



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth H. Tyler, FAICP

**DATE:** March 13, 2014

**SUBJECT:** Plan Case 2224-M-14: A request to rezone a parcel located north of Anthony Drive and east of Willow Road from IN, Industrial to B-3, General Business.

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### **Introduction and Background**

Rudolf A. Frasca, on behalf of Frasca Associates, has submitted a petition to rezone a parcel located north of Anthony Drive and east of Willow Road from IN, Industrial Zoning District to B-3, General Business Zoning District in order to allow for the expansion of a parking lot for an indoor soccer facility, as well as future expansion of the facility. The area to be rezoned is directly north of 2310 Willow Road and is currently being used for agricultural purposes. The parcel totals approximately 1.871 acres. It is currently part of a larger parcel that extends from the northern property line of 2310 Willow Road to the future extension of O'Brien Drive, between Willow Road and the western property line of O'Brien's Auto Park at 1111 O'Brien Drive. A subdivision application is simultaneously being processed for the larger property to split it into two parcels to enable the rezoning. In 2012, the applicant had a similar request for a final plat and rezoning in order to establish Soccer Planet on the property immediately south of the subject parcel. Since then, the business has become very successful and needs room for expansion. At their March 6, 2014 meeting, the Plan Commission voted six ayes to zero nays to forward the proposed rezoning to City Council with a recommendation for approval.

On December 17, 2001, a preliminary plat (Exhibit G) for this parcel was approved by the Urbana City Council. A final plat (Exhibit H) has now been submitted by the applicant. Per the Urbana Subdivision Ordinance and Land Development Code, because the final plat is in general conformance with the preliminary plat, it may be approved directly by the City Council without a recommendation from Plan Commission.

### **Adjacent Land Uses, Zoning, and Comprehensive Plan Designations**

The subject property has frontage on Willow Road north of Interstate 74. There is a mixture of zoning and land uses in the surrounding area, including industrial and regional business. The parcel to the west is zoned IN-1, Light Industrial/Office and is occupied by APL Engineered Materials. The property to the

north is zoned IN-1, Light Industrial/Office and is currently undeveloped. To the east, zoned B3, General Business, is O'Brien Auto Park. Just north of O'Brien Auto Park, also zoned B3, General Business, is Farm & Fleet. Immediately south is the Soccer Planet parcel, zoned B-3, General Business. Further south, zoned IN-1, Light Industrial/Office, is Brahler's Trucker Supply, and then Michelle's Bridal Shoppe, zoned B-3, General Business.

Following is a summary of zoning, existing land uses and Comprehensive Plan future land use designations for the subject site and surrounding property. Exhibits A, B and C further illustrate this.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	IN-1, Light Industrial/Office	Vacant, Agricultural Use	Regional Business
North	IN-1, Light Industrial/Office	Vacant, Agricultural Use	Regional Business
South	B-3, General Business	Indoor Recreation (Soccer Planet)	Regional Business
East	B-3, General Business	Auto Sales (O'Brien)	Regional Business
West	IN-1, Light Industrial/Office	Industrial (APL)	Regional Business

**Comprehensive Plan**

The 2005 Urbana Comprehensive Plan identifies the future land use for the subject site as well as the surrounding property as "Regional Business." The Comprehensive Plan defines "Regional Business" as follows:

*Regional Business centers are intended to serve regional as well as local demand. Typically located in a high-visibility area that offers convenient access and parking. The intensity of development may range from large-scale "big box" uses to smaller-scale buildings supporting outlot business opportunities. Although Regional Business areas are typically oriented primarily to automobile traffic, their design should include adequate facilities for pedestrians, bicyclists and public transit.*

Rezoning the subject property to B-3 is consistent with the designation of the site in the Comprehensive Plan as B-3 is the most appropriate zoning district for regional businesses. The following Comprehensive Plan Goals and Objectives also support the rezoning:

**Goal 15.0 Encourage compact, contiguous and sustainable growth patterns.**

*Objectives*

- 18.1 Plan for new growth and development to be contiguous to existing development where possible in order to avoid "leapfrog" developments.

**Goal 25.0 Create additional commercial area to strengthen the city's tax base and service base.**

*Objectives*

- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.
- 25.4 Find new locations for commercial uses and enhance existing locations so Urbana residents can fulfill their commercial and service needs locally.

**Goal 31.0 Retain and expand existing businesses and industries.**

*Objectives*

31.1 Develop a systematic approach to business retention, expansion and attraction.

**Discussion**

The proposed rezoning would allow for the expansion of Soccer Planet, an indoor soccer facility that consists of a 24,000 square foot building including an indoor soccer field, a café, and a small retail shop. Soccer Planet plans to immediately expand their parking lot onto the western portion of the parcel to be rezoned. The remainder of the parcel will remain undeveloped for now, with planned addition of another soccer field in the future. Expanding the parking lot will accommodate Soccer Planet’s growing customer base and ensure that guests do not park on adjacent streets. There will be a net gain of 26 parking spaces.

According to the Urbana Zoning Ordinance, the intent of the IN-1 Light Industrial/Office Zoning District is “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.” The intent of the B-3, General Business District, on the other hand, is “to provide areas for a range of commercial uses wider than that of B-1 Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City”. Zoning Description Sheets for both the IN-1 and B-3 Zoning Districts are attached in Exhibit D. Since the subject property is in an area with businesses that serve the region, rezoning the subject property to B-3 would be consistent with the intent of the B-3 Zoning District. In addition, rezoning of the subject property would be consistent with the zoning of other commercial properties in the surrounding area including that of Soccer Planet, Michelle’s Bridal Shoppe, O’Brien Auto Park, and Creative Thermal Solutions.

**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 by the Petitioner.

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 subject site, zoned IN-1, Light Industrial/Office, is currently vacant and being used for agricultural purposes, which is allowed under the existing zoning but is not consistent with the intent of the Industrial zoning district. The petitioner is proposing to expand an existing adjacent parking lot for an indoor soccer facility onto a portion of the subject property, with the remainder of the parcel available for potential growth. The proposed zoning district would be consistent with the proposed use.

Nearby businesses include Soccer Planet, Brahler’s Truckers Supply, Creative Thermal Solutions, O’Brien Auto Park, Michelle’s Bridal Shoppe, and Farm & Fleet. These businesses serve the region, and

are appropriately located adjacent to Interstate 74. The proposed zoning district would be consistent with these nearby 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 property as IN-1 and the value it would have if it were rezoned to B-3, General Business.*

Under the current zoning, a soccer facility would not be allowed, as *Private Indoor Recreational Development* is not an allowed use in IN-1, Light Industrial/Office. It is assumed that the proposed rezoning would increase the value of the property as it would allow for future expansion of the soccer facility if rezoned to B-3, General Business. In addition, the proposed rezoning would be consistent with the Comprehensive Plan.

It should be noted 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. (see No. 4 below)*

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

*Questions 3 and 4 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 rezoning of the property should not jeopardize the health, safety, morals or general welfare of the public. Rezoning the subject property will allow for expansion of a parking lot for a private indoor recreational facility that serves the community as well as the region. The indoor soccer facility is a type of business envisioned for the area in the Comprehensive Plan designation of Regional Business. Should the rezoning be denied, there would be no relative gain 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 subject property is well suited for the B-3 Zoning District and it is located in one of the City's TIF districts and Enterprise Zone, which encourages business expansion. The B-3 Zoning District is consistent with the Regional Business land use designation for the area in the Comprehensive Plan. In addition, the subject property is located adjacent to an Interstate and provides high visibility for businesses. The area is well served by utilities.

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.*

There is no evidence that the lot has remained vacant for any period of time due to its current zoning designation.

## **Summary of Findings**

1. The applicant has submitted a petition to amend the Urbana Zoning Map for the subject property from IN-1, Light Industrial/Office to B-3, General Business in order to allow the expansion of a parking lot serving an indoor soccer facility and possible future expansion of the facility.
2. The subject property is currently designated by the 2005 Urbana Comprehensive Plan as Regional Business.
3. The subject property is currently zoned IN-1, Light Industrial/Office.
4. The proposed zoning map amendment to B-3, General Business would be consistent with the proposed land use and with the commercial uses and zoning in the surrounding area.
5. The proposed zoning map amendment is consistent with the 2005 Urbana Comprehensive Plan.
6. The proposed zoning map amendment generally meets the LaSalle Case criteria.

## **Options**

The Urbana City Council has the following options regarding Plan Case 2224-M-14:

1. Approve the proposed rezoning.
2. Deny the proposed rezoning.

## **Recommendation**

At their March 6, 2014 meeting, the Plan Commission voted six ayes to zero nays to forward Case No. 2224-M-14 to the City Council with a recommendation for **APPROVAL**.

Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Zoning Description Sheets

Exhibit E: Petition for Zoning Map Amendment  
Exhibit F: Soccer Planet proposed parking expansion site plan  
Exhibit G: Preliminary Plat  
Exhibit H: Final Plat

CC: Rudolf Frasca, [tfrasca@frasca.com](mailto:tfrasca@frasca.com)  
Graham Berry, Soccer Planet

ORDINANCE NO. 2014-03-029

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS**

(Rezoning of a 1.87-acre parcel located north of Anthony Drive and east of Willow Road from IN-1, Light Industrial/Office, to B-3, General Business - Plan Case 2224-M-14 / Soccer Planet)

WHEREAS, Rudolf A Frasca, on behalf of Frasca Associates, has petitioned the City for a Zoning Map Amendment to rezone a 1.871-acre parcel located north of Anthony Drive and east of Willow Road from IN-1, Light Industrial/Office, to B-3, General Business; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on March 6, 2014 concerning the petition filed in Plan Case No. 2224-M-14; and

WHEREAS, 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 requested rezoning is consistent with the La Salle case criteria; and

WHEREAS, the Urbana Plan Commission voted six ayes and zero nays to forward the case to the Urbana City Council with a recommendation of approval of the request to rezone the property herein described below from IN-1, Light Industrial/Office, to B-3, General Business; and

WHEREAS, the findings of the Plan Commission indicate that approval of the rezoning request would promote the general health, safety, morals, and general welfare of the public.

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 from IN, Industrial District, to B-3, General Business District.

The subject property is more accurately described as follows:

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M; THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUADRANT OF SAID SECTION 4 A DISTANCE OF 1602.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 621.28 FEET TO THE WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 AS RECORDED AS DOCUMENT NO. 2004R36644 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 44 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 A DISTANCE OF 140.22 FEET TO THE NORTHEAST CORNER OF LOT 101 OF SOCCER PLANET SUBDIVISION AS RECORDED AS DOCUMENT NO. 2011R08386 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG OF SAID SOCCER PLANET SUBDIVISION FOR A DISTANCE OF 621.32 FEET TO SAID WEST LINE OF THE NORTHWEST QUADRANT OF SECTION 4; THENCE NORTH 00 DEGREES 43 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 140.22 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES MORE OR LESS.



EXCEPT;

THE WESTERLY 40.00 FEET OF EVEN AND EQUAL WIDTH THEREOF.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, 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: "**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** (Rezoning of a 1.87-acre parcel located north of Anthony Drive and east of Willow Road from IN-1, Light Industrial/Office, to B-3, General Business - Plan Case 2224-M-14 / Soccer Planet), 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)

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

# EXHIBIT A: LOCATION AND EXISTING LAND USE



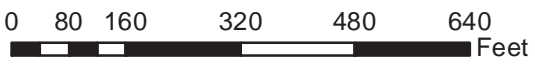
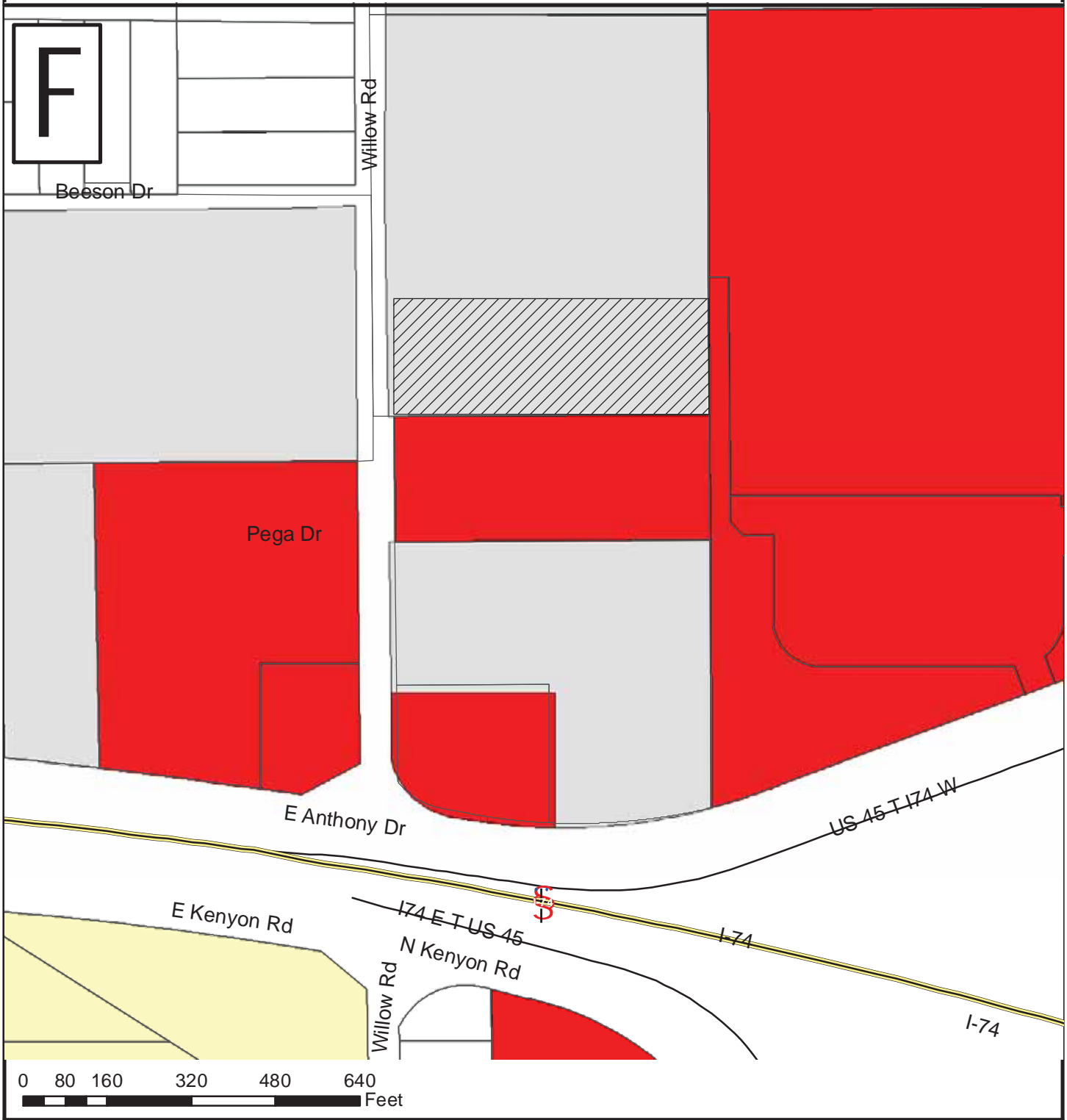
Case: 2224-M-14  
Subject: Application to Rezone from IN-1 to B-3  
Location: 2400 N. Willow Rd  
Petitioner: Rudolph Frasca

 Subject Property





 Interstate

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# EXHIBIT B: EXISTING ZONING

