



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, PhD, FAICP, Director

DATE: April 14, 2011

SUBJECT: Plan Case 2139-M-11: A request to rezone a parcel located north of Anthony Drive and east of Willow Road from IN, Industrial to B-3, General Business.

Introduction and Background

Rudolf A. Frasca, on behalf of Frasca Associates, has submitted a petition to rezone a new parcel being subdivided 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 an indoor soccer facility to be constructed. The parcel is directly north of 2306 Willow Road and is currently being used for agricultural purposes. The parcel totals approximately 3.423 acres. It is currently part of a larger parcel that extends from the northern property line of 2306 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 and subsequent construction of an indoor soccer facility. The proposed new address is 2310 N Willow Road.

On December 17, 2001, a preliminary plat for this parcel was approved by the Urbana City Council. A final plat was submitted on February 28, 2011. Per the Urbana Subdivision Ordinance and Land Development Code, because the final plat is in general conformance with the preliminary plat, it is submitted directly to the City Council for approval. The City Council will review the final plat on April 18, 2011.

At their April 7, 2011 meeting, the Urbana Plan Commission voted 5 ayes and 0 nays to forward the rezoning application to City Council with a recommendation for approval.

Description of Proposed Project

Central Illinois Soccer Enterprises, LLC is proposing to construct an indoor soccer facility that would consist of a 24,000 square foot building including an indoor soccer field, a café, and a small retail shop. The facility will specialize in six-on-six and seven-on-seven soccer tournaments and will employ four full-time staff and up to 12 part-time staff. As the property is located within Tax Increment Finance

District 4, a TIF development agreement is possible to facilitate this redevelopment. Economic Development staff has been working with Central Illinois Soccer Enterprises on such an agreement, which will go to the City Council on April 18, 2011 for final consideration.

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. There are two properties to the west. One is zoned B3, General Business and is occupied by Creative Thermal Solutions (CTS). On August 18, 2010, the Zoning Board of Appeals granted a Conditional Use Permit for CTS to construct a research park with five buildings. The second property is zoned IN, Industrial and is occupied by APL Engineered Materials. The property to the north is zoned IN, Industrial 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. To the south, zoned IN, Industrial, is Brahler’s Trucker Supply. Further south is Michelle’s Bridal Shoppe, zoned B3, General Business. Michelle’s Bridal Shoppe recently purchased additional land to the east of their current parcel to construct an addition.

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, Industrial	Vacant, Agricultural Use	Regional Business
North	IN, Industrial	Vacant, Agricultural Use	Regional Business
South	IN, Industrial	Brahler’s Trucker Supply	Regional Business
East	B-3, General Business	O’Brien Auto Park	Regional Business
West	B-3, General Business	Creative Thermal Solutions	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 18.0 Promote infill development.

Objectives

- 18.2 Promote the redevelopment of underutilized property using techniques such as tax increment financing, redevelopment loans/grants, enterprise zone benefits, marketing strategies, zoning incentives, etc.

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.

Tax Increment Financing District 4 Goals and Policies

The subject property is located in Urbana’s Tax Increment Finance (TIF) District 4. TIF districts are designed to facilitate redevelopment and business attraction and expansion. The construction of an indoor soccer facility as well as the Creative Thermal Solutions expansion are consistent with the TIF 4 Redevelopment Plan.

Comments from the Plan Commission

On April 7, 2011, the Plan Commission held a public hearing for the rezoning application. The applicant attended the meeting to answer questions about the proposed indoor soccer facility. There was no public input. The Plan Commission had several questions about the development agreement. Following the discussion, the Plan Commission voted to forward the application to City Council with a recommendation for approval by a vote of 5 ayes and 0 nays. For further information, please see the attached meeting minutes.

Discussion

According to the Urbana Zoning Ordinance, the intent of the Industrial Zoning District is “to provide areas for manufacturing and industrial uses, where they will have the necessary services and facilities, and minimize obtrusion on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable effects, are permitted by right; more intensive industrial uses which may have wider-reaching environmental effects are permitted as special uses, which provide the Urbana Plan Commission and City Council the opportunity to review the uses and impose needed conditions. In order to minimize conflict among incompatible uses, most non-industrial uses are not allowed in the IN Industrial District.” 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 and B-3 Zoning Districts are attached in Exhibit D. Since the subject property is in an area with businesses that serve the community, rezoning the subject property to B-3 would be consistent with the intent of the B-3 Zoning District. In addition, rezoning the subject property would be consistent with the zoning of other commercial properties in the surrounding area including that of 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, Industrial, 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 construct an indoor soccer facility on the subject property. The proposed zoning district would be consistent with the proposed use.

