



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 2352-M-18:** A request by Jonah Weisskopf to rezone an approximately 0.16-acre parcel from R-6, High Density Multiple-Family Residential to B-4, Central Business, located at 206 South Cedar Street, Urbana, Illinois, 61801.

Introduction

Jonah Weisskopf, property owner, has submitted a request for a Map Amendment to rezone one parcel in downtown Urbana from R-6, High-Density Multiple-Family Residential to B-4, Central Business Zoning District. The change would reflect the Future Land Use designation of “Central Business” attributed to this parcel in the 2005 Comprehensive Plan.

Background

The property is located on the east side of South Cedar Street, between West Elm and West Green Streets, and contains one two-story three-unit apartment building on a 6,877-square-foot lot (Exhibit A and A2). The house was built in 1872 and relocated to this site in 1930. The property is currently zoned R-6, High Density Multiple-Family Residential; it was rezoned from R-4, High-Density Multiple-Family Residential in 1970 (Exhibit B).

Land to the north, east, and south are zoned B-4, Central Business, and are the sites of the Urbana Free Library and Bluebird Boutique (see table below). Land to the west is zoned MOR, Mixed-Office Residential, and uses include lawyer offices, yoga studios/spas, apartment buildings, and houses of worship.

Current Zoning and Future Land Use Summary Table

PROPERTIES	Zoning	Land Use	Future Land Use
Subject Property	R-6	Residential	Central Business
North	B-4	Institutional	Central Business
East	B-4	Institutional	Central Business
South	B-4	Commercial	Central Business
West	MOR	Commercial & Residential	Central Business

Discussion

The proposed rezoning would expand the surrounding B-4, Central Business district to complete the block and bring the subject property’s zoning into conformity with its Future Land Use Designation (Exhibit C).

The La Salle 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.

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 A and B). To the north is a parking lot, to the east is a library, and to the south is a retail boutique, all zoned B-4. To the west are offices, apartment buildings and other commercial and residential uses zoned MOR. The proposed rezoning to B-4 would not create incompatibilities with the surrounding uses.

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 R-6 zoning of the subject property, compared to their value if the subject property was zoned B-4.

The proposed rezoning to B-4, Central Business is the initial step in pursuing an “adaptive reuse of existing historic structures,” increasing the subject property’s potential use while maintaining the structure’s current integrity. Adding a commercial use to the currently-residential structure would increase the diversity of the local economy, which already boasts a boutique shop, two yoga studios/spas, a bed & breakfast, and professionals’ offices. This additional commercial site would serve to further stabilize the area and increase synergy between neighboring uses: patrons of the library may shop or eat at the site, or future site patrons may stroll around to the boutique or over to Lincoln Square Mall to shop or visit the Farmers’ Market. All of these interactions would be beneficial for those neighboring businesses, resulting in a potential increase in property value.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.

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

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

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.

The public may see gain from the future potential business opportunities that could be incorporated into the building under the proposed B-4, Central Business zoning district, while they would see no gain in keeping the site as simply a three-unit apartment building. Conversely, the property owner would continue to experience potentially significant hardship from the reduced development potential that is allowed by the R-6, High Density Multiple-Family Residential 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 property could be well-suited for the proposed B-4, Central Business uses by eliminating the current parking space requirements, which would allow for better use of the structure itself without having to sacrifice either building footprint or open space to provide additional parking. Given the existing B-4 zoning adjacent to the north, east, and 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.

The subject property has been occupied since its relocation to the site in 1930. The higher and better use of the site through adaptive reuse, as a result of the proposed rezoning to B-4, increases the likelihood that the property will remain economically viable.

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 (Exhibit D & E).

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 subject property is within the area the plan contemplated as appropriate for Central Business-type land uses before the area transitions to Mixed Residential further south and west. The proposed rezoning to B-4, Central Business would help promote the Comprehensive Plan's vision for the Future Land Use of downtown Urbana and its surrounding neighborhoods.

Public Comment

As of October 11, city staff received one public comment, which was in support of the proposed rezoning to B-4, Central Business (Exhibit F).

Summary of Staff Findings

1. Jonah Weisskopf has petitioned to rezone 406 North Lake Street from R-6, High Density Multiple-Family Residential to B-4, Central Business to match the future land use designation in the Urbana Comprehensive Plan.

