



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Kat Trotter, Planner II

DATE: December 30, 2022

SUBJECT: **Plan Case 2466-M-22:** A request by Nabil Messai to rezone 1009 Cunningham Avenue from R-3, Single and Two-Family Residential to B-3, General Business.

Introduction & Background

Nabil Messai requests to rezone 1009 Cunningham Avenue from R-3, Single and Two-Family Residential to B-3, General Business. There was a duplex on the property that was demolished in 2021. The property is now vacant, and the applicant would like to redevelop the property and run a catering service. A “Catering Service” is not allowed in the R-3 district and is permitted by-right in the B-3 zoning district.

The request aligns with the Comprehensive Plan, and it adequately satisfies the rezoning criteria, as discussed below. Therefore, staff recommends approval of the rezoning request.

Description of Site and Area

The site is approximately 16,000 square feet and is located on the west side of Cunningham Avenue, between Kerr Avenue and Oakland Avenue. The property is zoned R-3, Single and Two-Family Residential. The adjacent properties are zoned B-3, General Business (north, south, and east) and R-3, Single and Two-Family Residential (west).

The following table identifies the current zoning and the existing and future land uses of the subject property and surrounding properties (see Exhibits A, B and C).

Table 1. Zoning and Land Use

| Location | Zoning | Existing Land Use | Future Land Use |
|-----------------|--|---------------------------------------|------------------------|
| Site | B-3, General Business | Vacant | Community Business |
| North | B-3, General Business | Used Car Dealership | Community Business |
| South | B-3, General Business | Audio Visual Equipment Repair Service | Community Business |
| East | B-3, General Business | Auto Repair Shop | Community Business |
| West | R-3, Single and Two-Family Residential | Residential | Residential |

Discussion

The requested rezoning would allow the applicant to redevelop the vacant lot and run a catering business at this location. The R-3, Single and Two-Family Residential zoning was consistent with the former use on the property, a duplex, which was demolished in 2021. However, the requested B-3 zoning better aligns with the commercial character of the Cunningham Avenue corridor. The applicant states that, “this is the only residential lot left among its surrounding lots facing the street, and all of the surrounding lots facing the street are active businesses.” All other properties along Cunningham Avenue, with the exception of the Cunningham Township Nursing Home and the Eastlawn Burial Park, are zoned B-3, General Business. The requested rezoning would bring this property into conformity with the surrounding area, as well as the Comprehensive Plan, which identifies the Future Land Use for the property as “Community Business”:

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

The Comprehensive Plan also identifies Cunningham Avenue as “a corridor for commercial growth”, designed to serve surrounding residential neighborhoods, as well as the community as a whole.¹ The rezoning would also allow for the commercial redevelopment of a vacant property in the Cunningham Avenue Corridor Redevelopment Plan TIF District and Urbana and Champaign County Enterprise Zone.

If the property is rezoned, a 10-foot buffer yard would apply to the west rear yard, as the adjacent property on the west side is zoned R-3, Single and Two-Family Residential.² A landscape buffer with a minimum depth of five feet³ would also be required on the west side³.

Rezoning Criteria

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

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

The proposed rezoning to B-3, General Business, is compatible with the existing land uses and zoning of the immediate area (see Exhibits A and B). Cunningham Avenue, with the exception of the Cunningham Township Nursing Home (R-5, Medium High Density Multiple-Family Residential) and Eastlawn Burial Park (AG, Agriculture) properties, is zoned B-3, General Business, from University Avenue north to Interstate 74. The current R-3 zoning is not conducive to the future development of the site. Single- or two-family residential development would not be consistent or compatible with the existing development along Cunningham Avenue. The

¹ Comprehensive Plan, Community Profile pg. 15

² Table VI-1. Buffer Yards

³ Table VI-2. Landscaping Buffer

proposed B-3 zoning would allow for future commercial development in line with the zoning and land uses in the surrounding area.

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

The R-3 zoning district restricts the permitted uses for the property to only residential and some public uses (school or park)⁴. The duplex that was on the property was demolished in 2021, and it has been vacant since then. The proposed B-3 zoning district allows for commercial uses consistent throughout the Cunningham Avenue Corridor. The applicant has plans to develop the property and run a catering service there. Without the rezoning, the property would likely remain vacant.

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

The proposed rezoning could have a positive effect on the general welfare of the public, as it would allow for the redevelopment of a currently-vacant property.