Nearby businesses include Brahler’s Truckers Supply, Creative Thermal Solutions, O’Brien Auto Park, Michelle’s Bridal Shoppe, and Farm & Fleet. These businesses serve the region, like the proposed soccer facility is intended to do, 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 and the value it would have if it were rezoned to B-3, General Business.

Under the current zoning, the soccer facility would not be allowed, as a *Private Indoor Recreational Development* is not an allowed use in IN, Industrial. It is assumed that the proposed rezoning would increase the value of the property as the owner is proposing to construct such a facility if it is successfully 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 the construction of a private indoor recreational facility that would serve the community as well as the region and 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 as it is located in one of the City's TIF districts, which incentivizes 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 so 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 the current zoning.

Summary of Findings

1. On March 18, 2011, the City of Urbana received a petition to amend the Urbana Zoning Map for the subject property from IN, Industrial to B-3, General Business in order to allow the construction of an indoor soccer 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, Industrial.
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 appears to generally meet the LaSalle Case criteria.
7. At their April 7, 2011 meeting, the Urbana Plan Commission in a vote of 5 ayes and 0 nays recommended that City Council approve the proposed rezoning.

Options

The Urbana City Council has the following options regarding Plan Case 2139-M-11:

1. Approve the Rezoning request; or
2. Deny the Rezoning request.

Recommendation

Based on the evidence presented in the discussion above, the Urbana Plan Commission and staff recommend that the City Council **approve** the proposed rezoning.

Prepared by:

Rebecca Bird, Planner I

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

Plan Commission Minutes 4.7.2011
Draft Ordinance

CC: Rudolf Frasca, tfrasca@frasca.com

ORDINANCE NO. 2011-04-025

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

(Rezoning of a 3.423-acre parcel located north of Anthony Drive and east of Willow Road from IN, Industrial, to B-3, General Business
- Plan Case 2139-M-11 / Soccer Planet)

WHEREAS, Rudolf A Frasca, on behalf of Frasca Associates, has petitioned the City for a Zoning Map Amendment to rezone a 3.423-acre parcel located north of Anthony Drive and east of Willow Road from IN, Industrial, to B-3, General Business; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on April 7, 2011 concerning the petition filed in Plan Case No. 2139-M-11; 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 5 ayes and 0 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, Industrial, 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 1743.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 621.32 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 240.00 FEET TO THE NORTHEAST CORNER OF LOT 2 OF MICHELLE'S BRIDAL SUBDIVISION AS RECORDED AS DOCUMENT NO. 2011R00460 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 1/2, SOUTH 1/2 OF SAID NORTHWEST QUARTER OF SECTION 4; THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 1/2, SOUTH 1/2 OF SAID NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 621.39 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 240.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.423 ACRES MORE OR LESS.