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

Options

The Plan Commission has the following options for a recommendation to the City Council in Plan Case No. 2352-M-18:

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.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Case No. 2352-M-18 to the City Council with a recommendation to **APPROVE** the proposed rezoning.

Attachments: Exhibit A: Location and Existing Land Use
Exhibit A2: Still & Satellite Photographs of Existing Land Uses
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Zoning Description Sheets for R-6 and B-4 Districts
Exhibit E: Weisskopf Zoning Map Amendment Application
Exhibit F: Public Comments

CC: Jonah Weisskopf, Applicant

Exhibit A: Location & Existing Land Use Map



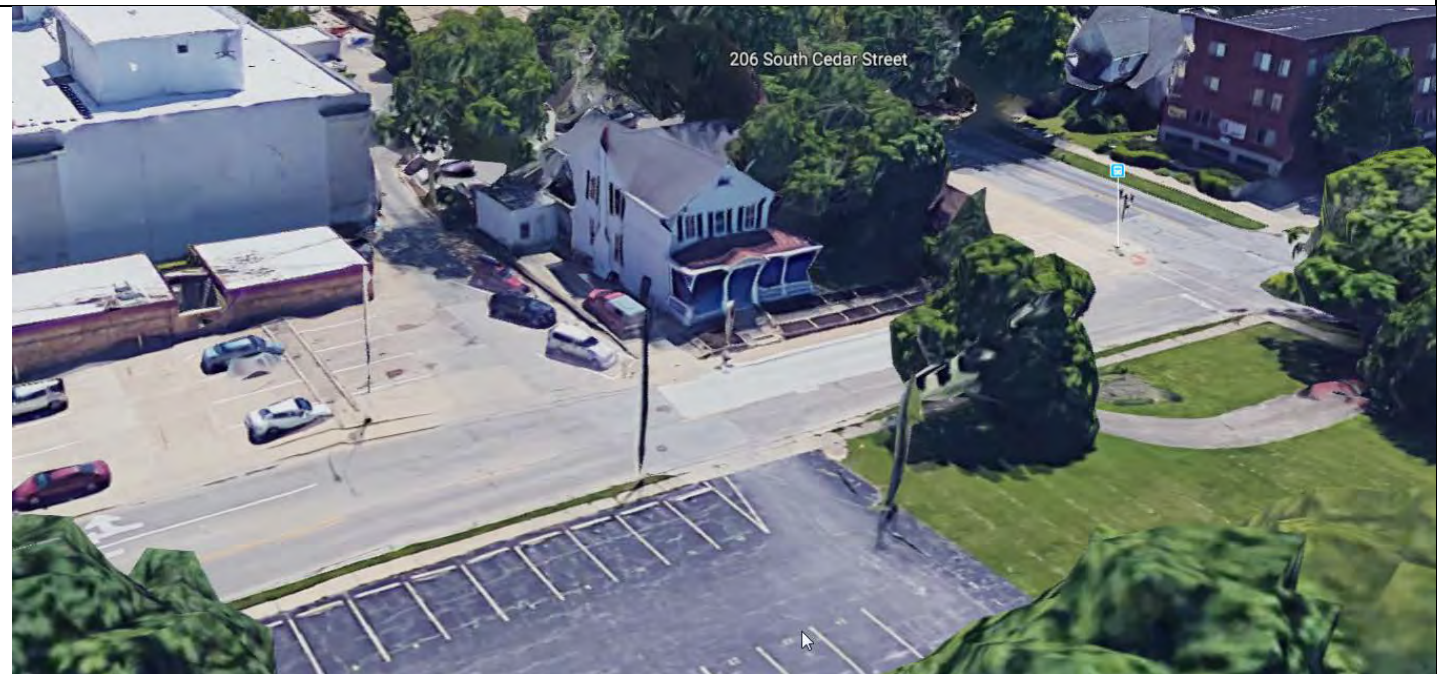
Case: 2352-M-18
 Subject: Weisskopf Rezoning
 Location: 206 South Cedar
 Petitioner: Jonah Weisskopf

 Subject Property

Exhibit A2: Photos & Satellite Renderings of Existing Land Use



From South Cedar Street



From Northwest Above



From Northwest at Elm Street



From Southwest at Green Street

Exhibit B: Zoning Map



Case: 2352-M-18
 Subject: Weisskopf Rezoning
 Location: 206 South Cedar
 Petitioner: Jonah Weisskopf




