



## 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:** February 2, 2012

**SUBJECT:** Request by City of Urbana Zoning Administrator to rezone a parcel totaling approximately 0.57 acres at 208 West Griggs Street from B-3, General Business Zoning District to B-4, Central Business Zoning District (Plan Case 2164-M-11)

---

### **Introduction and Background**

The Zoning Administrator is requesting that 208 West Griggs Street, a parcel totaling approximately 0.57 acres, be rezoned from B-3, General Business Zoning District to B-4, Central Business Zoning District. This property is located in downtown Urbana, adjacent to the Boneyard Creek, and is used by Carle Printing Services. The City is intending to subdivide the lot and to purchase the unoccupied portion of the property adjacent to the Boneyard Creek to include it in the Boneyard Creek Improvements Project. The proposed rezoning would prevent this subdivision of land from resulting in a non-conforming lot and would also bring the site into full conformity with the Urbana 2005 Comprehensive Plan. The B-4 zoning would be consistent with the existing use of the property and is supported by the property owner.

At their January 19, 2012 meeting, the Urbana Plan Commission voted 8 ayes and 0 nays to forward the rezoning application to the City Council with a recommendation for approval.

### **Description of Proposed Project**

On May 19, 2008, the City Council adopted the Boneyard Creek Master Plan. A copy of the plan is available on the City's website at <http://urbanaininois.us/departments/public-works/about-public-works/engineering/boneyard-creek-master-plan>. The first implementation phase of the plan consists of improvements to the Boneyard Creek from Griggs Street to Broadway Avenue, as well as associated streetscape improvements to Race Street and Broadway Avenue. Attached as Exhibit E is a description and drawing of the proposed improvements for this segment of the Boneyard Creek from the Boneyard Creek Master Plan.

Under the Master Plan, the eastern portion of the subject parcel is slated for improvement as part of a park. Exhibit F consists of engineering drawings for the portion of the project which includes the subject site. The western portion of the subject parcel contains a commercial building which is currently

occupied by Carle Printing Services, a department of Carle Foundation Hospital that provides copying and printing services for the hospital. The City plans to purchase the portion of the lot that is east of the building and directly adjacent to the Boneyard Creek to allow for its inclusion in the Boneyard Creek Improvements Project.



*Figure 1 Subject lot outlined in red. Green crosshatched area is portion of lot intended to be part of Boneyard Creek park.*

Because the subject lot is zoned B-3, General Business District, subdivision would result in a non-conformity with regard to setbacks. The existing B-3 zoning district requires a minimum side yard setback of five feet. The proposed subdivision would subdivide the property along the eastern side of the building, creating a zero side yard setback. As part of the subdivision, the property owner would be granted an easement adjacent to the building to allow for maintenance of the building. The B-4 zoning district has no required setbacks and would therefore prevent a non-conformity when the property is subdivided. Moreover, the building has an approximate five-foot front yard setback, which is less than the required 15 feet in the B-3 zoning district. This non-conformity would be corrected should the property be rezoned to B-4. In addition, the 2005 Comprehensive Plan supports the proposed rezoning as the subject parcel is designated “Central Business” in Future Land Use Map #8, with a note to promote pedestrian-friendly downtown infill development. The B-4 zoning district would be in greater compliance with the 2005 Comprehensive Plan than the current zoning. The proposed rezoning is not expected to result in any short-term changes to the western portion of property.

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

The subject parcel fronts on Griggs Street just west of Race Street. It contains a commercial building and is surrounded on two sides by parking lots and on the other two sides by multi-family housing. The subject parcel is zoned B-3, General Business, as is the parcel to the west. To the north and east, the properties are zoned B-4, Central Business. To the south is a property in the R-5, Medium High Density Multiple-Family Residential zoning district. The subject parcel is on the edge of the area designated

“Central Business” in the Future Land Use Maps in the 2005 Comprehensive Plan. The properties to the north, east, and west are also designated “Central Business”. The property to the south is designated “Residential”.

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.

<b>Location</b>	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Comprehensive Plan Future Land Use</b>
Site	B-3, General Business	Carle Printing Service	Central Business
North	B-4, Central Business	Parking Lot	Central Business
South	R-5, Medium High Density Multi-Family Residential	Apartment	Residential
East	B-4, Central Business	Parking Lot	Central Business
West	B-3, General Business	Apartment	Central Business

**Comprehensive Plan**

The 2005 Urbana Comprehensive Plan identifies the future land use for the subject site as well as the properties to the north, east, and west as “Central Business”. The Comprehensive Plan defines “Central Business” as follows:

*The Central Business land use designation is exemplified by Downtown Urbana but also includes other mixed-use areas. Contains a dense, highly intensive land use pattern focusing on an urban style of development and architecture. Pedestrian, bicycle and transit access are emphasized to ensure areas are walkable. Contains a mix of land uses ranging from commercial, high-density residential, office, and well as institutional. Mixed-use developments offer residential uses above first floor commercial and office space.*

Future Land Use Map #8 includes the following notations for this neighborhood:

*Downtown: Utilize TIF and other incentive programs to promote downtown infill development; emphasize new mixed-use projects with downtown style of design and a focus on transit and pedestrians.*

The following Comprehensive Plan Goals and Objectives support the rezoning and the Boneyard Creek Improvements Project:

- Goal 7.0      Protect and beautify existing waterways.  
                   *Objectives*
  - 7.3      Redevelop parts of Boneyard Creek to provide natural and public amenities
  
- Goal 9.0      Strengthen Urbana’s parks and recreational facilities.  
                   *Objectives*
  - 9.3      Encourage the development of parks within walking distance of neighborhoods.

Goal 22.0 Increase the vitality of downtown Urbana as identified in the *Downtown Strategic Plan* and *Annual Action Plan*.

*Objectives*

- 22.4 Encourage public/private partnerships to foster new development in the downtown area.
- 22.5 Use tax increment financing to promote new development and redevelopment opportunities, mini-parks and plazas.
- 22.6 Continue to improve the public infrastructure of parking lots and streetscapes.
- 22.7 Pursue redevelopment of the North Broadway corridor.
- 22.8 Promote visible, outdoor activity in downtown.
- 22.9 Pursue the development of a permanent outdoor public square and performance/event space.

**2002 Downtown Strategic Plan**

The 2002 Downtown Strategic Plan includes a goal of providing community outdoor space, which would support the redevelopment of the Boneyard Creek.

**2012 Downtown Plan**

The City is currently a final draft of an updated plan for downtown Urbana. The draft plan, which is expected to be adopted by March 2012, supports the implementation of the Boneyard Creek Master Plan. The following draft goals and objectives that support for the Boneyard Creek Improvements Project are included:

*Goal D Develop engaging public spaces and streetscapes.*

*Objectives*

- D1 Pursue the development of one or more permanent outdoor public square and performance/event space, along with more child-friendly spaces.
- D2 Enhance existing public spaces through addition of landscaping and amenity features.
- D3 Promote public arts to enhance streetscapes and public spaces.
- D4 Implement the Boneyard Creek Master Plan.

