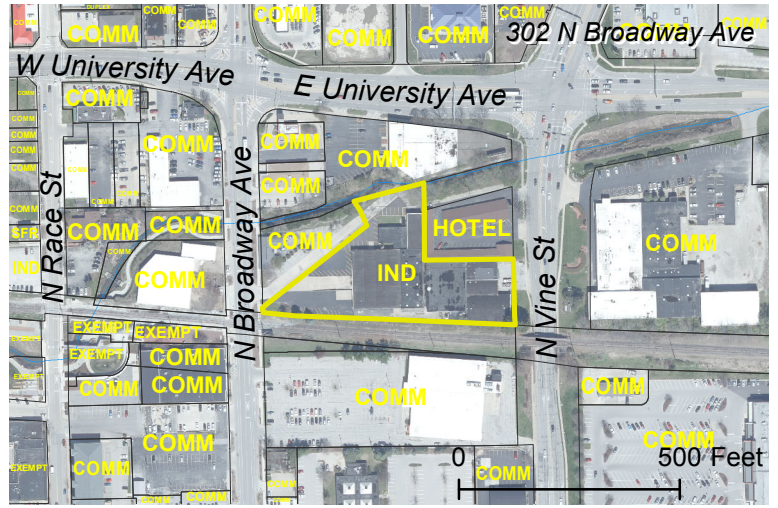
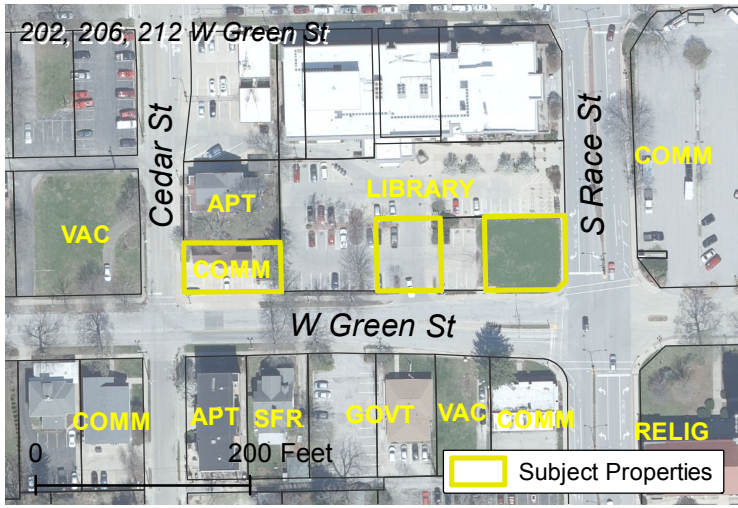
**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Charles A. Smyth, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled: **(Rezoning Multiple Properties to B-4 / Plan Case No. 2329-M-18)** which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