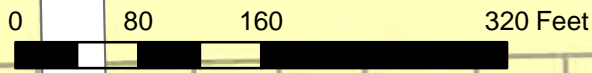
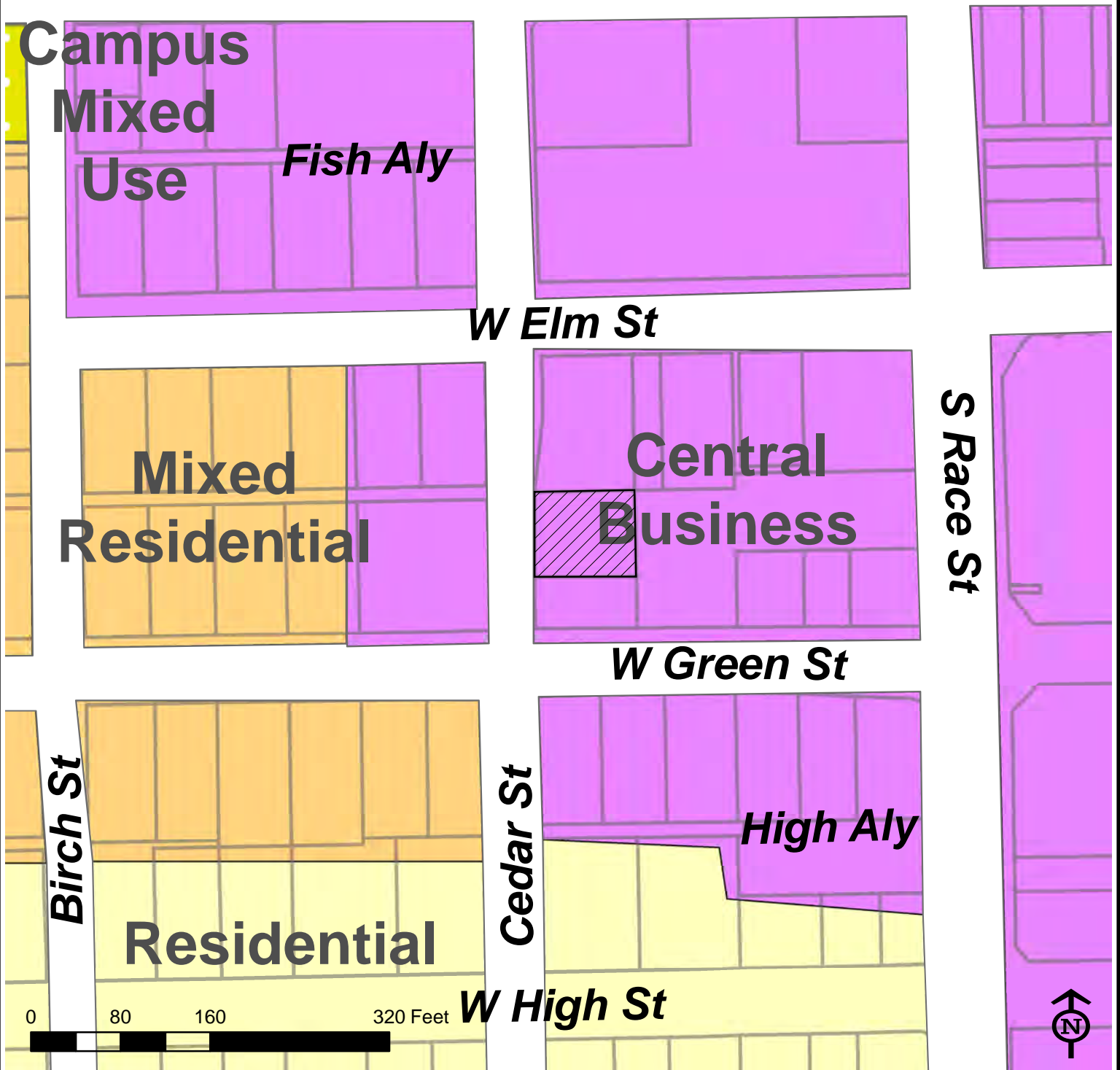
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|---|------------------|---|-----|---|----|---|-----|
|  | B2 |  | MOR |  | R3 |  | R6B |
|  | B4 |  | R2 |  | R6 | | |
|  | Subject Property | | | | | | |