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

Both the public and the property owner would benefit from the proposed rezoning. The public would likely see no gain if the property remains zoned R-3, Single and Two-Family Residential. It is unlikely that the property would be redeveloped for single- or two-family residential use, and any future residential development along Cunningham Avenue would likely be incompatible with the existing surrounding uses. For the property owner, the restrictions of the R-3 zoning district impose a hardship, as the vacant lot could only be developed for small-scale residential or public uses. Granting the request would bring the property into conformity with the Cunningham Avenue Corridor, and would allow for commercial development consistent with the surrounding area.

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

The property is suitable for B-3 zoning and commercial uses, as the property is located in the Cunningham Avenue corridor, which is characterized by commercial uses. The R-3 zoning was suitable for the property before the duplex was demolished. However, the neighboring properties to the north, south and east are all zoned B-3, and the rezoning would bring the property into conformance with the surrounding area. The rezoning from R-3 to B-3 would increase the allowable floor area ratio and decrease the required open space ratio. The lot size, lot width and yard requirements would remain the same.

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

The property has been vacant for one year, which was before the applicants purchased the property. The duplex that was on the property since at least 1973⁵ was demolished in 2021.

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

The applicant requests a rezoning to allow for a catering service. There are a mix of commercial uses along the Cunningham Avenue Corridor: auto sales and service, restaurants, retail shops, a bank, a grocery store, etc. It is unclear if there is a need for more of the types of uses that would

⁴ Zoning Ordinance Table V-1. Table of Uses

⁵ CCGISC Aerial Imagery <http://www.maps.ccgisc.org/public/>

be allowed if the rezoning is granted. However, the proposed zoning would allow for commercial uses in general, which better aligns with the zoning and land uses in the surrounding area.

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

In the Comprehensive Plan, the properties are identified as part of the "Community Business" Future Land Use designation. The proposed rezoning to B-3, General Business zoning district would comply with the description of community business centers to “contain a variety of business and service uses at scales and intensities that make them generally compatible with surrounding neighborhoods.”

Summary of Findings

1. Nabil Messai requests a rezoning of 1009 Cunningham Avenue from R-3, Single and Two-Family Residential to B-3, General Business.
2. The proposed rezoning to B-3, General Business zoning district would be compatible with the “Community Business” future land use designation by the Urbana Comprehensive Plan.
3. The proposed rezoning would match the zoning to the north, south and east along the Cunningham Avenue Corridor.
4. The public would likely see a positive gain if the property is rezoned from the R-3 to the B-3 zoning district, as the property is currently vacant, and the rezoning would allow for new development consistent with the surrounding area.
5. The property has been vacant for one year since the previous owner demolished the duplex. It has been vacant since the applicants have owned the property.
6. It is unclear if there is a need for more of the types of uses that would be allowed if the rezoning is granted. However, the proposed zoning would allow for commercial uses in general, which better aligns with the zoning and land uses in the surrounding area.

Public Input

Staff published a legal ad in the News-Gazette to notify the public of the request and public hearing fifteen days prior to the Plan Commission meeting. Staff also sent letters to 34 neighboring property owners (within 300 feet of the subject property), notifying them of the request, and posted a public hearing sign on the property. Staff did not receive any public input regarding the requested special use permit.

Options

The Plan Commission has the following options in Plan Case 2466-M-22:

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

Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan

Commission recommend **APPROVAL** of the Zoning Map Amendment in Plan Case No. 2466-M-22 for the reasons articulated above.


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

cc: Nabil Messai, Applicant

Exhibit A - Location Map



Case No. 2466-M-22
Subject Zoning Map Amendment (R-3 to B-3)
Address 1009 Cunningham Avenue
Petitioner Rafik and Nabil Messai