**2010 Mayor and City Council Goals**

The 2010 Mayor and City Council Goals include a goal of maintaining a vibrant, innovative downtown which includes the implementation of the Boneyard Creek Master Plan to transform the Boneyard Creek into a downtown amenity:

4. Goal: A vibrant, innovative downtown

E. Strategy: Continue implementation of the Boneyard Creek Master Plan.

- Coordinate with private property owners who own redevelopment properties.
- Focus on Segment 3 between Griggs Street and Broadway Avenue for first construction phase including Race Street Bridge.
- Finalize necessary easements agreements, including old railroad trestle bridge for pedestrians and Norfolk Southern railroad approvals.
- Consider additional segments as feasible and/or as prompted by redevelopment activity.
- Initiate planning, acquisition, site engineering for Boneyard beautification plan west of Main Street to Lincoln Avenue.
- Study/consider private fund-raising campaign tied to specific Boneyard phases.

## **Comments from the Plan Commission**

On January 19, 2012, the Plan Commission held a public hearing for the rezoning application. There was no public input. Following a brief discussion (see attached minutes for summary of discussion), the Plan Commission voted to forward the application to City Council with a recommendation for approval by a vote of 8 ayes and 0 nays.

## **Discussion**

The subject property is identified in the 2005 Comprehensive Plan future land use maps as being part of the downtown Central Business district. According to the Urbana Zoning Ordinance, the intent of the B-3, General Business Zoning District is “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.” The intent of the B-4, Central Business Zoning District, on the other hand, is to “provide an area for the focus of the city, in which the full range of commercial and business uses may locate in a limited area of high intensity uses, with the appropriate forms of physical development at a high density.” Zoning Description Sheets for both the B-3 and the B-4 Zoning Districts are attached in Exhibit D. In terms of development regulations, the main differences between the two districts is that the B-4 district has a smaller minimum lot size, a narrower minimum lot width, a larger maximum floor area ratio, and no required setbacks. In terms of permitted uses, the major difference between the two districts is that the B-4 district does not permit by right some of the more automobile-oriented businesses that are allowed in the B-3 district such as shopping centers, wholesale businesses, and automobile sales and repair. Another considerable difference between the B-3 and the B-4 zoning districts is that off-street parking is not required in the B-4 district.

## **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 parcel is zoned B-3, General Business and is adjacent to lots zoned B-4, Central Business on two sides. The lot contains a commercial building which is currently occupied by Carle Printing Services, a department of Carle Foundation Hospital that provides copying and printing services for the hospital. The current use would be consistent with the proposed zoning. According to Urbana Zoning Ordinance Table V-1, Table of Uses, “copy and printing service” is a permitted use in the B-4 district. The Zoning Administrator is proposing the rezoning to facilitate the subdivision of the subject lot and the consequent purchase of the eastern portion of the lot and its use as part of the Boneyard Creek park. The building that is currently on the subject lot is non-conforming in terms of the front yard setback, and the proposed rezoning would bring this into conformity. The property to the east will be part of the new Boneyard Creek park, which would be compatible with the proposed B-4 zoning district. The property to the north is a City-owned parking lot zoned B-4. The property to the west, zoned B-3, contains a

housing complex owned and managed by Homestead Corporation of Champaign-Urbana, a community housing development organization. The property to the south contains a 15-unit apartment building. Apartments are a permitted use in the B-4 zoning district, and so the proposed zoning would be compatible with the existing land uses to the south and west.

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 B-3 and the value it would have if it were rezoned to B-4.*

Under the current zoning designation, the subject lot is non-conforming in terms of parking and rear yard setback. The proposed subdivision would create an additional non-conformity in terms of side yard setback. This could impact the value of the building on the subject lot as it would not be possible to rebuild it exactly as it is if it were destroyed by fire or some other natural disaster. Should the property be rezoned, not only would it conform more fully to the B-4 development regulations, but it would also facilitate the subdivision which will result in a public park being adjacent to the subject lot. Proximity to the new park will likely result in an increase in property values of surrounding properties.

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 is consistent with the 2005 Comprehensive Plan's future land use designation of Central 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-4 Zoning District as it is adjacent to parcels zoned B-4 on two sides. In addition, the B-4 Zoning District is consistent with the Central Business land use designation for the area in the Comprehensive Plan and would promote downtown redevelopment goals

in the Comprehensive Plan, the Downtown Plan, and the Mayor and City Council Goals. According to the Boneyard Creek Master Plan, the area adjacent to the renewed Boneyard Creek is expected to undergo additional revitalization. The 25-year vision in the plan (page 3) includes this property as a site for future redevelopment as a result of a revitalized Boneyard Creek.

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.*

This criterion does not apply as the property is not vacant.

## **Summary of Findings**

1. On December 27, 2011, the Zoning Administrator of the City of Urbana requested an amendment to the Urbana Zoning Map for the subject property from B-3, General Business to B-4, Central Business to both facilitate the implementation of the Boneyard Creek Improvements Project and bring the subject property into conformance with the 2005 Comprehensive Plan.
2. The 2005 Urbana Comprehensive Plan designated the future use of the property as Central Business.
3. The proposed zoning map amendment to B-4, Central Business would be consistent with the existing land use and with the existing zoning of both the subject site and the surrounding properties.
4. The proposed zoning map amendment is consistent with the 2005 Urbana Comprehensive Plan, the 2002 Downtown Strategic Plan, the draft 2012 Downtown Plan, and the 2010 Mayor and City Council Goals as it would further the City's goal of increasing the vitality of downtown Urbana.
5. The proposed zoning map amendment would correct an existing non-conformity.
6. The proposed zoning map amendment appears to generally meet the LaSalle Case criteria as the property is adjacent to property in the proposed zoning district on two sides, would facilitate the construction of a public park in downtown Urbana, and be consistent with the future land use designation of Central Business in the Comprehensive Plan.
7. At their January 19, 2012 meeting, the Urbana Plan Commission in a vote of 8 ayes and 0 nays recommended that City Council approve the proposed rezoning.

## Options

The Urbana City Council has the following options regarding regarding Plan Case 2164-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 II

Attachments: Draft Ordinance  
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: Segment 3 of Boneyard Creek Master Plan  
Exhibit F: Boneyard Creek Improvements Project  
Exhibit G: Site Photos  
Minutes

CC: Les Busboom, Brad Bennett



ORDINANCE NO. 2012-02-010

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

(208 West Griggs Street from B-3, General Business Zoning District,  
to B-4, Central Business Zoning District - Plan Case No. 2164-M-11)

WHEREAS, the Zoning Administrator has petitioned the City for a Zoning Map Amendment to rezone one parcel located at 208 West Griggs Street from B-3, General Business Zoning District to B-4, Central Business Zoning District; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on January 19, 2012 concerning the petition filed in Plan Case No. 2164-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 goals of the draft 2012 Downtown Plan and the 2010 Mayor and City Council Goals; and

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

WHEREAS, the Urbana Plan Commission voted 8 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 B-3, General Business to B-4, Central 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 property from B-3, General Business to B-4, Central Business.