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

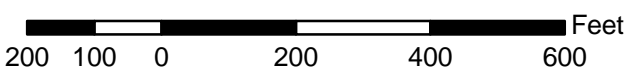
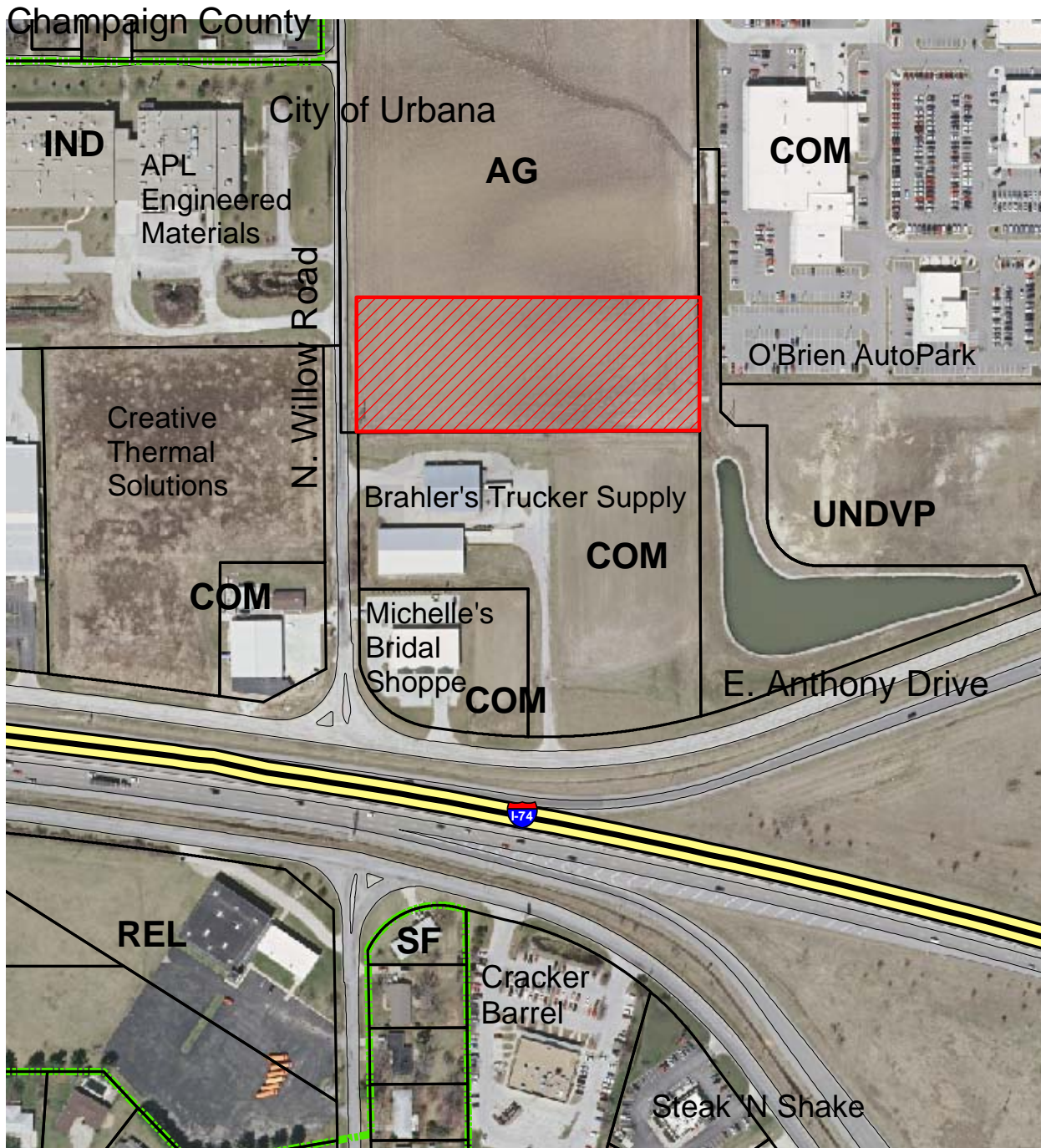
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the ___ day of _____, _____, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled: **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** (Rezoning of a 3.423-acre parcel located north of Anthony Drive and east of Willow Road from IN, Industrial, to B-3, General Business - Plan Case 2139-M-11 / 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 & Existing Land Use Map



Plan Case: 2139-M-11
 Subject: A request by Rudolf A Frasca to rezone a parcel from IN to B-3
 Location: North of Anthony Drive and east of Willow Road
 Petitioner: Rudolf A Frasca, Frasca Associates