Exhibit C: Future Land Use Map



Case: 2352-M-18
 Subject: Weisskopf Rezoning
 Location: 206 South Cedar
 Petitioner: Jonah Weisskopf






-  Residential
-  Mixed Residential
-  Campus Mixed Use
-  Central Business
-  Subject Property

Exhibit D: Zoning Description Sheets



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, Transitional Home, Category I and II
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*)

Exhibit D: Zoning Description Sheets

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

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-6	6,000	60	See Note ¹⁵	1.40	0.25	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.

Footnote¹⁵ – 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

Exhibit D: 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 D: 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 D: 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 D: 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 E: Application



Application for Zoning Map Amendment

PLAN COMMISSION

RECEIVED
OCT 09 2018

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 10-09-2018 Plan Case No. 2352-M-18
Fee Paid - Check No. 3061 Amount \$200.00 Date 09-11-2018

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Jonah Weisskopf Phone: 217-369-2150
Address (street/city/state/zip code): 307 East Illinois, Urbana, IL 61801
Email Address: jonahweisskopf@hotmail.com
Property interest of Applicant(s) (Owner, Contract Buyer, etc.):

2. OWNER INFORMATION

Name of Owner(s): Sole owner is Jonah Weisskopf Phone: 217-369-2150
Address (street/city/state/zip code): 307 East Illinois, Urbana, IL 61801
Email Address: jonahweisskopf@hotmail.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: 206 South Cedar
PIN # of Location: 92-21-17-141-004
Lot Size: 6870
Current Zoning Designation: R-6
Proposed Zoning Designation: B-4
Current Land Use (vacant, residence, grocery, factory, etc): Multi-family
Proposed Land Use: integrated coffe shop and multifamily or music venue
Present Comprehensive Plan Designation: It mirrors the comprehensive plan.

Exhibit E: Application

How does this request conform to the Comprehensive Plan?

Legal Description *(If additional space is needed, please submit on separate sheet of paper):*
Lot 33, except the South 50 feet thereof, and the West Half of Lot 34, except the South 50 feet thereof, all in James T. Roe's Second Addition of the City of Urbana, as per plat recorded in Deed Record "D" at Page 189, in Champaign county, Illinois. And the South half of the vacates alley lying north and adjacent to said Lot 33 and the West Half of Lot 34, as per ordinance of vacation recorded July 28, 1924 in Miscellaneous Record 17 at Page 587, in Champaign County, Illinois.

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?
It is not fixing an error in the zoning map

What changed or changing conditions warrant the approval of this Map Amendment?
The continued growth and expansion of downtown Urbana and the adaptive reuse of existing historical structures.

Exhibit E: Application

Explain why the subject property is suitable for the proposed zoning.
Proximity to downtown, no residential neighbors, public library foot traffic, and the retail feel of the block.

~~What other circumstances justify the zoning map amendment~~

Time schedule for development *(if applicable)*

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

10/9/18

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: Public Comment

From: Thomas Bruno
To: [Ricci, Marcus](#)
Cc: [Tony Bruno](#); [Evan Bruno](#); [Beth Matthias](#)
Subject: Plan Case 2352-M-18 206 S. Cedar
Date: Wednesday, October 10, 2018 8:56:38 AM

Dear Marcus Ricci:

I have received Notice of Public Hearing in case 2352-M-18.

Please make this email correspondence a part of the formal record of the Public Hearing.

I own the properties at 301 W Green (since 1986) and 303 W. Green (since 1982).

I operate Bruno Law Offices, together with my sons (and law partners) at 301 W Green Street. There are 4 residential apartments at 301 W. Green and 2 apartments at 303 W. Green. My tenants have historically sought proximity to the Urbana Downtown amenities.

This would allow for the highest and best use of the subject property and would be consistent with the way this area is used and envisioned by the public.

I support re-zoning the subject property to B-4, Central Business.

--

Thomas A. Bruno
Bruno Law Offices LLC
301 W Green St
Urbana, IL 61801-3200
Phone 217-328-6000

www.tombruno.com