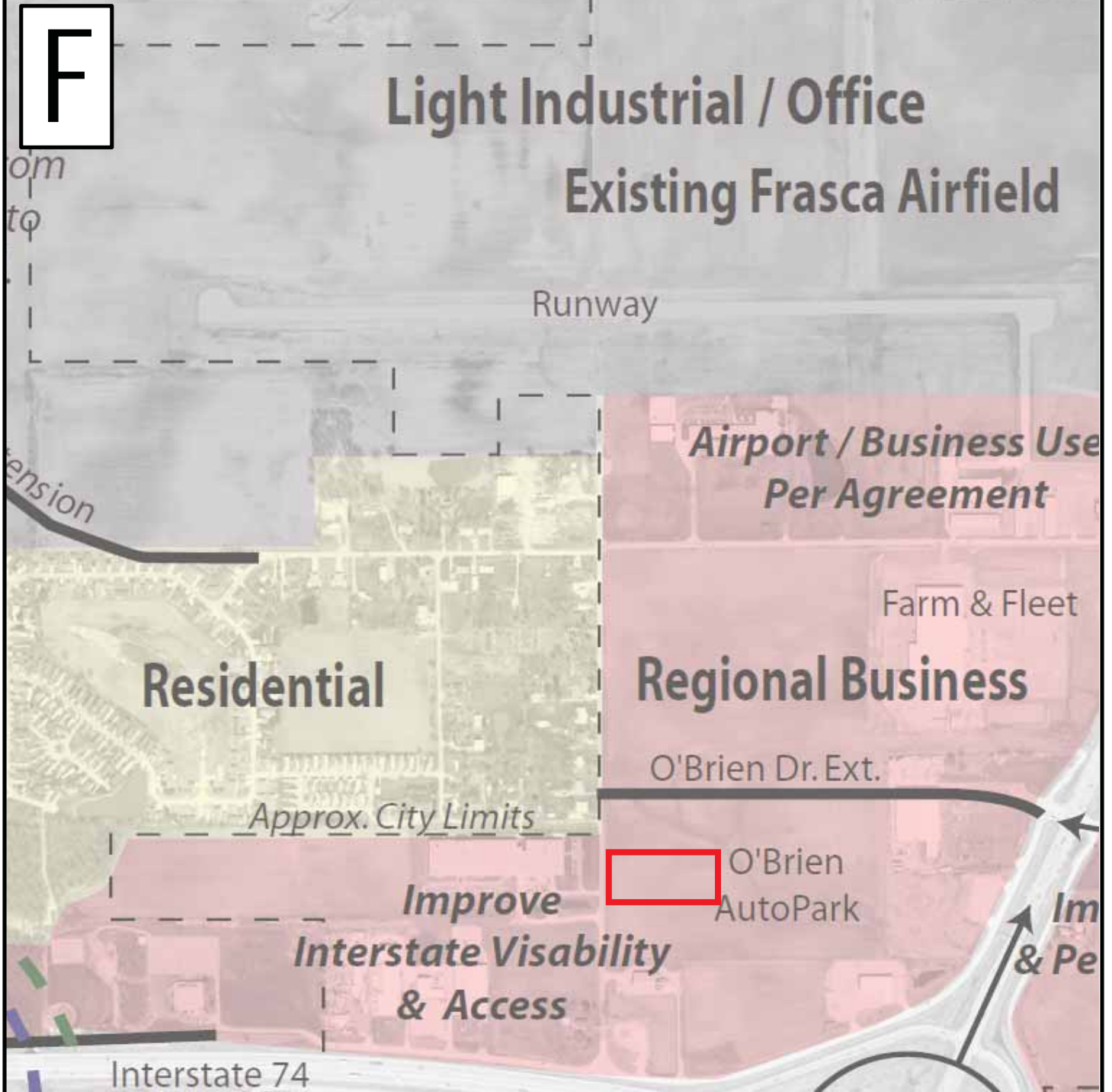


Case: 2224-M-14  
 Subject: Application to Rezone from IN-1 to B-3  
 Location: 2400 N. Willow Rd  
 Petitioner: Rudolph Frasca

-  Subject Property
-  IN-1
-  B3
-  R1

Prepared 2/21/2014 by Community Development Services - rpn

# EXHIBIT C: FUTURE LAND USE



Case: 2224-M-14  
 Subject: Application to Rezone from IN-1 to B-3  
 Location: 2400 N. Willow Rd  
 Petitioner: Rudolph Frasca

— Interstate

- Subject Property
- Residential
- Community Business
- Light Industrial/Office

Prepared 2/21/2014 by Community Development Services - rpn





# IN-1 – LIGHT INDUSTRIAL/OFFICE 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 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

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  
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

#### 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  
Truck Terminal/ Truck Wash  
Taxi Service

#### Business - Vehicular Sales and Services

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

**PERMITTED USES CONTINUED:****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*)  
 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

**Public and Quasi-Public**

Electrical Substation  
 Hospital or Clinic  
 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

**SPECIAL USES:****Industrial**

All Other Industrial Uses  
 Recycling Center

**Public and Quasi-Public**

Church, Temple or Mosque  
 Correctional Institution or Facility  
 Water Treatment Plant

**PLANNED UNIT DEVELOPMENT USES:****Business - Miscellaneous**

Commercial Planned Unit Development  
 Mixed-use Planned Unit Development

**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 – Transportation**

Airport  
 Air Freight Terminal  
 Heliport  
 Railroad Yard and Freight Terminal

**Business – Vehicular Sales and Service**

Towing Service

**Public and Quasi-Public**

Institution of an Educational or Charitable Nature  
 Radio or Television Tower and Station

**Industrial**

Electrical and Electronic Machinery, Equipment and Supplies Manufacturing  
 Household and Office Furniture 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 Athletic Equipment and Related Products  
 Manufacturing and Processing of Apparel and Related Finished Products Manufacturing  
 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

**CONDITIONAL USES CONTINUED:****Industrial Continued**

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

**DEVELOPMENT REGULATIONS IN THE IN-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)</b>	<b>MIN SIDE YARD (in feet)</b>	<b>MIN REAR YARD (in feet)</b>
<b>IN-1</b>	<b>6,000</b>	<b>60</b>	<b>None*</b>	<b>2.00</b>	<b>None</b>	<b>15</b>	<b>5</b>	<b>10</b>

**FAR= FLOOR AREA RATIO****OSR= OPEN SPACE RATIO**

\* In the IN-1 District, if the height of a building is two stories or exceeds 25 feet, the minimum side and rear yards shall be increased by three feet for each ten feet or fraction thereof over 25 feet in height.

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)





## B-3 – GENERAL BUSINESS ZONING DISTRICT

### ZONING DESCRIPTION SHEET

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

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

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

#### **PERMITTED USES:**

##### **Agriculture**

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

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

Adult Entertainment Uses

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

Bakery (*Less than 2,500 square feet*)  
Café or Deli  
Confectionery Store  
Convenience Store  
Fast-Food Restaurant  
Meat and Fish Market  
Restaurant  
Liquor Store  
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  
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  
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 Service  
Professional and Business Office  
Vocational, Trade or Business School

##### **Business - Transportation**

Motor Bus Station  
Taxi Service

##### **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

**PERMITTED USES CONTINUED:****Business - Recreation**

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

**Public and Quasi-Public**

Electrical Substation  
 Hospital or Clinic  
 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  
 Hotel or Motel

**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  
 Pet Store  
 Photographic Studio and Equipment Sales and Service  
 Shoe Store  
 Sporting Goods  
 Stationery, Gifts, or Art Supplies  
 Tobacconist  
 Variety Store  
 Video Store

**SPECIAL USES:****Business – Vehicular Sales and Service**

Towing Service  
 Truck Stop

**Residential**

Dwelling, Multifamily

**Public and Quasi-Public**

Church, Temple or Mosque  
 Correctional Institution or Facility

**PLANNED UNIT DEVELOPMENT USES:****Business – Miscellaneous**

Commercial Planned Unit Development  
 Mixed-Use Planned Unit Development

**CONDITIONAL USES:**

**Business - Miscellaneous**

Crematorium  
 Day Care Facility (*Non-Home Based*)  
 Veterinary Hospital (*Small Animal*)

**Public and Quasi-Public**

Nonprofit or Governmental, Educational and  
 Research Agencies  
 Radio or Television Tower and Station

**Residential**

Home for the Aged  
 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

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

**FAR= FLOOR AREA RATIO**

**OSR= OPEN SPACE RATIO**

**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.G.3 and Section VI-5.H.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.urbanainllinois.us](http://www.urbanainllinois.us)



# Application for Zoning Map Amendment

## Plan Commission

### APPLICATION FEE - \$175.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

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

Date Request Filed 01-30-2014 Plan Case No. 2224-m-14  
 Fee Paid - Check No. 3521 Amount \$175.00 Date 01-30-2014

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **RUDOLF A. FRASCA, MANAGING GENERAL PARTNER** Phone: **217-344-9200**

Address (street/city/state/zip code): **906 AIRPORT RD., URBANA, IL 61802**

Email Address: **TFRASCA@FRASCA.COM**

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

#### 2. OWNER INFORMATION

Name of Owner(s): **FRASCA ASSOCIATES** Phone: **217-344-9200**

Address (street/city/state/zip code): **906 AIRPORT RD., URBANA, IL**

Email Address: **TFRASCA@FRASCA.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: **WILLOW ROAD**

PIN # of Location: **PART OF 91-21-04-100-019**

Lot Size: 2.00

Current Zoning Designation: **IN: INDUSTRIAL**

Proposed Zoning Designation: **B-3: BUSINESS**

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

Proposed Land Use: **COMMERCIAL**

Present Comprehensive Plan Designation: **REGIONAL BUSINESS**



How does this request conform to the Comprehensive Plan? **YES**

Legal Description: SEE ATTACHED

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**4. CONSULTANT INFORMATION**

Name of Architect(s):

Phone:

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

Email Address:

Name of Engineers(s): **BRYAN BRADSHAW - BKB ENGINEERING**

Phone: **217-531-2971**

Address (street/city/state/zip code): **301 N. NEIL ST., SUITE 400, CHAMPAIGN, IL 61820**

Email Address: **BBRADSHAW@BKBENG.COM**

Name of Surveyor(s): **BRYAN BRADSHAW - BKB ENGINEERING**

Phone:

**217-531-2971**

Address (street/city/state/zip code): **301 N. NEIL ST., SUITE 400, CHAMPAIGN, IL 61820**

Email Address: **BBRADSHAW@BKBENG.COM**

Name of Professional Site Planner(s):

Phone:

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

Email Address:

Name of Attorney(s): **MATTHEW J. SCHWEIGHART**

Phone: **217-351-4040**

Address (street/city/state/zip code): **411 W. UNIVERSITY AVE., CHAMPAIGN, IL 61820**

Email Address: **MJS@ERWINLAW.COM**

**5. REASONS FOR MAP AMENDMENT:**

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

**PROPOSED B-3 ZONING IS IN CONFORMANCE WITH THE LAND USE MAP OF THE 2005 COMPREHENSIVE PLAN.**

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

**A PARKING LOT EXPANSION FOR AN ADJACENT INDOOR SOCCER FACILITY IS PROPOSED FOR THE PROPERTY.**

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

**ADEQUATE INFRASTRUCTURE EXISTS AT THE SITE. PROPOSED ZONING AND USE IS CONSISTENT WITH SURROUNDING PROPERTIES.**

What other circumstances justify the zoning map amendment? **PROPOSED ZONING MATCHES EXISTING ZONING DISTRICTS DIRECTLY SOUTH, EAST AND WEST OF THE SUBJECT TRACT**