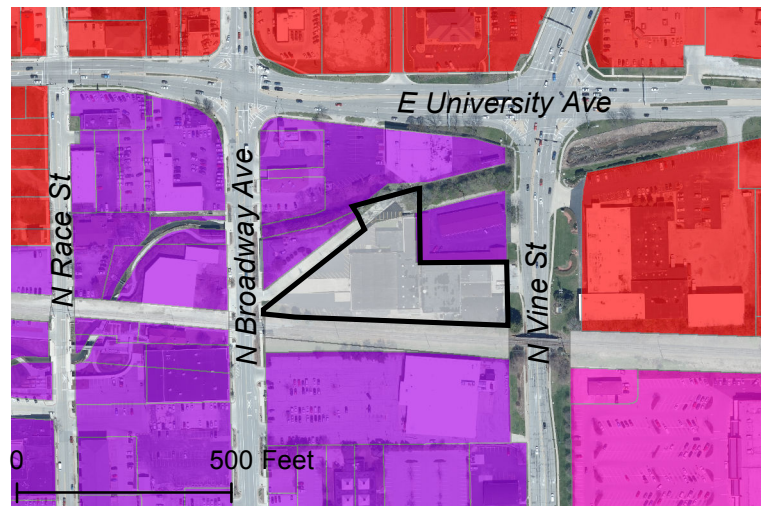
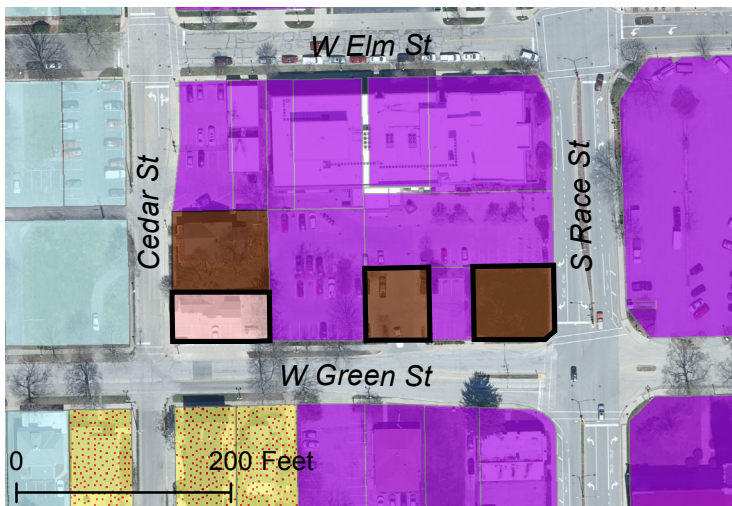
DATED at Urbana, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
Charles A. Smyth, City Clerk

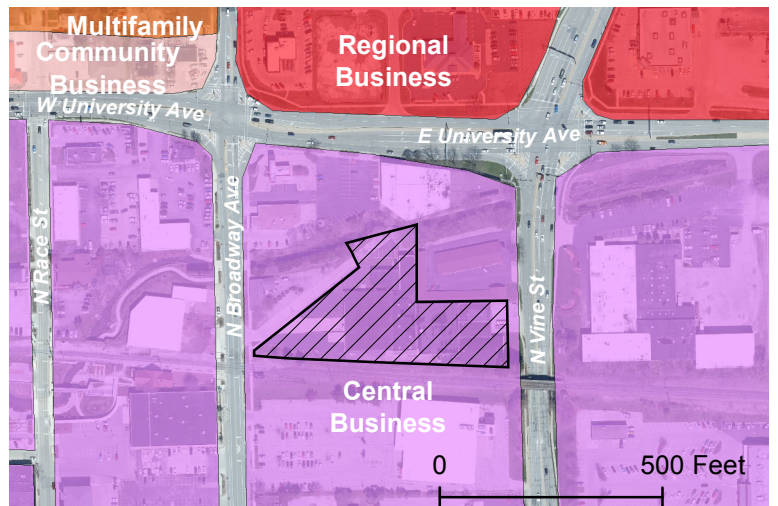
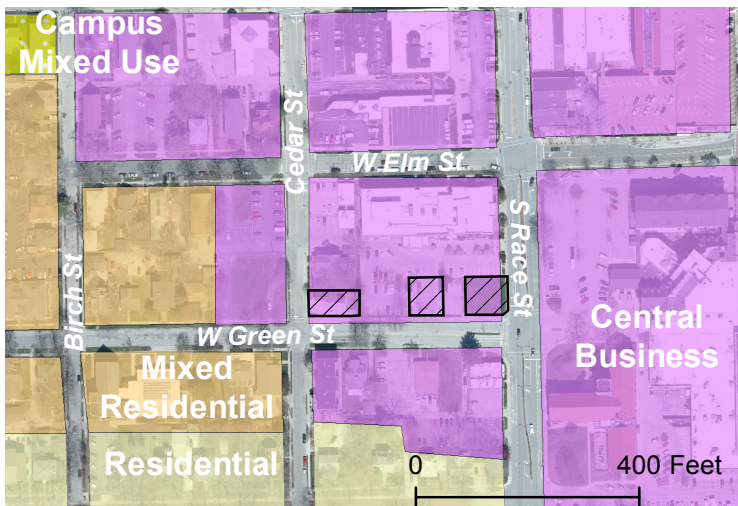