Legend
 Subject Property
Aerial_2020

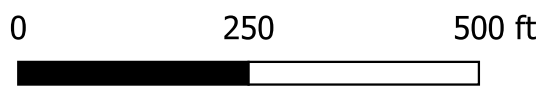
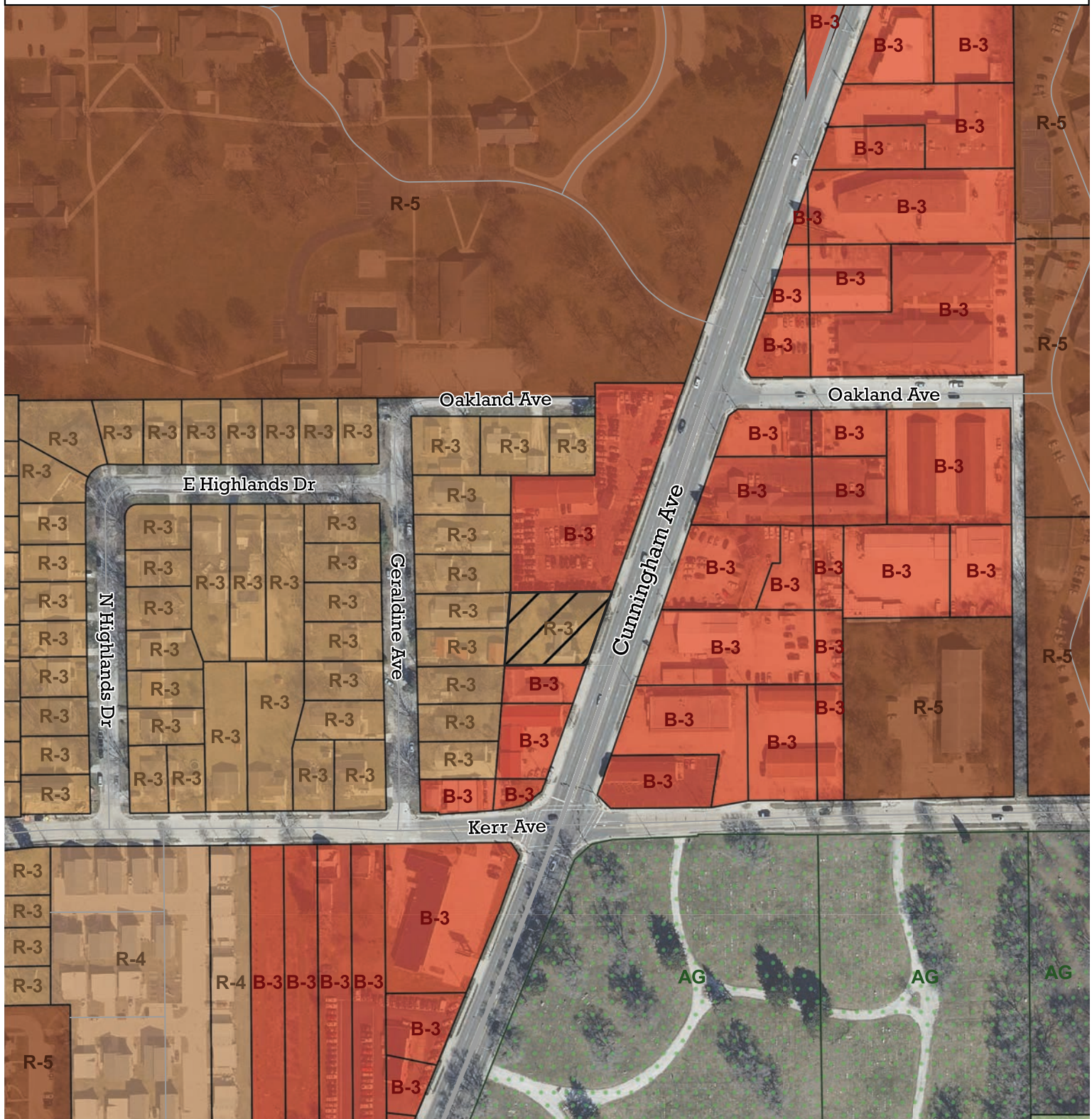








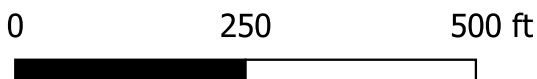
Exhibit B - Zoning Map



Case No. 2466-M-22
 Subject Zoning Map Amendment (R-3 to B-3)
 Address 1009 Cunningham Avenue
 Petitioner Rafik and Nabil Messai