Time schedule for development (if applicable). **SPRING / SUMMER 2014**

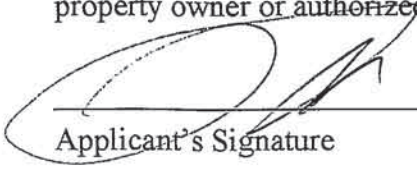
Additional exhibits submitted by the petitioner. **NONE**

*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

1-27-14  
Date

SOCCER PLANET SECOND SUBDIVISION

URBANA, ILLINOIS

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M; THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUADRANT OF SAID SECTION 4 FOR A DISTANCE OF 1602.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 621.28 FEET TO THE WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 AS RECORDED AS DOCUMENT NO. 2004R36644 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 44 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 FOR A DISTANCE OF 140.22 FEET TO THE NORTHEAST CORNER OF LOT 101 OF SOCCER PLANET SUBDIVISION AS RECORDED AS DOCUMENT NO. 2011R00460 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE ; THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID SOCCER PLANET SUBDIVISION FOR A DISTANCE OF 621.32 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4; THENCE NORTH 00 DEGREES 43 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 140.22 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES MORE OR LESS.



**SHEET LEGEND**

P.C. CONCRETE PAVEMENT, 8" THICK (WITHIN R.O.W.)  
 P.C. CONCRETE PAVEMENT, 6" THICK AGGREGATE BASE COURSE, TYPE A, 4" THICK  
 PROPOSED (2) 2" CALIPER AMUR MAPLE TREE AND (1) 2" CALIPER SUGAR HACKBERRY TREE OR OTHER SHADE TREE SPECIES ALLOWED BY THE URBANA ZONING ORDINANCE AND APPROVED BY THE OWNER. PROVIDE A MINIMUM OF TWO SPECIES. (SEE DETAIL 3/C2)

T/C 700.00 PROP. TOP OF CURB ELEVATION  
 T/P 700.00 PROP. TOP OF PAVEMENT ELEVATION  
 EX. MANHOLE  
 EX. CLEANOUT  
 PROP. DIRECTION OF FLOW

**EX. CONTOUR**

PROP. SILT FENCE  
 EX. STORM SEWER  
 EX. SANITARY SEWER  
 PROP. SANITARY SEWER  
 PROP. CULVERT  
 EX. WATERMAN

**PARKING TABLE**

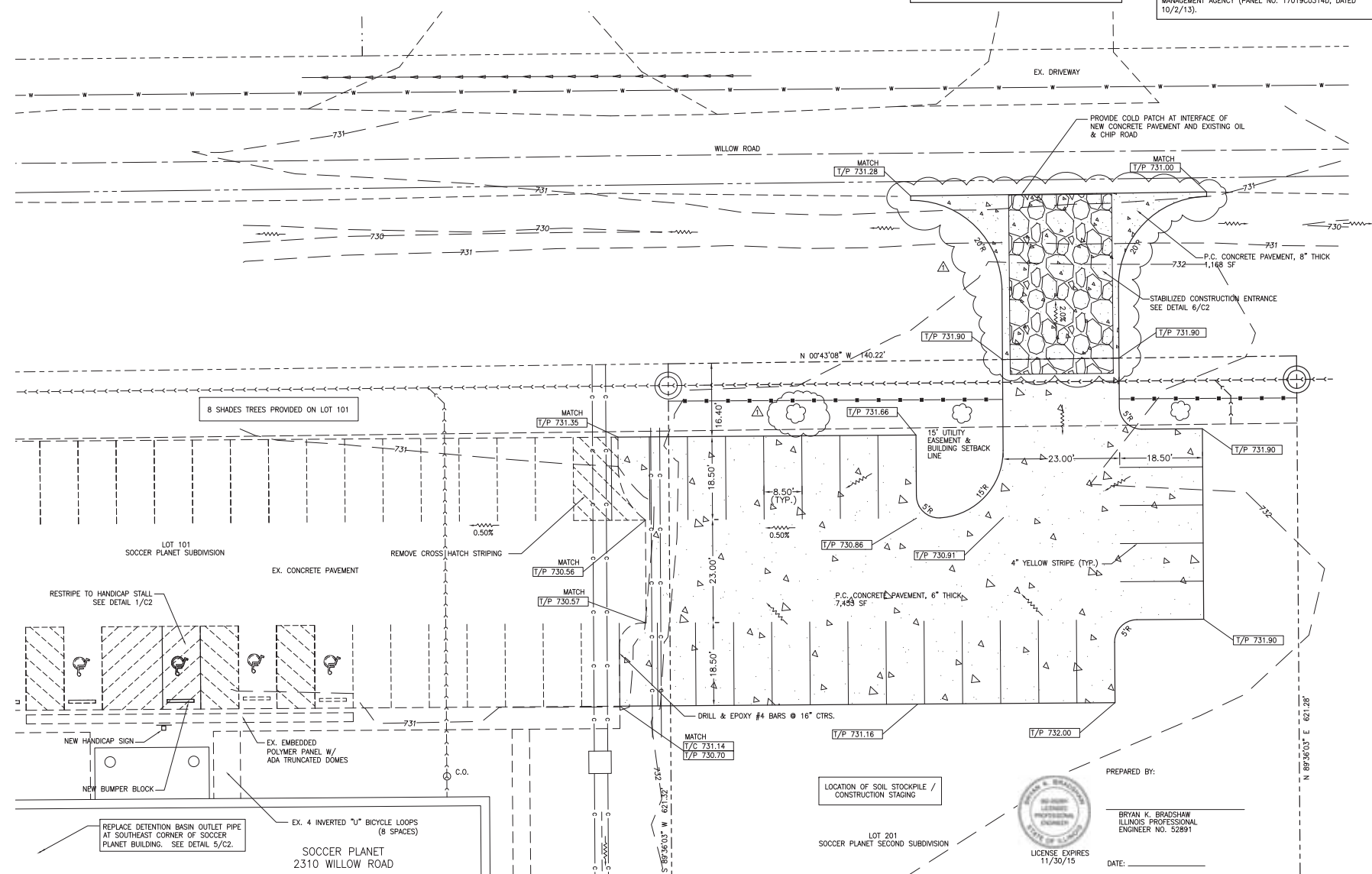
TOTAL REQUIRED: (PRIVATE INDOOR REC. DEVELOPMENT)  
 1 SPACE PER 400 SF @ 24,539 SF = 62 SPACES

TOTAL PROVIDED:  
 LOT 101: 64 SPACES + 4 H.C. SPACES  
 LOT 201: 24 SPACES  
 TOTAL: 88 SPACES + 4 H.C. SPACES

BICYCLE PARKING REQUIRED: 10% OF 62 = 7  
 BICYCLE PARKING PROVIDED: 8 SPACES

BENCHMARK: MAG NAIL IN SOUTH SIDE OF POWER POLE LOCATED 27' SOUTHWEST OF SW CORNER OF LOT 101 OF SOCCER PLANET SUBDIVISION. ELEV. = 732.02. (NAVD 88)

THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 17019C0314D, DATED 10/2/13).



**REVISIONS**

NO.	DATE	DESCRIPTION
1	2/25/14	CITY OF URBANA REVISIONS

**BKB ENGINEERING**

301 N. HEBB STREET, SUITE 400 | CHAMPAIGN, IL 61820  
 CELL: 217.840.3546 | OFFICE: 217.351.2971 | FAX: 217.351.2211

**PARKING LOT PLAN**

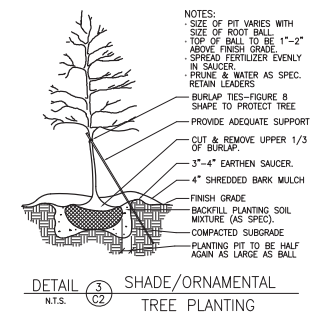
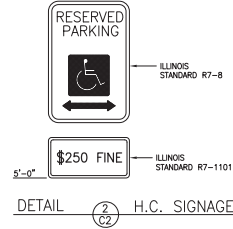
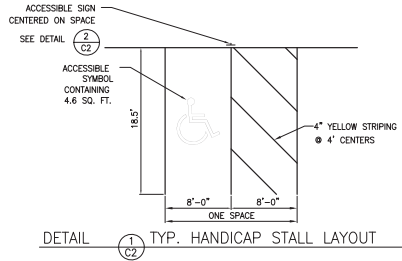
PARKING LOT EXPANSION  
 SOCCER PLANET SECOND SUBDIVISION  
 2312 WILLOW RD. - URBANA, ILLINOIS