Zoning



- B1
- B3
- B4
- B4E
- IN-1
- MOR
- R6
- R6B
- Subject Properties

Future Land Use



- Residential
- Multi-Family Residential
- Regional Business
- Central Business
- Mixed Residential
- Campus Mixed Use
- Community Business
- Subject Properties





## 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*)



**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\*\*\*  
 Hotel or Motel

**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.

**DEVELOPMENT REGULATIONS IN THE B-4 DISTRICT**

<b>ZONE</b>	<b>MIN LOT SIZE (square feet)</b>	<b>MIN AVERAGE WIDTH (in feet)</b>	<b>MAX HEIGHT (in feet)</b>	<b>MAX FAR</b>	<b>MIN OSR</b>	<b>MIN FRONT YARD (in feet)<sup>1</sup></b>	<b>MIN SIDE YARD (in feet)<sup>1</sup></b>	<b>MIN REAR YARD (in feet)<sup>1</sup></b>
<b>B-4</b>	<b>2,000</b>	<b>20</b>	<b>None<sup>3</sup></b>	<b>9.00</b>	<b>None</b>	<b>None</b>	<b>None</b>	<b>None<sup>18</sup></b>

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.

**Footnote<sup>18</sup>** – 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](http://www.urbanaininois.us)



## B-1 – NEIGHBORHOOD BUSINESS ZONING DISTRICT

### ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-1 Zoning District is as follows:

"The B-1, *Neighborhood Business District* is intended to provide commercial areas of limited size, for basic trade and personal services for the convenience of adjacent residential areas, for needs recurring regularly or frequently."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-1 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

#### PERMITTED USES:

##### Agriculture

Garden Shop

##### Business - Food Sales and Services

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

Confectionery Store

Meat and Fish Market

Supermarket or Grocery Store\*\* –

*(3,500 gross square feet or less per floor)*

##### Business - Personal Services

Barber/ Beauty Shop

Health Club/Fitness\* –

*(3,500 gross square feet or less per floor)*

Massage Therapist

Pet Care/ Grooming

Self-Service Laundry

Shoe Repair Shop

Tailor and Pressing Shop

##### Business - Professional and Financial Services

Bank, Savings and Loan Association

Copy and Printing Service

Professional and Business Office

##### Business – Recreation

Dancing School\* –

*(3,500 gross square feet or less per floor)*

##### Business - Retail Trade

Antique or Used Furniture Sales and Service\* –  
*(3,500 gross square feet or less per floor)*

Appliance Sales and Service

Art and Craft Store and/or Studio\* –

*(3,500 gross square feet or less per floor)*

Bicycle Sales and Service\* –

*(3,500 gross square feet or less per floor)*

Clothing Store –

*(3,500 gross square feet or less per floor)*

Electronic Sales & Service

Florist

Hardware Store

Jewelry Store

Music Store

Pet Store\* *(3,500 gross square feet or less per floor)*

Photographic Studio and Equipment Sales and

Service\* *(3,500 gross square feet or less per floor)*

Shoe Store\* –

*(3,500 gross square feet or less per floor)*

Sporting Goods\* –

*(3,500 gross square feet or less per floor)*

Stationery, Gifts or Art Supplies

Tobacconist

Variety Store

Video Store\* –

*(3,500 gross square feet or less per floor)*



**PERMITTED USES Continued:**

**Public and Quasi-Public**

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

**Residential**

Bed and Breakfast Inn  
 Bed and Breakfast, Owner Occupied  
 Dwelling, Loft

**SPECIAL USES:**

**Business - Food Sales and Services**

Convenience Store  
 Supermarket or Grocery Store\*\* –  
     *(Greater than 3,500 gross square feet per floor)*