Prepared 3/22/2011 by Community Development Services - rlb



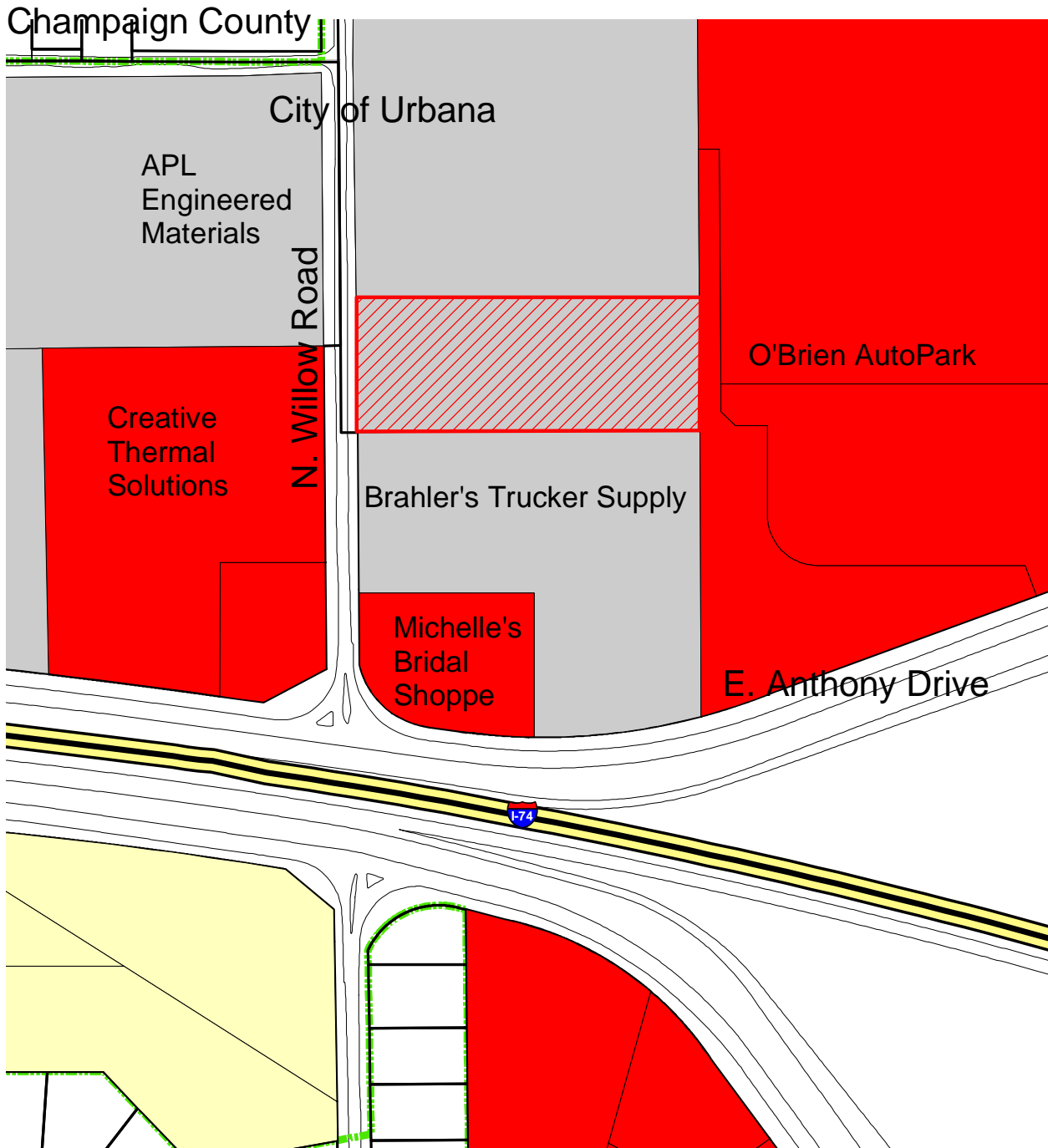
-  Subject Property
-  Urbana Corporate Limits
- COM Commercial
- UNDVP Undeveloped
- REL Religious Inst.
- IND Industrial
- SF Single-Family

Exhibit B: Existing Zoning Map



Plan Case: 2139-M-11
 Subject: A request by Rudolf A Frasca to rezone a parcel from IN to B-3
 Location: North of Anthony Drive and east of Willow Road
 Petitioner: Rudolf A Frasca, Frasca Associates