PROJECT: 80-1301  
 DESIGN BY: BKB  
 DRAWN BY: BKB  
 DATE: 2/5/14  
 SHEET: C1

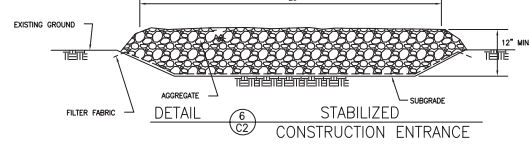
PREPARED BY:  
 BRYAN K. BRADSHAW  
 ILLINOIS PROFESSIONAL ENGINEER NO. 52891  
 LICENSE EXPIRES 11/30/15  
 DATE: \_\_\_\_\_



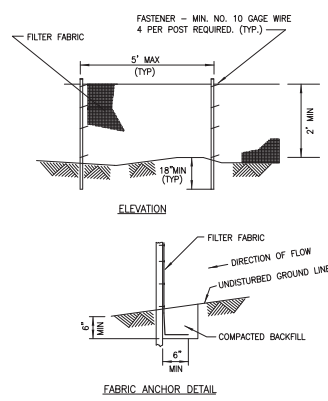
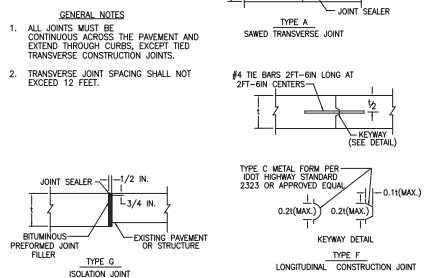
- PAVEMENT MARKINGS SHALL CONFORM TO SECTION T-502 OF THE STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS.
- ALL PARKING STRIPING SHALL BE YELLOW.
- ACCESSIBLE SYMBOLS SHALL BE LARGE SIZE CONTAINING 4.6 SQ. FT. OF AREA EACH.
- REFER TO PAVING PLAN FOR PLACEMENT OF ACCESSIBLE SIGNAGE. SIGNS SHALL BE CENTERED ON EACH 16' SPACE.
- ACCESSIBLE SIGNS SHALL CONSIST OF ILLINOIS STANDARD SIGNS: R7-8 "ACCESSIBILITY SYMBOL" R7-1101 "\$250 FINE"
- SLOPE OF ACCESSIBLE SPACES SHALL NOT EXCEED 2.00% IN ANY DIRECTION.



- STABILIZED CONSTRUCTION ENTRANCE NOTES:
- FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXILE, TABLE 1 OR 2, CLASS I, II OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
  - ROCK SHALL MEET ONE OF THE FOLLOWING DOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3, OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
  - ROADWAY SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE.



- GENERAL CONSTRUCTION NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS (DOT STANDARD SPECIFICATIONS), CITY OF URBANA, ILLINOIS ORDINANCES, UCSD SANITARY SEWER STANDARDS AND STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS.
  - THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR SAFETY ON THE JOB SITE, NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.
  - CONTACT JULIE FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATIONS WITHIN RIGHT-OF-WAY OR EASEMENTS (1-800-892-0123).
  - WHENEVER CONSTRUCTION OPERATIONS ENCROUGH ON THE CITY RIGHT-OF-WAY, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS TO THE SATISFACTION OF THE CITY OF URBANA.
  - NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN PUBLIC RIGHT-OF-WAY OR ON ADJACENT LOTS.
  - ALL FIELD TILES, DRAINS AND UTILITIES CUT DURING CONSTRUCTION SHALL BE REPLACED OR REROUTED AT THE DIRECTION OF THE ENGINEER OR THE CITY OF URBANA, ALL DRAINAGE FACILITIES WHICH ARE BROKEN OR DAMAGED DURING CONSTRUCTION SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL STATE BY THE CONTRACTOR, EXCEPT THAT ALL FIELD TILES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM WHERE NECESSARY FOR PROTECTION OF IMPROVEMENTS OR PREVENTION OF UPSTREAM FLOOD DAMAGE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE ENGINEER OF ALL SEVERED LINES AND TO REPLACE OR REROUTE PROMPTLY AT NO ADDED COST TO THE OWNER.



- PAVING CONSTRUCTION NOTES:
- PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" IN ILLINOIS, LATEST EDITION AND CITY OF URBANA ORDINANCES.
  - PARKING LOT PAVEMENT SHALL BE PORTLAND CEMENT CONCRETE PAVEMENT, CLASS PV, 6" THICK OVER AGGREGATE BASE COURSE TYPE A, 4" THICK.
  - CONTRACTOR TO PROVIDE PROPOSED PCC JOINTING PATTERN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. 12' X 12' MAX.
- EROSION CONTROL NOTES:
- INSTALL SILT FILTER FABRIC AS NOTED ON THE PLANS. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND ANY NOTED DEFICIENCIES SHALL BE REPAIRED IMMEDIATELY. EROSION CONTROL MEASURES SHALL ALSO BE INSPECTED AFTER ANY SIGNIFICANT RAIN EVENT (1/2 INCH ACCUMULATION WITHIN A 24 HOUR PERIOD) AND NOTED DEFICIENCIES REPAIRED IMMEDIATELY.
  - SEEDING SHALL TAKE PLACE AS SOON AS FINISH GRADING OPERATIONS ARE COMPLETE, UNLESS DIRECTED OTHERWISE BY THE ENGINEER. ALL STRIPPED AREAS NOT ANTICIPATED TO HAVE CONSTRUCTION TAKE PLACE WITHIN 30 DAYS SHALL BE SEEDDED IMMEDIATELY, WEATHER AND SOIL CONDITIONS PERMITTING.
  - ALL DISTURBED AREAS SHALL BE SEEDDED WITH CLASS 1B SEED MIXTURE OR EQUAL IN ACCORDANCE WITH SECTION 250 OF THE IDOT STANDARD SPECIFICATIONS. STRAW MULCH SHALL BE APPLIED TO ALL SEEDDED AREAS ACCORDING TO METHOD 2, PROCEDURE 2 OF ARTICLE 251.03 OF THE IDOT STANDARD SPECIFICATIONS. MULCH METHOD 2, PROCEDURE 2 SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE.
- GRADING NOTES:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING INCLUDING EXCAVATION, EMBANKMENT AND BACKFILLING AS NECESSARY TO CONSTRUCT ALL PAVEMENT TO THE ELEVATIONS SHOWN ON THE PLANS.
  - THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING STORM OR SANITARY MANHOLES OR OTHER EXISTING UTILITIES DURING GRADING.
  - ALL TRENCHING OPERATIONS WITHIN A PREPARED SUBGRADE SHALL BE BACKFILLED IN SUCH A MANNER THAT THE SUBGRADE WILL REMAIN IN THE CONDITION EXISTING BEFORE CONSTRUCTION OPERATIONS BEGAN. THE CONTRACTOR WILL BE HELD LIABLE FOR THE COST OF ANY GRADING OPERATIONS NECESSARY TO CORRECT FAULTY BACKFILLING OR CLEANUP PROCEDURES.
  - EXISTING VEGETATION AND TOPSOIL SHALL BE REMOVED AND STOCKPILED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. REMOVAL SHALL BE TO A DEPTH AS NEEDED TO REMOVE ALL ORGANIC MATERIAL.
  - SUBGRADE WITHIN THE PROPOSED PAVEMENT AND BUILDING SITE AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY IN ACCORDANCE WITH SECTION 205 OF THE STANDARD SPECIFICATIONS.
  - LANDSCAPED AREAS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL IN EMBANKMENT AREAS. EXCAVATION AREAS SHALL BE UNDERCUT 6 INCHES IN LANDSCAPED AREAS TO ACCOMMODATE 6 INCHES OF TOPSOIL TO FINISH GRADE.

- NOTES:
- TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
  - FILTER FABRIC SHALL BE IN ACCORDANCE WITH ARTICLE 1080.02 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, JANUARY 1, 2002. FABRIC SHALL HAVE EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
  - FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.