The subject property is more accurately described as follows:

LEGAL DESCRIPTION:

Lot 102 in Eastern Illinois Foodbank Replat Number 2, as per Plat recorded June 27, 2000, as Document number 2000 R 14009, situated in Champaign County, Illinois.

Common Addresses: 208 West Griggs Street, Urbana, IL

Permanent Index Nos.: 91-21-08-452-011

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**

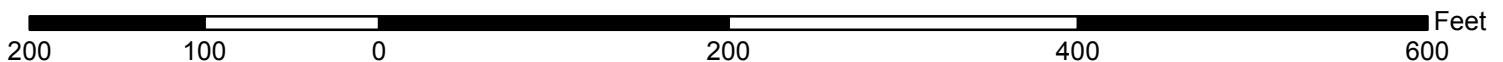
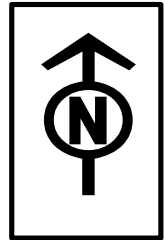
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled: "AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS" (208 West Griggs Street from B-3, General Business Zoning District, to B-4, Central Business Zoning District - Plan Case No. 2164-M-11), 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

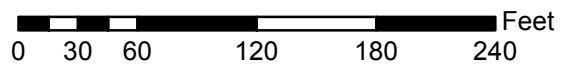
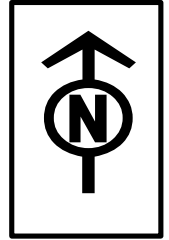
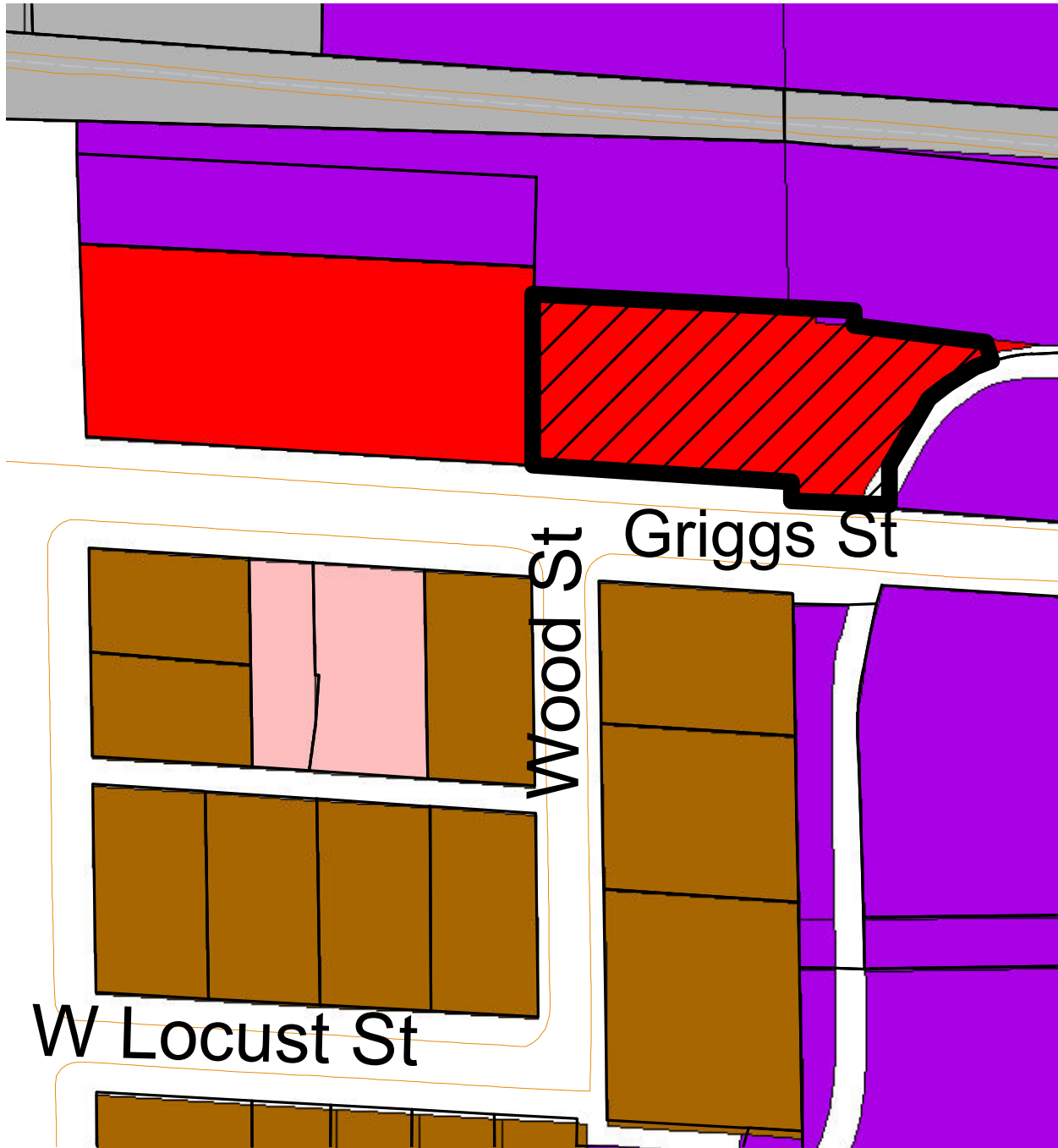
# Exhibit A: Location & Land Use Map



Case: 2164-M-11  
 Subject: Rezoning from B3, General Business to B4, Central Business Zoning District  
 Location: 208 W. Griggs Street, Urbana  
 Petitioner: City of Urbana Zoning Administrator