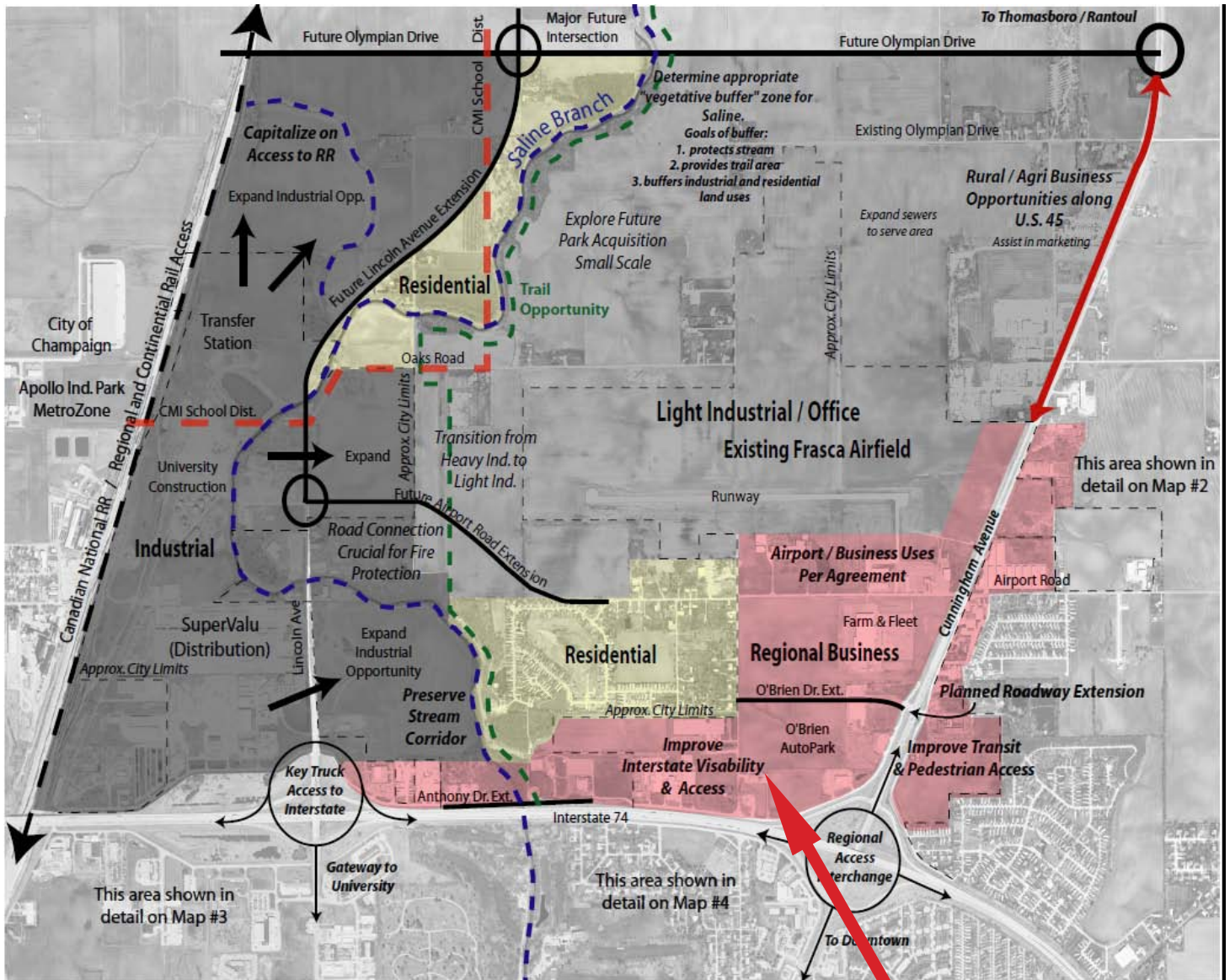
-  Subject Property
-  Urbana Corporate Limits
-  B3, General Business
-  IN, Industrial
-  R1, Single-Family Residential

Exhibit C: Future Land Use Map #1



Subject Property



Plan Case: 2139-M-11
 Subject: A request by Rudolf A Frasca to rezone a parcel from IN to B-3
 Location: North of Anthony Drive and east of Willow Road
 Petitioner: Rudolf A Frasca, Frasca Associates

Prepared 3/22/2011 by Community Development Services - rlb



IN – INDUSTRIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The *IN, Industrial District* is intended to provide areas for manufacturing and industrial uses, where they will have the necessary services and facilities, and minimize obstruction on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable effects, are permitted by right; more intensive industrial uses which may have wider-reaching environmental effects are permitted as special uses, which provide the Urbana Plan Commission and City Council the opportunity to review the uses and impose needed conditions. In order to minimize conflict among incompatible uses, most non-industrial uses are not allowed in the IN Industrial District.