REVISONS	NO.	DESCRIPTION
	1	2/25/14 CITY OF URBANA REVISIONS

**B K B**

ENGINEERING

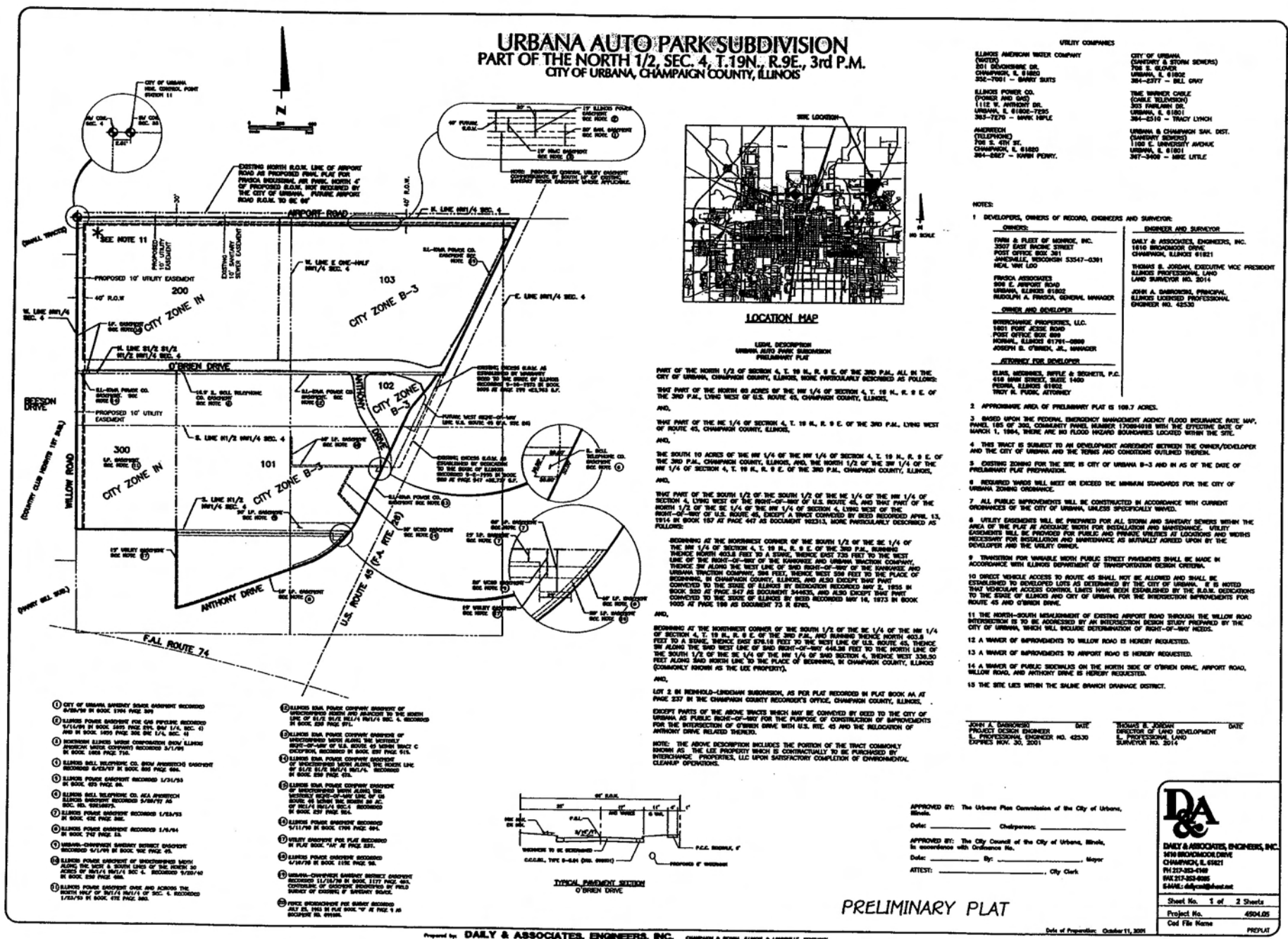
301 N. NIEL STREET, SUITE 403 | CHAMPAIGN, IL 61820  
CELL: 217.840.3546 | OFFICE: 217.351.2971 | FAX: 217.351.4211

SITE DETAILS & NOTES

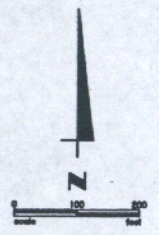
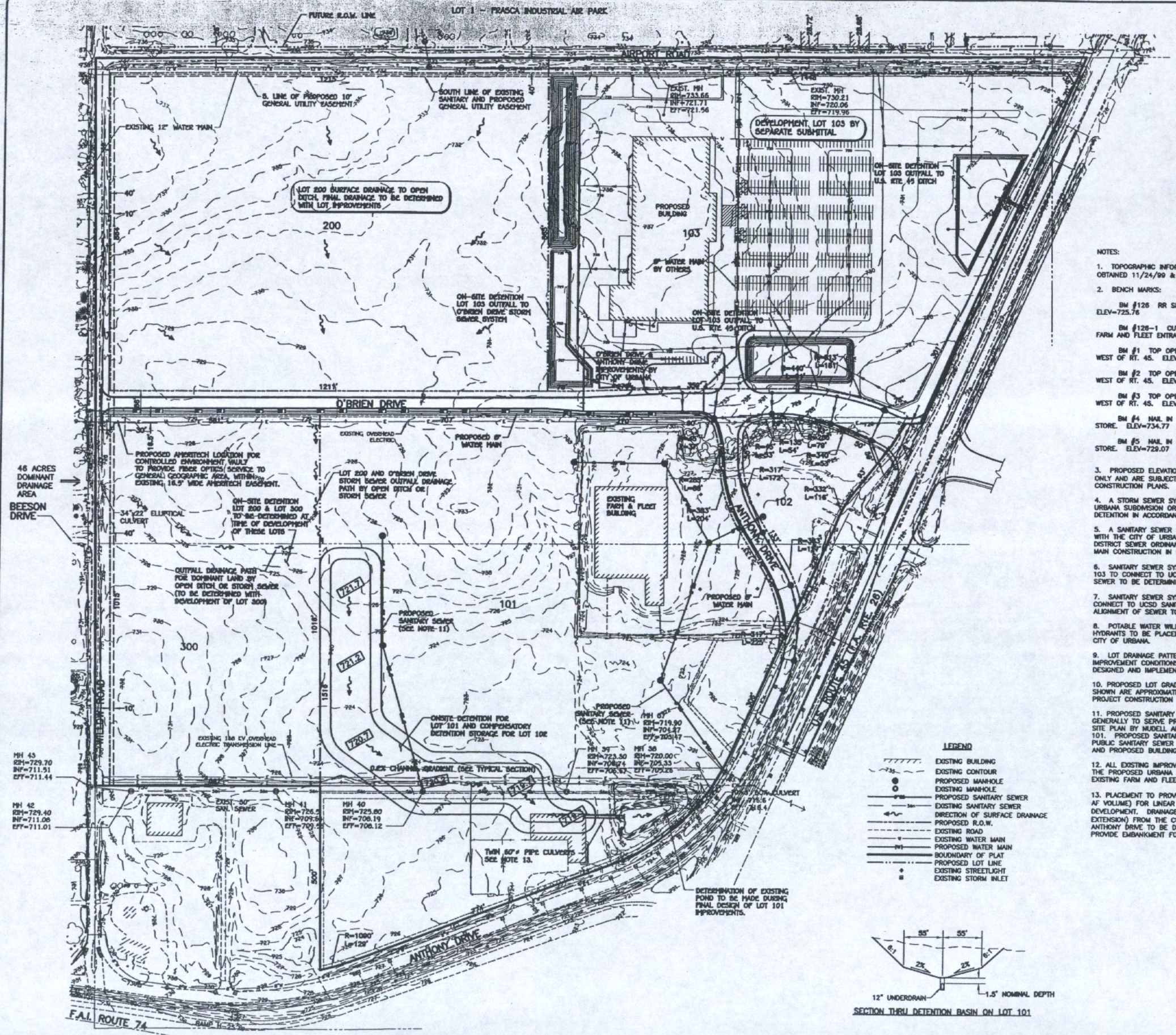
PARKING LOT EXPANSION  
SOCCER PLANET SECOND SUBDIVISION  
2312 WILLOW RD. - URBANA, ILLINOIS

PROJECT:	80-1301
DESIGN BY:	BKB
DRAWN BY:	BKB
DATE:	2/5/14
SHEET:	