 Subject Property  
 COM Commercial  
 Du Duplex  
 SF Single Family Res

# Exhibit B: Zoning Map

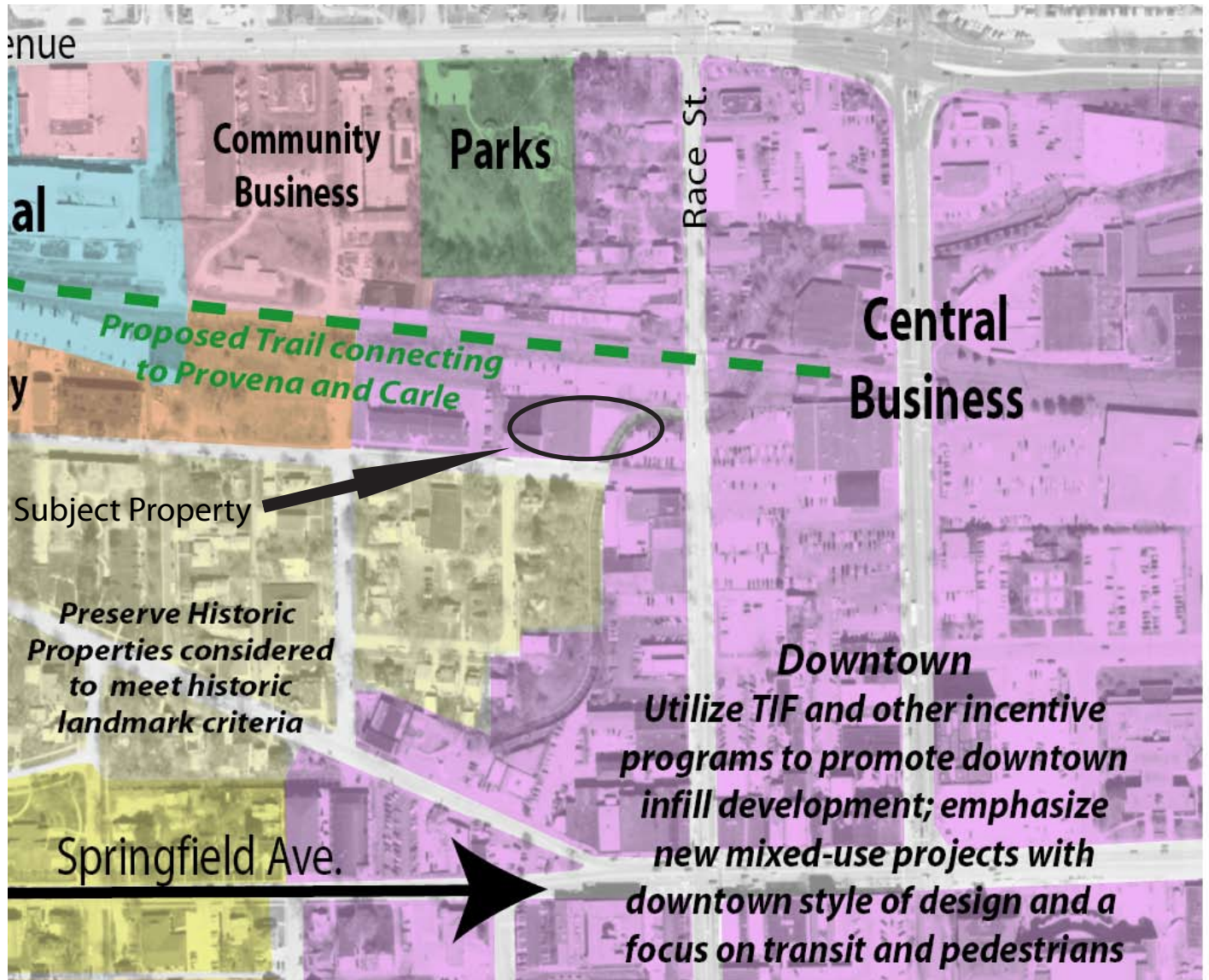


Case: 2164-M-11  
 Subject: Rezoning from B3, General Business to B4, Central Business Zoning District  
 Location: 208 W. Griggs Street, Urbana  
 Petitioner: City of Urbana Zoning Administrator

 Subject Property

-  B1
-  B3
-  B4
-  IN
-  R5

# Exhibit C: Future Land Use Map #8



Case: 2164-M-11  
Subject: Rezoning from B3, General Business to B4, Central Business Zoning District  
Location: 208 W. Griggs Street, Urbana  
Petitioner: City of Urbana Zoning Administrator

Prepared 1/6/2012 by Community Development Services - rlb



## 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**

<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</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**

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](http://www.city.urbana.il.us)



## B-4 – CENTRAL BUSINESS ZONING DISTRICT

### ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-4 Zoning District is as follows:

"The *B-4, Central Business District* is intended to provide an area for the focus of the city, in which the full range of commercial and business uses may locate in a limited area of high intensity uses, with the appropriate forms of physical development at a high density."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-4 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

#### **PERMITTED USES:**

##### **Agriculture**

Garden Shop  
Plant Nursery or Greenhouse

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

Adult Entertainment Uses

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

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

##### **Business - Miscellaneous**

Auction Sales (*Non-Animal*)  
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)  
Lawn Care and Landscaping Service  
Mail Order Business (*Less than 10,000 square feet of gross floor area*)  
Radio or TV Studio

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

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

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

Bank/ Savings And Loan Association  
Check Cashing Service  
Copy and Printing Service  
Packaging/ Mailing Services  
Professional and Business Office  
Vocational, Trade or Business School

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

Motor Bus Station

##### **Business - Vehicular Sales and Service**

Automobile Accessories (*New*)

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

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

**Business - Retail Trade**

Antique or Used Furniture Sales and Service  
 Appliance Sales and Service  
 Art and Craft Store and/or Studio  
 Bicycle Sales and Service  
 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 *(Excludes Stone Cutting)*  
 Music Store  
 Office Supplies/ Equipment Sales and Service  
 Pawn or Consignment Shop  
 Pet Store  
 Photographic Studio and Equipment Sales and  
 Service

**Business - Retail Trade continued**

Shoe Store  
 Sporting Goods  
 Stationery, Gifts or Art Supplies  
 Tobacconist  
 Variety Store  
 Video Store

**Public and Quasi-Public**

Church, Temple or Mosque  
 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  
 University/ College  
 Utility Provider

**Residential**

Bed and Breakfast Inn  
 Bed and Breakfast, Owner Occupied  
 Boarding or Rooming House  
 Dwelling, Community Living Facility, Category  
 II and Category III  
 Dwelling, Home for Adjustment  
 Dwelling, Loft  
 Dwelling, Multi-family  
 Dwelling, Multiple-Unit Common-Lot-Line  
 Hotel or Motel

**SPECIAL USES:****Public and Quasi-Public**

Correctional Institution or Facility  
 Elementary, Junior High School or Senior High  
 School  
 Radio or Television Tower or Station

**Business - Miscellaneous**

Shopping Center – Convenience  
 Shopping Center – General

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

Commercial Plan Unit Development  
Mixed-Use Plan Unit Development

**CONDITIONAL USES:****Agriculture**

Feed and Grain (*Sales Only*)

**Business – Miscellaneous**

Day Care Facility (*Non-Home Based*)  
Wholesale Business

**Business – Vehicular Sales and Service**

Gasoline Station

**Public and Quasi-Public**

Nonprofit or Governmental, Educational and  
Research Agencies

**Residential**

Dormitory  
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  
Manufacturing and Processing of Athletic  
Equipment and Related Products  
Motion Picture Production Studio  
Printing and Publishing Plants for Newspapers,  
Periodicals, Books, Stationery and Commercial  
Printing  
Signs and Advertising Display Manufacturing  
Surgical, Medical, Dental and Mortuary  
Instruments and Supplies Manufacturing

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

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

**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 phone or (217) 384-2367 fax  
[www.city.urbana.il.us](http://www.city.urbana.il.us)