**Business - Retail Trade**

Drugstore  
 Video Store\*\* –  
     *(Greater than 3,500 gross square feet per floor)*  
 All Other Retail Stores

**Business – Miscellaneous**

Shopping Center - Convenience

**Business - Vehicular Sales and Services**

Gasoline Station

**Business – Personal Services**

Dry Cleaning or Laundry Establishment  
 Landry and/or Dry Cleaning Pickup

**Industrial**

Motion Picture Production Studio

**Business - Recreation**

Theater, Indoor

**Residential**

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

**PLANNED UNIT DEVELOPMENT USES:**

**Business – Miscellaneous Business**

Mixed-Use Planned Unit Development

**CONDITIONAL USES:**

**Agriculture**

Plant Nursery or Greenhouse

**Business - Miscellaneous**

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 –  
     *(Less than 10,000 square feet of gross floor area)*  
 Radio or TV Studio

**Business - Food Sales and Services**

Banquet Facility  
 Café or Deli  
 Catering Service  
 Fast-Food Restaurant  
 Restaurant

**CONDITIONAL USES Continued:**

**Business - Personal Services**

Health Club/ Fitness\* –  
*(Greater than 3,500 gross square feet per floor)*  
 Mortuary

**Business - Professional and Financial Services**

Check Cashing Service  
 Packaging/ Mailing Service

**Business - Recreation**

Dancing School\* –  
*(Greater than 3,500 gross square feet per floor)*  
 Lodge or Private Club

**Business - Vehicular Sales and Services**

Automobile Accessories *(New)*

**Public and Quasi-Public**

Electrical Substation

**Residential**

Dwelling, Community Living Facility, Category I,  
 Category II, Category III  
 Dwelling, Duplex\*\*\*  
 Dwelling, Duplex\*\*\* *(Extended Occupancy)*  
 Dwelling, Multi-Family  
 Dwelling, Single Family  
 Dwelling, Single-Family *(Extended Occupancy)*

**Business - Retail Trade**

Antique or Used Furniture Sales and Service\* –  
*(Greater than 3,500 gross square feet per floor)*  
 Art and Craft Store and/or Studio\* –  
*(Greater than 3,500 gross square feet per floor)*  
 Bicycle Sales and Service\* –  
*(Greater than 3,500 gross square feet per floor)*  
 Clothing Store\* –  
*(Greater than 3,500 gross square feet per floor)*  
 Heating, Ventilating, Air Conditioning Sales and Service  
 Pet Store\* –  
*(Greater than 3,500 gross square feet per floor)*  
 Photographic Studio and Equipment Sales and Service\* *(Greater than 3,500 gross square feet per floor)*  
 Shoe Store\* –  
*(Greater than 3,500 gross square feet per floor)*  
 Sporting Goods\* –  
*(Greater than 3,500 gross square feet per floor)*

**Table V-1 Notes:**

- \* Use permitted by Right when the gross square footage of the use is 3,500 square feet or less per floor, and by Conditional Use when the gross square footage is greater than 3,500 square feet per floor.
- \*\* Use permitted by Right when the gross square footage of the use is 3,500 square feet or less per floor, and by Special Use when the gross square footage is greater than 3,500 square feet per floor.
- \*\*\* See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

**DEVELOPMENT REGULATIONS IN THE B-1 DISTRICT**

<b>ZONE</b>	<b>MIN LOT SIZE (square feet)</b>	<b>MIN AVERAGE WIDTH (in feet)</b>	<b>MAX HEIGHT (in feet)</b>	<b>MAX FAR</b>	<b>MIN OSR</b>	<b>MIN FRONT YARD (in feet)<sup>1</sup></b>	<b>MIN SIDE YARD (in feet)<sup>1</sup></b>	<b>MIN REAR YARD (in feet)<sup>1</sup></b>
<b>B-1</b>	<b>6,000</b>	<b>60</b>	<b>35<sup>3</sup></b>	<b>0.30</b>	<b>None</b>	<b>15</b>	<b>7</b>	<b>10</b>