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

Business - Food Sales and Services

Wholesale Produce Terminal

Business - Miscellaneous

Aviation Sales, Service or Storage
Construction Yard
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Kennel
Lawn Care and Landscaping Service
Mail Order Business (*Less than 10,000 square feet of gross floor area*)
Mail Order Business (*Greater than 10,000 square feet of gross floor area*)
Radio or TV Studio
Self-Storage Facility
Shopping Center – Convenience
Shopping Center - General
Warehouse
Wholesale Business

Business - Personal Services

Ambulance Service
Medical Carrier Service

Residential

Dwelling, Multiple-Unit, Common-Lot-Line

Business - Professional and Financial Services

Bank/ Savings and Loan Association
Check Cashing Service
Express Package Delivery Distribution Center
Professional and Business Office

Business - Retail Trade

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

Business - Transportation

Motor Bus Station
Railroad Yards and Freight Terminal
Truck Terminal/ Truck Wash

Business - Vehicular Sales and Services

Automobile, Truck, Trailer or Boat Sales
Automobile/ Truck Repair
Gasoline Station
Towing Service
Truck Stop

Public and Quasi-Public

Electrical Substation
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
Utility Provider

PERMITTED USES CONTINUED:**Industrial**

Bookbinding
 Building Paper, Paper Containers and Similar Products Manufacturing
 Confectionery Products Manufacturing and Packaging
 Electrical and Electronic Machinery, Equipment and Supplies Manufacturing
 Electronics and Related Accessories-Applied Research and Limited Manufacturing
 Engineering, Laboratory, Scientific and Research Instruments Manufacturing
 Grain Mill Products Manufacturing and Packaging
 Household and Office Furniture Manufacturing
 Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing
 Light Assembly Manufacturing (*50,000 gross square feet or less*)
 Light Assembly and Manufacturing (*Greater than 50,000 gross square feet*)
 Manufacturing and Processing of Apparel and Related Finished Products Manufacturing
 Manufacturing and Processing of Athletic Equipment and Related Products
 Mechanical Measuring and Controlling Instruments Manufacturing
 Miscellaneous Finished Products Manufacturing Including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas and Similar Products

Motion Picture Production Studio
 Musical Instruments and Allied Products Manufacturing
 Office and Artists Materials Manufacturing (*Except Paints, Inks, Dyes and Similar Products*)
 Optical Instruments and Lenses Manufacturing
 Photographic Equipment and Supplies Manufacturing
 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
 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
 Watches, Clocks and Clockwork Operated Devices Manufacturing
 Wool, Cotton, Silk and Man-Made Fiber Manufacturing

SPECIAL USES:**Business - Transportation**

Heliport

Business – Vehicular Sales and Service

Automobile Salvage Yard (*Junkyard*)

Industrial

All Other Industrial Uses
 Recycling Center

Public and Quasi-Public

Correctional Institution or Facility

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

Commercial Planned Unit Development

Industrial

Industrial Planned Unit Development

CONDITIONAL USES:**Business - Personal Services**

Dry Cleaning or Laundry Establishment

Business - Professional and Financial Services

Vocational, Trade or Business School

CONDITIONAL USES CONTINUED:

Agriculture

Artificial Lake of one (1) or more acres
 Commercial Breeding Facility
 Farm Equipment Sales and Service
 Grain Storage Elevator and Bins
 Livestock Sales Facility and Stockyards
 Mineral Extraction, Quarrying, Topsoil Removal
 and Allied Activities

Business - Miscellaneous

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

Business - Transportation

Air Freight Terminal

Business - Vehicular Sales and Services

Car Wash

Public and Quasi-Public

Public or Commercial Sanitary Landfill
 Radio or Television Tower and Station
 Sewage Treatment Plant or Lagoon
 Water Treatment Plant

DEVELOPMENT REGULATIONS IN THE IN 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)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
IN	10,000	90	None	1.00	None	25	None	None

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

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, IL 61801
 (217) 384-2440
 (217) 384-2367 fax
www.city.urbana.il.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 B-1 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

Business - Vehicular Sales and Service

Automobile Accessories (*New*)
Automobile, Truck, Trailer or Boat Sales
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
 Bookstore
 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

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
B-3	6,000	60	None	4.00	None	15	5	10

FAR= FLOOR AREA RATIO
OSR= OPEN SPACE RATIO

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, IL 61801
(217) 384-2440
(217) 384-2367 fax
www.city.urbana.il.us



Application for Zoning Map Amendment

Plan

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 3-18-11 Plan Case No. 2139-M-11
 Fee Paid - Check No. 3195 Amount 175⁰⁰ Date 3-18-11

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

Location of Subject Site: **WILLOW ROAD**

PIN # of Location: **Part of 30-21-04-100-013**

Lot Size: 3.42

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

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: 217-586-1803**

Address (street/city/state/zip code): **P.O. BOX 1127, MAHOMET, IL 61853**

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

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

217-586-1803

Address (street/city/state/zip code): **P.O. BOX 1127, MAHOMET, IL 61853**

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

Name of Professional Site Planner(s): _____ **Phone:** _____

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

Email Address: _____

Name of Attorney(s): **JEFF WAMPLER - ERWIN, MARTINKUS & COLE** **Phone: 217-**

351-4040

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

Email Address: **JEFF.WAMPLER@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.