# SEGMENT 3 PHASE 1

## SEGMENT 3-Phase 1: Griggs Street to Broadway Avenue

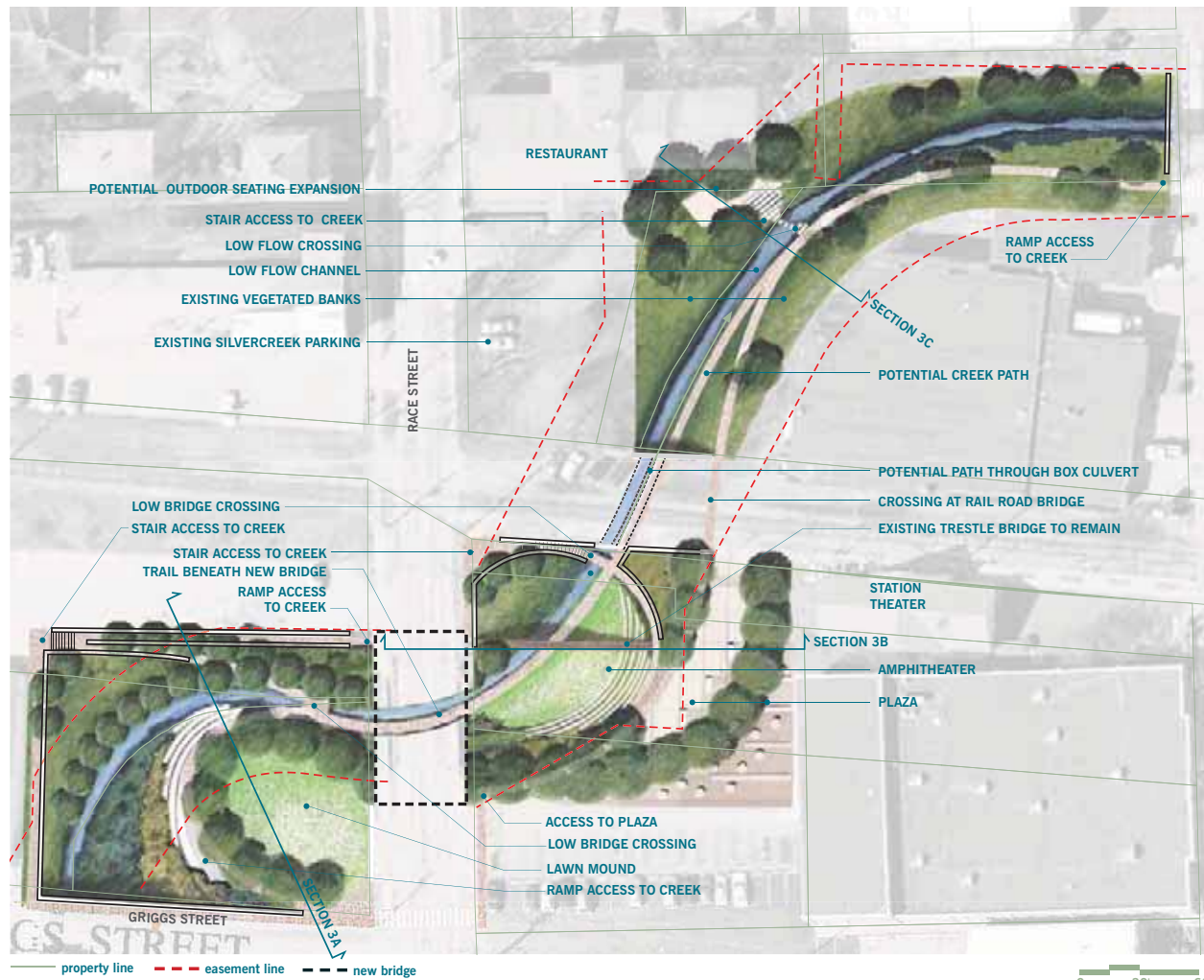
The proposed improvements along Segment Three have a tremendous opportunity to transform the downtown area and create a central park that will bring value to the community. The land area surrounding the Boneyard Creek in this segment is comprised of stable businesses like Silvercreek Restaurant and the Station Theater. At the same time, there are underutilized properties and expansive parking lots that lie vacant. There is expected growth anticipated for this area and a great opportunity to reuse underutilized properties. Also planned in this segment is the reconstruction of the Race Street Bridge which has been identified in the City's Capital Improvement Plans. A tremendous opportunity exists to integrate proposed beautification improvements with the new bridge construction, and create a small urban park that can be connected on both sides of Race Street below the bridge.

The creek is approximately 15 feet below the street level in this area. Sheet pile walls will be removed and the creek banks will be laid back to create a feeling of openness and security in the park. The park will provide public access to the creek edges and landscape spaces for everyday leisure.

The plan proposes an outdoor amphitheater and plaza on the east side of Race Street. This can act as an public event space as well as a performance venue for the Station Theater. The existing railroad trestle bridge will be maintained in its original position, but will be upgraded to include a decked walkway and decorative guardrail. The trestle bridge deck will be above the theater and act as an overlook. At the same time the bridge will connect pedestrians from Race Street to the Station Theater at the street grade elevation.

The pedestrian trail continues north of the existing rail line to an area that will be more natural in character. The creek in this area is comprised of a soft bottom channel and the banks support mature trees. The improvements in this area will include: creating a low-flow channel, maintaining mature trees, and revegetating the ground layer plants to preserve the natural feeling that currently exists. There are existing adjoining box culverts that span beneath the rail line. The culverts measure 16' wide X 12' tall each. There is an opportunity to create a trail through one of the culverts so that the park is connected on the north and south sides of the rail tracks. The trail would be raised so that it is both safe for pedestrians and would not impede flood levels. This connection would offer a continuous trail from Griggs Street to Broadway Avenue that would not be interrupted by vehicular traffic or train crossings.

A low water bridge crossing is proposed from the east edge of the creek to the west edge of the Silvercreek Restaurant. This will give patrons of the restaurant an opportunity to enjoy the creek or stroll along the trail. An opportunity also exists to create expanded outdoor dining for the restaurant along the creek.



Described below are program elements and construction features for the proposed improvements in Segment Three:

**Structures to be maintained:**

- Railroad trestle to remain and be reused within the park
- (2) Box culverts beneath RR tracks
- 36" Sanitary along east side of creek

**Demolition and Removals:**

- Remove sheet pile walls north of Griggs Street and west of Race Street (approx 360lf)
- Remove concrete channel bottom (approx. 3,600sf)
- Possible relocation of 36" sanitary sewer on west side of creek (approx. 120lf just north of Griggs Street)

**Built Structures:**

- Race Street Bridge per City CIP (approx 70' span w/ 10' minimum clearance below)
- 8' wide continuous trail (approx. 650lf)
- Terrace walls, steps, and theater (approx. 1,250lf)
- (4) Access points- steps and ramps to the creek (locations at Griggs and Race Street intersection, at southeast side of Race Street, at northeast side of Race Street, and at Broadway Avenue)

**In Channel Structures:**

- Toe stabilization along the low-flow channel
- (1) Weir structure, combined with low-water crossing at Silver Creek Restaurant
- (3) Low bridge crossings
- Possible raised concrete walkway through existing box culvert