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



## R-6 – HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT

### ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-6 Zoning District is as follows:

"The R-6, High Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at densities ranging up to high."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-6 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  
Lodge or Private Club

##### 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  
Methadone Treatment Facility  
Municipal or Government Building  
Park

##### Residential

Assisted Living Facility  
Boarding or Rooming House  
Dormitory  
Dwelling, Community Living Facility, Category I, Category II and Category III  
Dwelling, Duplex\*\*\*  
Dwelling, Duplex (*Extended Occupancy*)\*\*\*  
Dwelling, Home for Adjustment  
Dwelling, Multifamily  
Dwelling, Multiple-Unit Common-Lot-Line\*\*\*  
Dwelling, Single Family  
Dwelling, Single Family (*Extended Occupancy*)  
Dwelling, Two-Unit Common-Lot-Line\*\*\*  
Nursing Home

#### SPECIAL USES:

##### Public and Quasi-Public

Hospital or Clinic  
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*)

**CONDITIONAL USES:**

**Agriculture**

Artificial Lake of One (1) or More Acres

**Business – Professional and Financial Services**

Professional and Business Office

**Business – Miscellaneous**

Day Care Facility (*Non-Home Based*)

**Public and Quasi-Public**

Electrical Substation

**Business – Personal Services**

Mortuary

**Residential**

Bed and Breakfast, Owner Occupied

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-6 DISTRICT**

<b>ZONE</b>	<b>MIN LOT SIZE (square feet)</b>	<b>MIN AVERAGE WIDTH (in feet)</b>	<b>MAX HEIGHT (in feet)</b>	<b>MAX FAR</b>	<b>MIN OSR</b>	<b>MIN FRONT YARD (in feet)<sup>1</sup></b>	<b>MIN SIDE YARD (in feet)<sup>1</sup></b>	<b>MIN REAR YARD (in feet)<sup>1</sup></b>
<b>R-6</b>	<b>6,000</b>	<b>60</b>	<b>See Note<sup>15</sup></b>	<b>1.40</b>	<b>0.25</b>	<b>15</b>	<b>5</b>	<b>10</b>

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>15</sup>** – In the R-6 and R-6B Districts, the maximum height is twice the distance from the street centerline to the face of the building.

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](http://www.urbanaininois.us)



# IN-1 – LIGHT INDUSTRIAL/OFFICE ZONING DISTRICT

## ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the IN-1 Zoning District is as follows:

"The *IN-1, Light Industrial/Office District* is intended to provide land for employment centers related to research and development, engineering and testing, office uses, warehousing, and limited manufacturing and industrial activities that will not have an adverse effect upon the district in which it is located. In addition, some low intensity commercial uses may be permitted in this district to provide convenient goods and services for employees and patrons in the zoning district. Higher intensity commercial uses are generally prohibited. Low intensity industrial uses are permitted by right or as a special use, depending on the attributes of the proposed land use."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the IN-1 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  
Farm Chemicals and Fertilizer Sales Including  
Incidental Storage and Mixing of Blending  
Fertilizer  
Farm Equipment Sales and Service

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

Banquet Facility  
Catering Service  
Convenience Store  
Wholesale Produce Terminal

#### **Business - Miscellaneous**

Aviation Sales, Service or Storage  
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)  
Kennel\*\*\*\*  
Lawn Care and Landscaping Service  
Lumber Yard  
Mail Order Business  
Medical Cannabis Dispensary  
Radio or TV Studio  
Shopping Center – Convenience  
Self-Storage Facility  
Warehouse  
Wholesale Business  
Veterinary Hospital – Small Animal\*\*\*\*

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

Ambulance Service  
Barber/Beauty Shop  
Dry Cleaning or Laundry Establishment  
Health Club/Fitness  
Laundry and/or Dry Cleaning Pickup  
Medical Carrier Service  
Movers

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

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

#### **Business - Retail Trade**

Building Materials Sales (*All Indoor Excluding Concrete or Asphalt Mixing*)  
Florist  
Hardware Store  
Heat, Ventilating, and Air Conditioning Sales and Services  
Office Supplies/Equipment Sales and Service  
Photographic Studio and Equipment Sales and Service