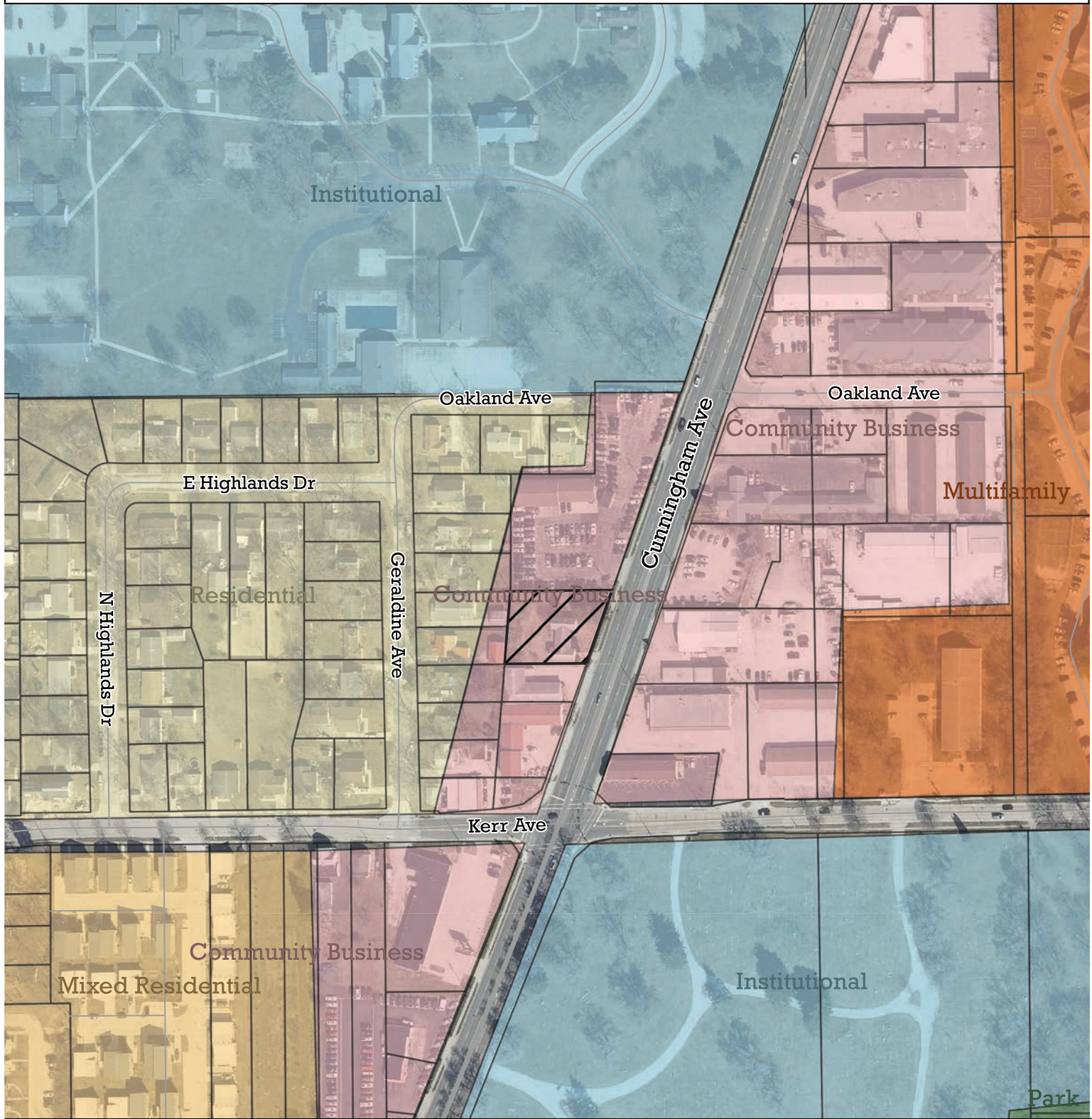
Legend

-  Subject Property
-  AG
-  B-3
-  R-3
-  R-4
-  R-5









Aerial_2020

Exhibit C - Future Land Use Map



Case No. 2466-M-22
 Subject Zoning Map Amendment (R-3 to B-3)
 Address 1009 Cunningham Avenue
 Petitioner Rafik and Nabil Messai

Legend

-  Subject Property
-  Community Business
-  Institutional
-  Mixed Residential
-  Multifamily
-  Residential

Aerial_2020



EXHIBIT D – SITE PHOTOS



EXHIBIT E - R-3 District Description Sheet



R-3 – SINGLE AND TWO-FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The R-3, Single and Two-Family Residential District is intended to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings."

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

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Elementary, Junior High School or Senior High School
Park

Residential

Dwelling, Community Living Facility, Category I and Category II
Dwelling, Duplex***
Dwelling, Duplex (*Extended Occupancy*)***
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line***

SPECIAL USES:

Public and Quasi-Public

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

Residential

Dwelling, Transitional Home, Category II

PLANNED UNIT DEVELOPMENT USES:

Residential

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

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business - Recreation

Lodge or Private Club

Business - Miscellaneous

Day Care Facility (*Non-Home Based*)

Public and Quasi-Public

Municipal or Government Building

CONDITIONAL USES CONTINUED:

Residential

Bed and Breakfast, Owner Occupied
Dwelling, Transitional Home, Category I

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-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 |
|------|----------------------------|-----------------------------|----------------------|---------|---------|---------------------------------------|--------------------------------------|--------------------------------------|
| R-3 | 6,000 ¹³ | 60 ¹³ | 35 ¹⁷ | 0.40 | 0.40 | 15 ⁹ | 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.