**Vegetation/ Character:**

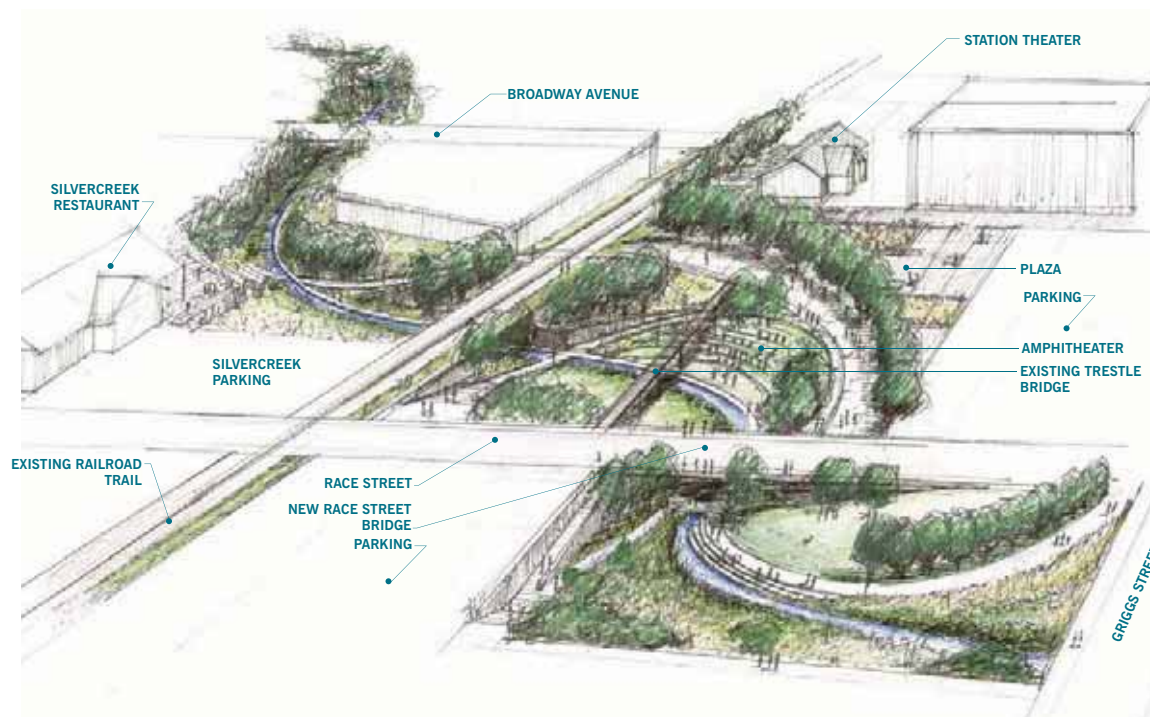
- South bank: "park like" with shade trees and lawn
- North bank: native in character with riparian vegetation
- In Channel: native riparian and emergent aquatics
- From RR crossing to Broadway Avenue- native in character with existing trees and riparian vegetation along both sides of the bank.

**Art Opportunities**

- Integrated art with structures such as decking, paving, walls and railings
- Interpretive art at the theater plaza and amphitheater
- Interpretive art at the railroad trestle that illustrates railroad use or history
- Environmental art to illustrate restored habitat and species of the Boneyard Creek

**Land Partnering/ Requirements:**

- 4,000sf (parking currently owned by school district)
- 1,200sf (City owned parking)
- 1,200sf (parking currently at privately owned property)
- Agreement with adjacent property owners to amend the existing maintenance easement



Boneyard Creek- Segment 3 character sketch

EXHIBIT F

RACE STREET

New retaining wall

City Parking Lot #25

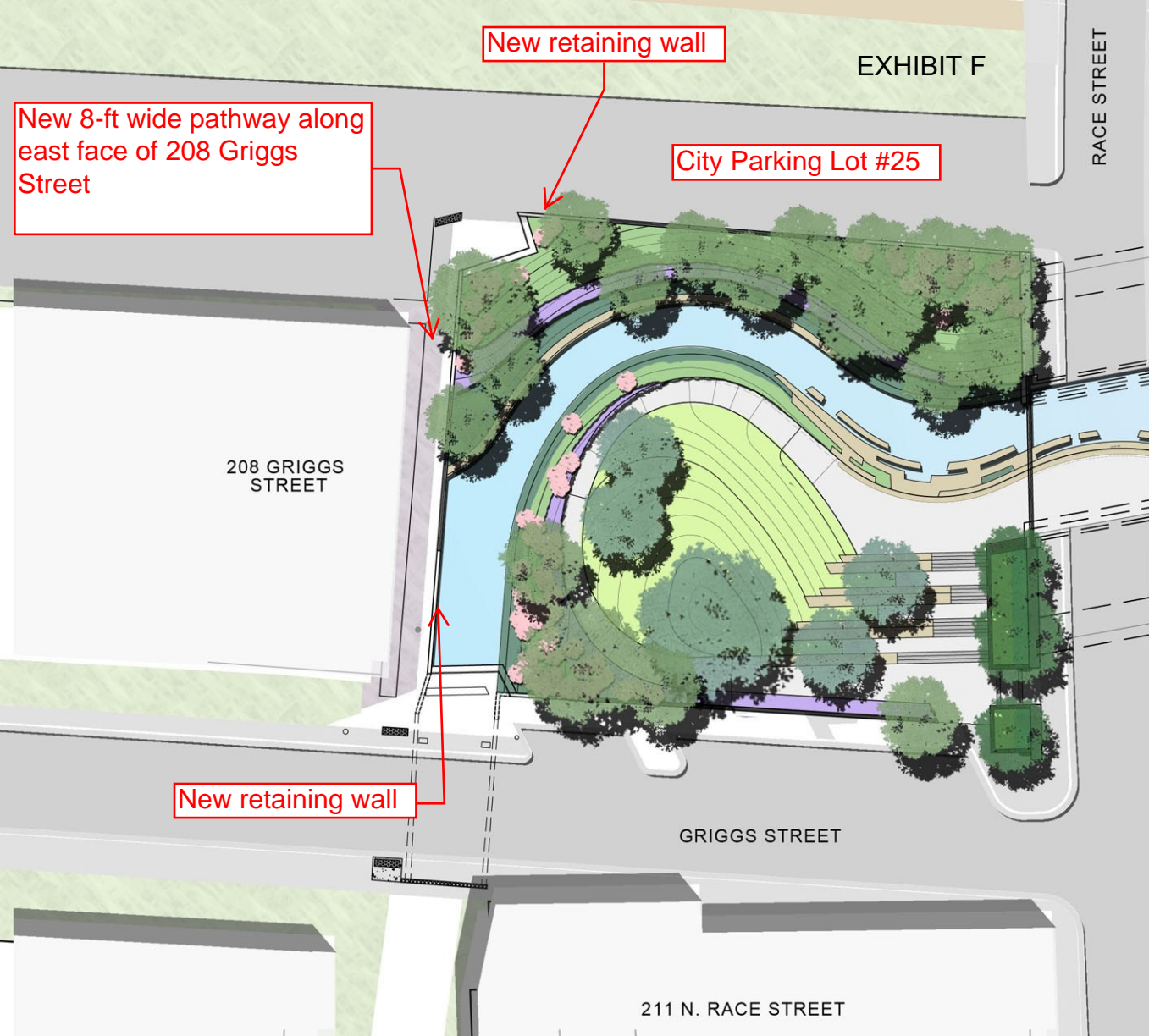
New 8-ft wide pathway along east face of 208 Griggs Street