#### **Business - Transportation**

Motor Bus Station  
Taxi Service  
Truck Terminal\*\*\*\*/ Truck Wash

**PERMITTED USES Continued:**

**Business - Vehicular Sales and Services**

Automobile, Truck, Trailer or Boat Sales or Rental  
 Automobile/ Truck Repair  
 Car Wash  
 Gasoline Station  
 Truck Rental

**Public and Quasi-Public**

Electrical Substation  
 Methadone Treatment Facility  
 Municipal or Government Building  
 Non-Profit or Governmental, Educational and Research Agencies  
 Park  
 Police or Fire Station  
 Principle Use Parking Garage or Lot  
 Public Maintenance and Storage Garage  
 University/College  
 Utility Provider

**Residential**

Hotel or Motel

**Industrial**

Bookbinding  
 Confectionery Products Manufacturing and Packaging  
 Electronics and Related Accessories-Applied Research and Limited Manufacturing  
 Engineering, Laboratory, Scientific and Research Instruments Manufacturing  
 Household and Office Furniture Manufacturing  
 Light Assembly Manufacturing (*50,000 gross square feet or less*)  
 Microbrewery  
 Office and Artists Materials Manufacturing (*Except Paints, Inks, Dyes and Similar Products*)  
 Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing  
 Theoretical and Applied Research, Development and Prototype Light Manufacturing of the following: Drugs, Chemicals, Food Products, Rubber and Petroleum Products, Light Fabricated Metal Products, Electrical Products, Physical and Aerospace Sciences, Wood and Wood Products, Non-electrical Machinery, Textiles, Glass Ceramic Products

**SPECIAL USES:**

**Business - Recreation**

Private Indoor Firing Range<sup>++</sup>

**Business - Retail Trade**

Firearm Store<sup>†</sup>

**Industrial**

All Other Industrial Uses  
 Medical Cannabis Cultivation Center  
 Recycling Center

**Public and Quasi-Public**

Correctional Institution or Facility  
 Hospital or Clinic  
 Water Treatment Plant

**PLANNED UNIT DEVELOPMENT USES:**

**Business - Miscellaneous**

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

**Industrial**

Industrial Planned Unit Development

**CONDITIONAL USES:**

**Business – Food Sales and Service**

Bakery (*Less than 2500 square feet*)  
 Café or Deli  
 Fast-food Restaurant  
 Restaurant  
 Tavern or Night Club

**Business – Miscellaneous**

Construction Yard  
 Day Care Facility (*Non-Home Based*)  
 Veterinary Hospital – Large Animal\*\*\*\*

**Business – Retail Trade**

All Other Retail Stores

**Business – Transportation**

Airport\*\*\*\*  
 Air Freight Terminal  
 Heliport\*\*\*\*  
 Railroad Yard and Freight Terminal

**Business – Vehicular Sales and Service**

Towing Service

**Public and Quasi-Public**

Church, Temple or Mosque  
 Institution of an Educational or Charitable Nature  
 Radio or Television Tower and Station

**Industrial**

Electrical and Electronic Machinery, Equipment and Supplies Manufacturing  
 Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing  
 Light Assembly and Manufacturing (*Greater than 50,000 gross square feet*)  
 Manufacturing and Processing of Apparel and Related Finished Products Manufacturing  
 Manufacturing and Processing of Athletic Equipment and Related Products  
 Mechanical Measuring and Controlling Instruments Manufacturing  
 Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas and Similar Products  
 Motion Picture Production Studio  
 Motor Vehicles Parts and Accessories Manufacturing  
 Musical Instruments and Allied Products Manufacturing  
 Optical Instruments and Lenses Manufacturing  
 Photographic Equipment and Supplies Manufacturing  
 Signs and Advertising Display Manufacturing  
 Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing  
 Watches, Clocks and Clockwork Operated Devices Manufacturing  
 Wool, Cotton, Silk and Man-Made Fiber Manufacturing