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

DEVELOPMENT OF AN INDOOR SOCCER FACILITY IS PROPOSED FOR THE PROPERTY.

—
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 EAST AND WEST OF THE SUBJECT TRACT.**

Time schedule for development (*if applicable*). **SPRING / SUMMER 2011**

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.

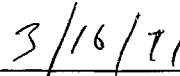
By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

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



Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

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 1743.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 621.32 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 240.00 FEET TO THE NORTHEAST CORNER OF LOT 2 OF MICHELLE'S BRIDAL SUBDIVISION AS RECORDED AS DOCUMENT NO. 2011R00460 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH ½, SOUTH 1/2 OF SAID NORTHWEST QUARTER OF SECTION 4; THENCE SOUTH 89 DEGREES 36 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH ½, SOUTH 1/2 OF SAID NORTHWEST QUARTER OF SECTION 4 FOR A DISTANCE OF 621.39 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 240.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.423 ACRES MORE OR LESS.

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: April 7, 2011

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Tyler Fitch, Lew Hopkins, Michael Pollock, Bernadine Stake, Marilyn Upah-Bant

MEMBERS EXCUSED: Jane Burris, Andrew Fell, Ben Grosser, Dannie Otto

STAFF PRESENT: Robert Myers, Planning Manager; Teri Andel, Planning Secretary

OTHERS PRESENT: Graham Berry, Bryan Bradshaw, Rebecca Rodgers, Susan Taylor

NEW PUBLIC HEARINGS

Plan Case No. 2139-M-11: A request by Rudolph A. Frasca, on behalf of Frasca & Associates, 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 construction of an indoor soccer facility.

Robert Myers, Planning Manager, presented this case to the Plan Commission. He indicated that three City applications are under consideration for this property: a rezoning, Final Plat, and a redevelopment agreement, all three of which would be on the April 18, 2011 City Council agenda barring any delays. The petitioner intends to construct an indoor recreational facility this summer in time for fall soccer leagues, and consequently the applicant is working toward construction beginning this May.

Mr. Myers stated the purpose of the proposed rezoning request. He provided background information on the annexation agreement concerning Frasca Airfield and planned development in the area. He referred to an approved preliminary plat for the proposed site. He noted the zoning and current land uses of the proposed site and of the adjacent properties. He spoke about the different business zoning districts and how the B-3 Zoning District relates to the proposed use of indoor soccer facility. He reviewed the LaSalle National Bank criteria that pertain to the proposed rezoning request. He presented staff's recommendation.

Ms. Stake asked why was the development would include a redevelopment agreement. Mr. Myers said it would actually be a development agreement. The property is located within a City tax increment finance district, and the agreement would be to return a portion of the new property taxes to the developer to offset some of the construction costs.

Ms. Stake asked if the developer would construct the indoor soccer facility if they did not receive TIF funding. Mr. Myers responded that the developer has indicated that the project would not be financially feasible without TIF assistance.

Ms. Stake questioned how much TIF money would be used to help fund this project. Mr. Myers responded that he did not have the figures available at that moment but could provide that information.

With no further questions for City staff, Chair Pollock opened the hearing up for public input.

Graham Berry, developer for the proposed indoor soccer facility, stated that he was available to answer any questions that the Plan Commission may have.

Ms. Upah-Bant asked the petitioner if he could disclose how much TIF money would be provided for the project. Mr. Berry replied that the development agreement is for a maximum of \$270,000 over a ten year period. More than likely it will be less than this amount though.

With no further comments or questions from the public, Chair Pollock closed the public input portion of the hearing and opened it to Plan Commission discussion and/or motion(s).

Ms. Upah-Bant moved that the Plan Commission forward Plan Case No. 2139-M-11 to the Urbana City Council with a recommendation for approval. Mr. Hopkins seconded the motion.

Roll call on the motion was as follows:

Mr. Hopkins	-	Yes	Mr. Pollock	-	Yes
Ms. Stake	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Fitch	-	Yes			

The motion was approved by unanimous vote. Mr. Myers stated that this case would be presented to the Urbana City Council on Monday, April 18, 2011.