208 GRIGGS STREET

New retaining wall

GRIGGS STREET

211 N. RACE STREET







**Foth**  
**Foth Infrastructure & Environment, LLC**  
 1610 Broadview Drive  
 Champaign, IL 61821  
 Phone: 217-352-4169 Fax: 217-352-0085  
 Illinois Professional Design Firm No. 184,004913

REUSE OF DOCUMENTS  
 THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

**w e n k**  
**ASSOCIATES**  
**PLANNERS & LANDSCAPE ARCHITECTS**  
 303.628.0003

**BONEYARD CREEK IMPROVEMENTS SEGMENT 3 CITY OF URBANA**

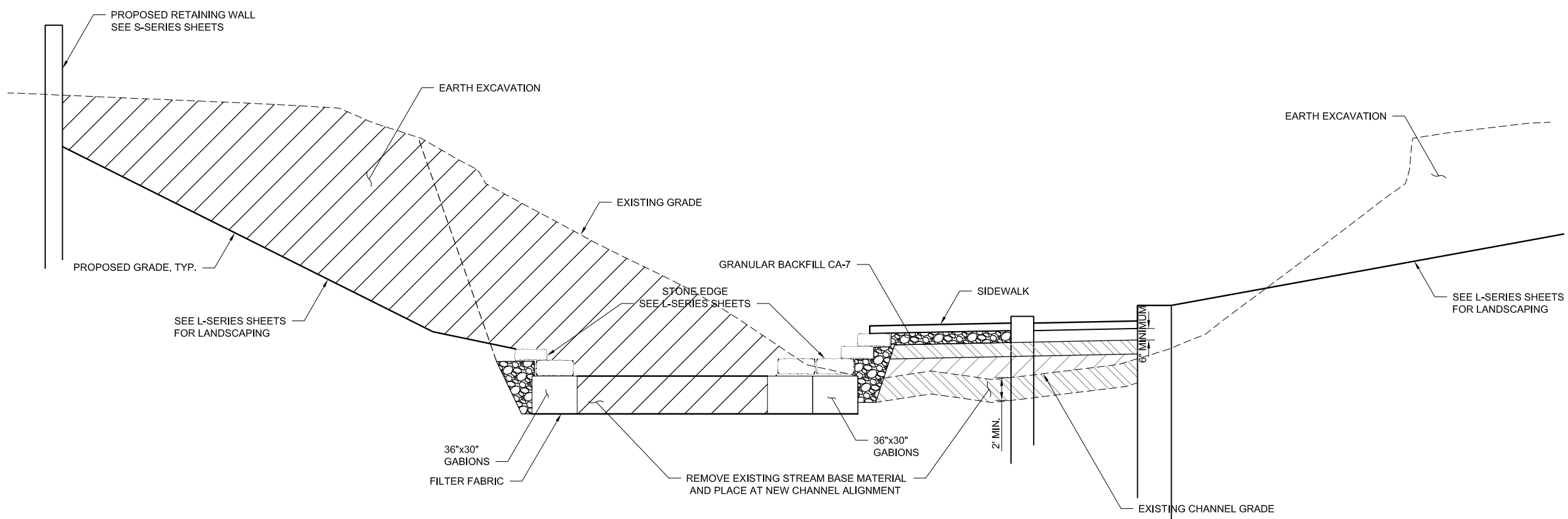
REVISIONS		NO.	DATE	DESCRIPTION
Δ				
Δ				
Δ				
Δ				

RECORD DRAWING OF COMPLETED CONSTRUCTION BY \_\_\_\_\_ DATE \_\_\_\_\_  
 RECORD DRAWINGS OF COMPLETED CONSTRUCTION CONFORMING TO CONTRACTOR AND/OR OWNERS RECORDS. BY \_\_\_\_\_ DATE \_\_\_\_\_