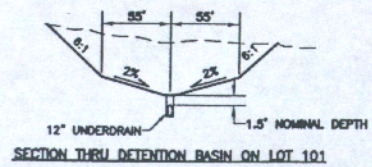
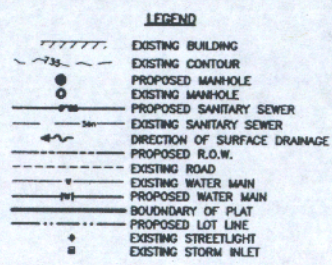
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- NOTES:
- TOPOGRAPHIC INFORMATION IS PROVIDED BY AERIAL MAPPING SERVICES, INFORMATION OBTAINED 11/24/99 & 1/6/00.
  - BENCH MARKS:
    - BM #126 RR SPIKE IN N. SIDE OF PP @ NE QUAD OF RT. 45 AND AIRPORT RD. ELEV=725.76
    - BM #126-1 CUT "X" ON CENTER EAST END OF CONCRETE MEDIAN AT EXISTING FARM AND FLEET ENTRANCE OFF OF RT. 45. ELEV=725.16
    - BM #1 TOP OPERATING NUT ON FH ON S. SIDE OF AIRPORT RD. APPROX. 300' WEST OF RT. 45. ELEV=731.80
    - BM #2 TOP OPERATING NUT ON FH ON S. SIDE OF AIRPORT RD. APPROX. 600' WEST OF RT. 45. ELEV=733.80
    - BM #3 TOP OPERATING NUT ON FH ON S. SIDE OF AIRPORT RD. APPROX. 800' WEST OF RT. 45. ELEV=736.58
    - BM #4 NAIL IN N. SIDE OF PP @ NW CORNER OF EXISTING FARM AND FLEET STORE. ELEV=734.77
    - BM #5 NAIL IN NW SIDE OF PP @ NE CORNER OF EXISTING FARM AND FLEET STORE. ELEV=729.07
  - PROPOSED ELEVATIONS, STORM AND SANITARY SEWER SYSTEMS ARE APPROXIMATE ONLY AND ARE SUBJECT TO REVISION IN PREPARATION OF THE PROJECT (PHASED) CONSTRUCTION PLANS.
  - A STORM SEWER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF URBANA SUBDIVISION ORDINANCE. PROVISIONS WILL BE MADE ON-SITE FOR STORMWATER DETENTION IN ACCORDANCE WITH SAID ORDINANCE.
  - A SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF URBANA SUBDIVISION ORDINANCE, THE URBANA-CHAMPAIGN SANITARY DISTRICT SEWER ORDINANCE AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.
  - SANITARY SEWER SYSTEM FOR LOT 200 (OR FUTURE SUBDIVISIONS THEREOF) AND LOT 103 TO CONNECT TO UCSD SANITARY SEWER ALONG AIRPORT ROAD. ALIGNMENT OF SEWER TO BE DETERMINED WITH LOT 200 IMPROVEMENT PLANS.
  - SANITARY SEWER SYSTEM FOR LOT 300 (OR FUTURE SUBDIVISIONS THEREOF) TO CONNECT TO UCSD SANITARY SEWER ALONG SOUTH PROPERTY LINE OF LOT 300. ALIGNMENT OF SEWER TO BE DETERMINED WITH LOT 300 IMPROVEMENT PLANS.
  - POTABLE WATER WILL BE SUPPLIED BY ILLINOIS-AMERICAN WATER COMPANY. FIRE HYDRANTS TO BE PLACED AS DIRECTED BY THE DIRECTOR OF PUBLIC SAFETY FOR THE CITY OF URBANA.
  - LOT DRAINAGE PATTERNS SHOWN ARE GENERAL AND REFLECT PREDEVELOPMENT LOT IMPROVEMENT CONDITIONS. STORM DRAINAGE SYSTEMS FOR INDIVIDUAL LOTS ARE TO BE DESIGNED AND IMPLEMENTED WITH LOT IMPROVEMENTS.
  - PROPOSED LOT GRADING, STORM SEWER SYSTEMS AND SANITARY SEWER SYSTEMS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO REVISION IN PREPARATION OF THE PROJECT CONSTRUCTION PLANS.
  - PROPOSED SANITARY SEWERS ON LOT 101 ARE SCHEMATIC ONLY AND SHOWN GENERALLY TO SERVE PROPOSED BUILDINGS AS DEPICTED ON THE PROGRAM DEVELOPMENT SITE PLAN BY MUELL ARCHITECTS FOR THE URBANA AUTOPARK IMPROVEMENTS ON LOT 101. PROPOSED SANITARY SEWERS ARE INTENDED TO REFLECT INTENT TO PROVIDE PUBLIC SANITARY SEWER SERVICE TO LOT 101. INTERNAL ACCESS DRIVES, PARKING LOTS AND PROPOSED BUILDINGS ON LOT 101 ARE BEING DEVELOPED AT THIS TIME.
  - ALL EXISTING IMPROVEMENTS ON LOT 101 ARE INTENDED TO BE DEMOLISHED FOR THE PROPOSED URBANA AUTOPARK DEVELOPMENT WITH THE POSSIBLE EXCEPTION OF THE EXISTING FARM AND FLEET BUILDING.
  - PLACEMENT TO PROVIDE CREATED HEADWATER (@HW 723.8 BASIN AND ESTIMATED 10.5 AF VOLUME) FOR LINEAR DETENTION AND NORTH-SOUTH ACCESS ASLE FOR THE DEVELOPMENT. DRAINAGE OUTFALL ROUTING AND TYPE (OPEN DITCH OR CULVERT EXTENSION) FROM THE CULVERTS TO THE EXISTING 10" x 3' BOX CULVERT UNDER ANTHONY DRIVE TO BE DETERMINED DURING FINAL DESIGN. FINAL LOT 101 GRADING TO PROVIDE EMBANKMENT FOR ONE FOOT FREEBOARD ABOVE HW 723.8.



**DA**  
&  
E

DAILY & ASSOCIATES, ENGINEERS, INC.  
1610 BROADMOOR DRIVE  
CHAMPAIGN, IL 61821  
PH 217-552-6169  
FAX 217-552-0085  
E-MAIL: dallyca@aol.com

Sheet No. 2 of 2 Sheets  
Project No. 4504.05  
Cod File Name  
PRELIT



# FINAL PLAT

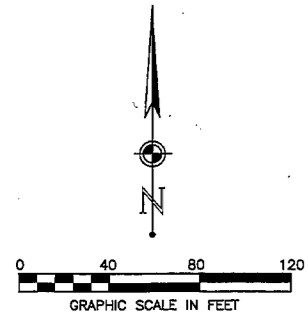
## SOCCER PLANET SECOND SUBDIVISION

AN ADDITION TO THE CITY OF URBANA,  
CHAMPAIGN COUNTY, ILLINOIS  
PART OF NW 1/4, SEC. 4, T. 19 N., R. 9 E., 3rd. P.M.

OWNER / SUBDIVIDER: FRASCA ASSOCIATES  
RUDOLF A. FRASCA,  
MANAGING GENERAL PARTNER  
906 AIRPORT RD.  
URBANA, IL 61802

ENGINEER/SURVEYOR: BKB ENGINEERING, INC.  
301 N. NEIL ST., SUITE 400  
CHAMPAIGN, IL 61820  
(217) 531-2971 OFFICE  
(217) 531-2211 FAX  
PROFESSIONAL DESIGN FIRM  
NO. 184.005483