**Table V-1 Notes:**

- \*\*\*\* See Table VII-1 for Standards for Specific Conditional Uses
- † See Section VII-5.D for Standards for Firearm Stores
- †† See Section VII-5.E Standards for Private Indoor Firing Ranges

**DEVELOPMENT REGULATIONS IN THE IN-1 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>
IN-1	6,000	60	None	2.00	None	15	5	10

FAR = Floor Area Ratio  
 OSR = Open Space Ratio



**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION DRAFT (Plan Case 2329-M-18 Only)**

**DATE:** February 22, 2018

**TIME:** 7:00 P.M.

**PLACE:** Urbana City Building  
Council Chambers  
400 South Vine Street  
Urbana, IL 61801

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**MEMBERS PRESENT:** Jane Billman, Tyler Fitch, Nancy Esarey Ouedraogo, David Trail, Daniel Turner, Chenxi Yu

**MEMBERS EXCUSED:** Barry Ackerson, Andrew Fell, Lew Hopkins

**STAFF PRESENT:** Lorrie Pearson, Planning Manager; Kevin Garcia, Planner II; Christopher Marx, Planner I, Marcus Ricci, Planner II; Teri Andel, Planning Administrative Assistant II

**OTHERS PRESENT:** Chris Billing, Magdalena Casper-Shipp, Jacob Croegaert, Jason Doornbos, Derick Fabert, David Farrar, Michael Fuerst, John Hall, Mike Hosier, Ken Mooney, Pierre Moulin, Dale Rex, Sasha Rubl, Alex Ruggieri, Noah Ruggieri, Nehemiah Tan

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**7. NEW PUBLIC HEARINGS**

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**Plan Case No. 2329-M-18 – A request by the City of Urbana to rezone four parcels totaling approximately 2.28 acres from B-1, Neighborhood Business, R-6, High-Density Multiple Family Residential, and IN-1, Light Industrial/Office to B-4, Central Business located at 202, 206, and 212 West Green Street and 302 North Broadway Avenue, Urbana, Illinois 61801.**

Chair Fitch opened the public hearing for this case.

Kevin Garcia, Planner II, presented the case. He began by explaining that the purpose of the request is to rezone four properties to match the future land use designation for each parcel in the Urbana Comprehensive Plan. He briefly described each parcel's ownership, current zoning designation, and current land use, and explained the logic behind rezoning each parcel to B-4,

Central Business. Mr. Garcia then stated that each of the parcels generally meets the LaSalle criteria that must be met to rezone properties. Mr. Garcia concluded his presentation.

Mr. Fitch asked if 302 North Broadway Avenue was the property whose owner had opted out of an earlier rezoning of multiple properties downtown to the B-4 district. Ms. Pearson stated that the property was under new ownership, and that the owner was in the audience if the Plan Commission had any questions for him.

Ms. Yu asked who owned the three properties along Green Street. Mr. Garcia explained that the Urbana Free Library owns 202 and 206 West Green Street. He then explained that while the City of Urbana owns 212 West Green Street, the City has an agreement with the Library to sell the property to the Library at a future date. The property will be sold within two years of the Library informing the City that the Library would like to purchase the property.

Mr. Fitch opened the hearing for public comment. Mike Hosier, the owner of 302 North Broadway Avenue, stated that he had spoken to City staff about the rezoning and that he was present to support the rezoning request. The Plan Commission had no questions for Mr. Hosier. Mr. Fitch thanked Mr. Hosier for his comments.

Ms. Billman made a motion to forward Plan Case No. 2329-M-18 to City Council with a recommendation to approve. Mr. Turner seconded the motion.

Roll call on the motion was as follows:

Mr. Fitch	-	Yes	Mr. Turner	-	Yes
Ms. Ouedraogo	-	Yes	Mr. Trail	-	Yes
Ms. Billman	-	Yes	Ms. Yu	-	Yes