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

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

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

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

City of Urbana

Community Development Services Department

Planning Division

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone | Email: Planning@urbanaininois.us

City Website: www.urbanaininois.us

EXHIBIT F - B-3 District Description Sheet



B-3 – GENERAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

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

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-3 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

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

Business - Adult Entertainment

Adult Entertainment Uses

Business – Cannabis

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

Business - Food Sales and Services

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

Business - Miscellaneous

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

Business - Personal Services

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

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

SPECIAL USES:

Business – Retail

Firearm Store†

Business – Vehicular Sales and Service

Towing Service

Truck Stop

Public and Quasi-Public

Correctional Institution or Facility

Hospital or Clinic

Residential

Dwelling, Multifamily

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

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

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

CONDITIONAL USES:

Business - Miscellaneous

Crematorium

Self-Storage Facility

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

Public and Quasi-Public

Nonprofit or Governmental, Educational and
Research Agencies

Radio or Television Tower and Station

Residential

Assisted Living Facility

Nursing Home

Industrial

Bookbinding

Confectionery Products Manufacturing and
Packaging

Electronics and Related Accessories - Applied
Research and Limited Manufacturing

Engineering, Laboratory, Scientific and Research
Instruments Manufacturing

Motion Picture Production Studio

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

Surgical, Medical, Dental and Mortuary
Instruments and Supplies Manufacturing

Table V-1 Notes:

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

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

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

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
Planning Division
 400 South Vine Street, Urbana, Illinois 61801
 (217) 384-2440 phone | Email: Planning@urbanaininois.us
 City Website: www.urbanaininois.us

EXHIBIT G - Rezoning 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): **Nabil Messai** Phone: **2177210171**
Address (street/city/state/zip code): **1504 S Abercorn Street ,Urbana , IL , 61802**
Email Address: **nblmessai@yahoo.com**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **brother and power of attorney of owner**

2. OWNER INFORMATION

Name of Owner(s): **Rafik Messai** Phone: **01197150512226**
Address (street/city/state/zip code): **United Arab Emirates**
➡ Email Address: **rafikmessai@yahoo.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: **1009 N Cunningham Ave , Urbana , IL, 61801**
PIN # of Location: **912108278018**
Lot Size: **0.36 acre**
Current Zoning Designation: **R3**
Proposed Zoning Designation: **B3**
Current Land Use (vacant, residence, grocery, factory, etc): **Vacant**
Proposed Land Use: **Commercial**
Present Comprehensive Plan Designation: **Will be the next move after the lot zoning become commercial**

How does this request conform to the Comprehensive Plan? It's the first step in the plan.

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

LOT 1 AND LOT 2 OF WILLIAM F. TIPTON REPLAT, AS PER PLAT RECORDED JUNE 28, 1948 AS DOCUMENT NUMBER 429170, PLAT BOOK "H", PAGE 12, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS..

Commonly known as 1009 N Cunningham Ave, Urbana, IL.

PIN: 91-21-08-278-018

4. CONSULTANT INFORMATION

Name of Architect(s):

Phone:

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

Email Address:

Name of Engineers(s):

Phone:

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

Email Address:

Name of Surveyor(s):

Phone:

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

Email Address:

Name of Professional Site Planner(s):

Phone:

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

Email Address:

Name of Attorney(s):

Phone:

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

Email Address:

5. REASONS FOR MAP AMENDMENT:

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

New owner wants to start a business on the lot. The zoning map will show B3 instead of R3.

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

New owner wants to use the lot for business purposes.

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

It's the only residential lot left among its surrounding lots facing the city street. All surrounding lots facing the city street are active businesses. Another business will potentially create jobs and more tax revenue for the city.

What other circumstances justify the zoning map amendment

New job creation, and more tax revenue.

Time schedule for development *(if applicable)*

N/A

Additional exhibits submitted by the petitioner.

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

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

CERTIFICATION BY THE APPLICANT

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

Applicant's Signature

Date

12-02-2022

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

GIS Webmap Public Interface Champaign County, Illinois

Tipton, William F., Replat

152.33

2

138.93

278-018

1

125.13

60.49

56.30

117.19

Sub of NE 1/4 Sec. 8, & W 1/2 NW 1/4 Sec. 9-19-9 - aka - W. T. Weber Estate

Cunningham Ave

Burr & Ford's Sub of Pl
Lts 12 & 17 of Sub of
NE 1/4 Sec. 8, & W
1/2 NW 1/4 Sec. 9-19-9

58.4

53.47

118.81



10

Feet

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NORTH