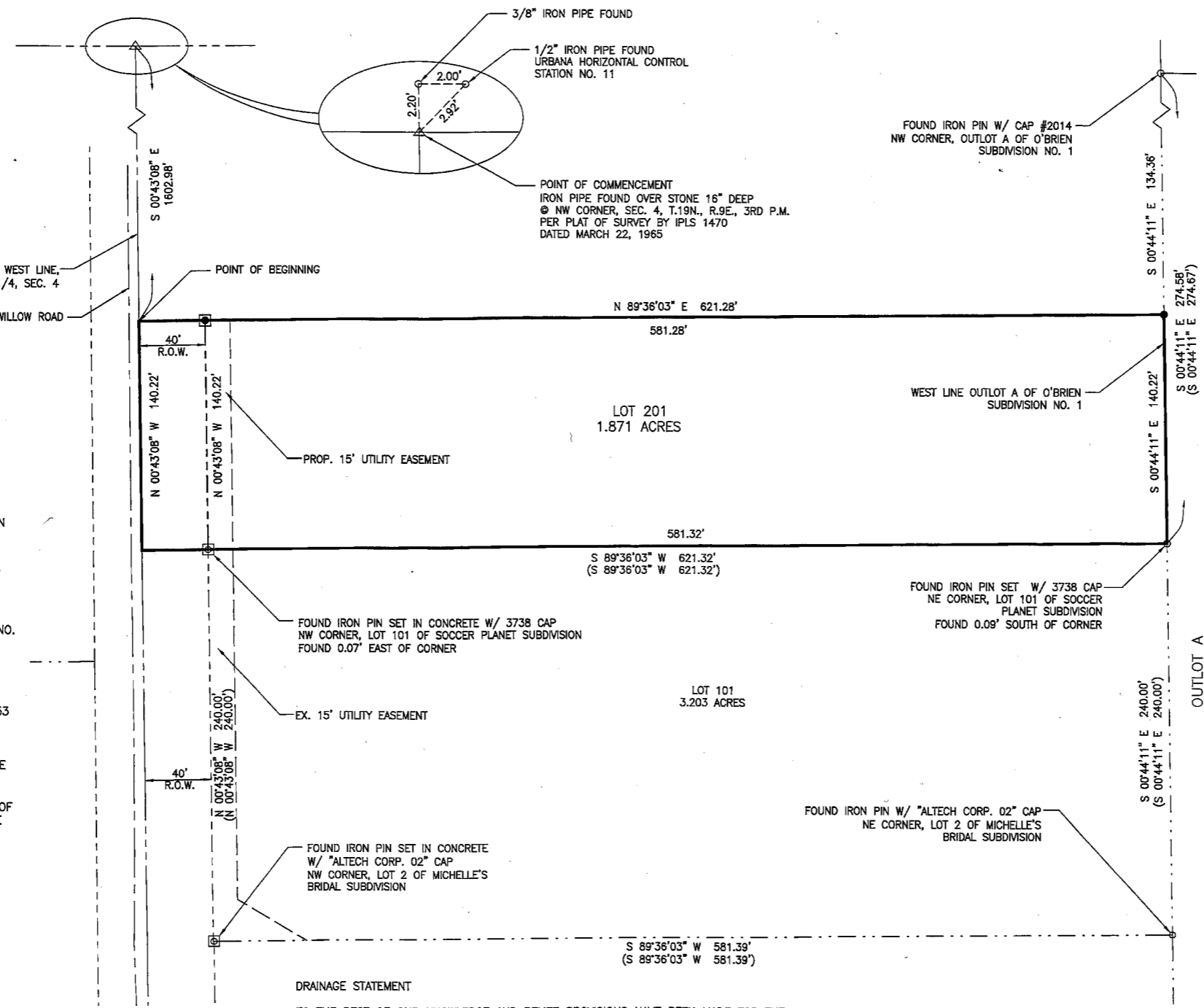
EXHIBIT H



- LEGEND**
- BOUNDARY OF PLAT
  - - - SECTION LINE
  - - - EX. LOT LINE
  - - - EX. RIGHT-OF-WAY LINE
  - - - PROP. RIGHT-OF-WAY LINE
  - - - PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
  - - - EX. CENTERLINE
  - 5/8" IRON PIN SET W/CAP 3738
  - SET CONCRETE MONUMENT W/IRON PIN & CAP 3738
  - △ MONUMENT FOUND
  - IRON PIN / PIPE FOUND
  - IRON PIN / PIPE FOUND IN CONCRETE
  - ( ) RECORD BEARING / DIMENSION

**NOTES:**

1. ALL BEARINGS ARE BASED ON THE NORTH LINE OF LOT 101 OF SOCCER PLANET SUBDIVISION.
2. FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR ALL LOTS WITHIN ALL ZONING DISTRICTS SHALL BE IN ACCORDANCE WITH THE CITY OF URBANA, ILLINOIS ZONING ORDINANCE.
3. THE SITE LIES WITHIN THE SALINE BRANCH DRAINAGE DISTRICT.
4. THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, ILLINOIS.
5. THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE C (AREA OF MINIMAL FLOODING), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 1700350009B, DATED JANUARY 16, 1981).
6. NO PART OF THE AREA COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
7. ILLINOIS POWER EASEMENT OF UNDETERMINED WIDTH OVER AND ACROSS THE NORTH HALF OF SW 1/4, NW 1/4 OF SECTION 4. RECORDED 1/23/53 IN BOOK 472, PAGE 380.
8. FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN JANUARY 2014.
9. SIDEWALK DEFERRAL: PROPERTY OWNER(S) SHALL INSTALL SIDEWALKS ON THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SUBJECT PROPERTY AT THE THEN OWNER(S) EXPENSE WITHIN SIX MONTHS OF PASSAGE OF A RESOLUTION BY THE URBANA CITY COUNCIL TO DO SO. IF THE THEN OWNER(S) DO NOT INSTALL THE SIDEWALKS WHEN REQUESTED, THE CITY OF URBANA HAS THE AUTHORITY TO CONSTRUCT THE SIDEWALKS AND CHARGE THE THEN OWNER(S) FOR THE CONSTRUCTION. IT IS AGREED THAT THIS OBLIGATION SHALL BE A COVENANT RUNNING WITH THE LAND.



STATE OF ILLINOIS }  
COUNTY OF CHAMPAIGN } S.S.

I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF FRASCA ASSOCIATES, I HAVE SURVEYED AND SUBDIVIDED THE HERINAFTER DESCRIBED TRACT OF LAND INTO LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HERINAFTER TO BE KNOWN AS "SOCCER PLANET SECOND SUBDIVISION". THE SCALE ON THE PLAT IS AS INDICATED. ALL DISTANCES MARKED ON THE PLAT ARE IN FEET AND DECIMAL PARTS OF FEET. SUBDIVISION AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON ATTACHED PLAT. I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE PROPERTY TO BE SUBDIVIDED AND PLATTED IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M., CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST, THIRD P.M.; THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUADRANT OF SAID SECTION 4 FOR A DISTANCE OF 1602.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 621.28 FEET TO THE WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 AS RECORDED AS DOCUMENT NO. 2004R36644 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 44 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE OF OUTLOT A OF O'BRIEN SUBDIVISION NO. 1 FOR A DISTANCE OF 140.22 FEET TO THE NORTHEAST CORNER OF LOT 101 OF SOCCER PLANET SUBDIVISION AS RECORDED AS DOCUMENT NO. 2011R00480 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF SAID SOCCER PLANET SUBDIVISION FOR A DISTANCE OF 621.32 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4; THENCE NORTH 00 DEGREES 43 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 140.22 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES MORE OR LESS.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

BRYAN K. BRADSHAW  
ILLINOIS PROFESSIONAL LAND  
SURVEYOR NUMBER 3738



APPROVED BY: THE URBANA PLAN COMMISSION OF THE CITY OF URBANA, ILLINOIS

DATE: \_\_\_\_\_ CHAIRPERSON: \_\_\_\_\_

APPROVED BY: THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, IN ACCORDANCE WITH ORDINANCE NO. \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ MAYOR

CITY CLERK

THIS PLAT IS VALID FOR 180 DAYS FROM \_\_\_\_\_

PRESENTED FOR RECORDING BY:  
CITY OF URBANA  
400 S. VINE ST.  
URBANA, ILLINOIS 61801

RETURN TO:  
BKB ENGINEERING, INC.  
301 N. NEIL ST., SUITE 400  
CHAMPAIGN, IL 61820  
(217) 531-2971 OFFICE  
(217) 531-2211 FAX

**DRAINAGE STATEMENT**

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

BRYAN K. BRADSHAW  
ILLINOIS LICENSED  
PROFESSIONAL ENGINEER NO. 52891



OWNER: \_\_\_\_\_  
RUDOLF A. FRASCA, MANAGING GENERAL PARTNER

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** March 6, 2014

**TIME:** 7:30 P.M.

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

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**MEMBER PRESENT:** Carey Hawkins-Ash, Maria Byndom, Andrew Fell, Tyler Fitch, Dannie Otto, Marilyn Upah-Bant

**MEMBERS EXCUSED:** Lew Hopkins, Bernadine Stake

**STAFF PRESENT:** Jeff Engstrom, Planner II; Teri Andel, Planning Administrative Assistant

**OTHERS PRESENT:** Graham Berry, Jason Cee, Jeehee Choi, Bernard and Judith Huelsbusch, Hyun Kyn Kim, Jimmy Kim, Young Jae Kim, Carol McKusick, Jinwoo Seo, Chris Szmurlo

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**NEW PUBLIC HEARINGS**

**Plan Case No. 2224-M-14: A request by Rudolf A. Frasca to rezone a parcel, approximately 1.871 acres, located north of Anthony Drive and east of Willow Road from IN-1, Light Industrial/Office Zoning District, to B-3, General Business Zoning District.**

Chair Fitch opened this case. Jeff Engstrom, Planner II, presented this case to the Plan Commission. He explained that the petitioner has also submitted a final plat for the proposed area. Since the final plat is in general conformance with the preliminary plat that was previously approved on December 17, 2001, it will go directly to the City Council for approval. He noted the zoning, existing land uses and future land use designations of the proposed site and of the adjacent properties. He talked about how Goals 15.0, 25.0 and 31.0 of the 2005 Comprehensive Plan are relevant to the proposed rezoning. He discussed the details of the rezoning and reviewed the La Salle National Bank criteria that pertain to the case. He read the options of the Plan Commission and presented staff's recommendation.

Chair Fitch asked if the Plan Commission had any questions for City staff.

Mr. Otto pointed out the reference on Page 3 of the written staff report dated February 28, 2014 for Soccer Planet to possibly add another soccer field in the future. Would this be another indoor

soccer field? Would an outdoor soccer field be permitted in the B-3 Zoning District? Mr. Engstrom replied that either indoor or outdoor fields would be allowed in the B-3 Zoning District.

There were no further questions for City staff. Chair Fitch reviewed the procedures for a public hearing. He, then, opened the hearing up for public comment and/or questions and invited the petitioner to speak.

Graham Berry, representative for the petitioner, spoke about Soccer Planet and their need for additional parking for their current use. Although they currently have an arrangement with Creative Thermal Solutions, a neighboring business, to use their parking lots after business hours, the Soccer Planet is seeking to rezone a portion of land to their immediate north to expand their own parking lot. They have no short term plans to expand the facility. If they did, he feels it would be to add an outdoor field for summer camps. Their long term goal would be to add another indoor building.

There was no further audience input, so Chair Fitch closed the audience input portion of the hearing and opened it up for Plan Commission discussion and/or motion(s).

Mr. Ash moved that the Plan Commission forward Plan Case No. 2224-M-14 to the City Council with a recommendation for approval. Ms. Upah-Bant seconded the motion. With there being no discussion on the motion, roll call was as follows:

Ms. Byndom	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Otto	-	Yes
Ms. Upah-Bant	-	Yes	Mr. Ash	-	Yes

The motion passed by unanimous vote. Mr. Engstrom noted that this case would be forwarded to City Council on March 17, 2014.