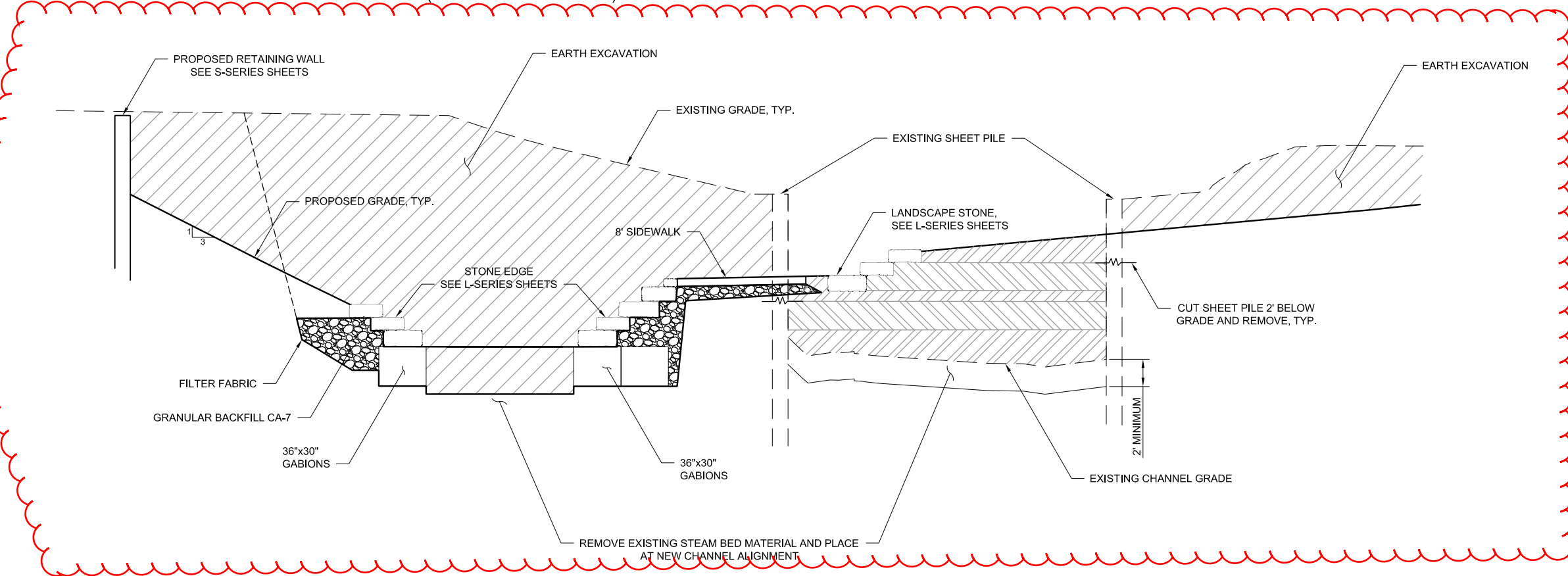
Date of Preparation: \_\_\_\_\_

	BY	DATE
SURVEYED		
DRAWN		
DESIGNED		
CHECKED		

**TYPICAL CHANNEL SECTIONS**

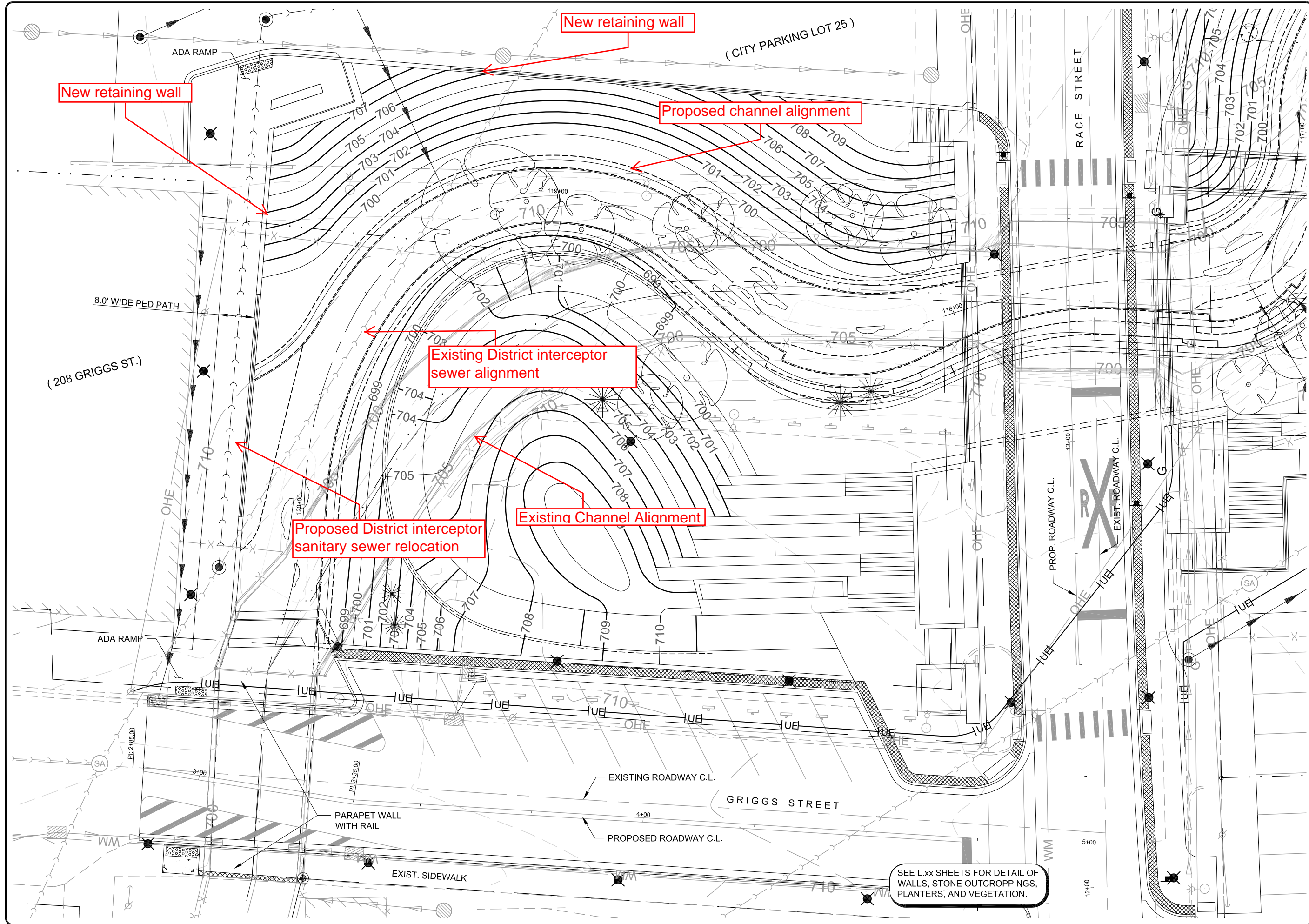


**TYPICAL CHANNEL SECTION FROM RACE STREET TO RAILROAD BRIDGE (FACING DOWNSTREAM) NTS**



**TYPICAL CHANNEL SECTION FROM GRIGGS STREET TO RACE STREET (FACING DOWNSTREAM) NTS**

X:\CHIEF\2011\11U009-00-CAD\Plans\03\_C03-1\_Typ Sections.dwg  
 Sep 30, 2011 - 12:56pm gatz



SEE L.xx SHEETS FOR DETAIL OF WALLS, STONE OUTCROPPINGS, PLANTERS, AND VEGETATION.

**Foth**  
**Foth Infrastructure & Environment, LLC**  
 1610 Breckmar Drive  
 Champaign, IL 61821  
 Phone: 217-352-4169 Fax: 217-352-0085  
 Illinois Professional Design Firm No. 184,004913

**Reuse of Documents**  
 THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

**W e n k**  
**ASSOCIATES**  
**PLANNERS & LANDSCAPE ARCHITECTS**  
 303.628.0003

**BONEYARD CREEK IMPROVEMENTS SEGMENT 3 CITY OF URBANA**

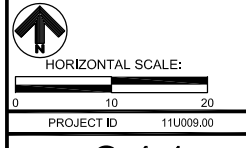
NO.	BY	DATE	DESCRIPTION

RECORD DRAWING OF COMPLETED CONSTRUCTION BY  
 RECORD DRAWINGS OF COMPLETED CONSTRUCTION CONFORMING TO CONTRACTOR AND/OR OWNERS RECORDS.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Date of Preparation: \_\_\_\_\_

	BY	DATE
SURVEYED		
DRAWN		
DESIGNED		
CHECKED		

**GRADING PLAN**



**C 4.1**  
 SHEET XX OF XX

EXHIBIT G: Site Photos

1. Carle Printing Services, 208 W Griggs St



Front façade, photo taken from west

2. Eastern portion of lot



**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** January 19, 2012

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

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

---

**MEMBERS PRESENT:** Carey Hawkins Ash, Andrew Fell, Tyler Fitch, Lew Hopkins, Dannie Otto, Michael Pollock, Bernadine Stake, Mary Tompkins

**MEMBERS EXCUSED:** Marilyn Upah-Bant

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

**OTHERS PRESENT:** Scott Joellenbeck, Bruce Roth, Susan Taylor

---

**NEW PUBLIC HEARINGS**

**Plan Case No. 2164-M-11: A request by the Zoning Administrator to rezone a parcel located at 208 West Griggs Street totaling approximately 0.57 acres from B-3, General Business District, to B-4, Central Business Zoning District.**

Robert Myers, Planning Manager, presented this case to the Plan Commission. He gave a brief introduction and background on the reason for the proposed rezoning. He described the subject site and surrounding properties noting the zoning, current land uses and future land use designations of each. He discussed the differences between the B-3 and the B-4 Zoning Districts and pointed out that the rezoning would help bring the subject site into conformity with the zoning and development regulations. He presented staff's recommendation and asked if there were any questions.

Ms. Stake asked if City staff felt there would be issues or problems with allowing there to be no setback requirements for the proposed lot. Mr. Myers explained that it is normal for properties in the downtown area to not have setback requirements. He mentioned a survey that was performed during the process of updating the City's Downtown Plan in which 500 people participated and the vast majority of the participants prefer a traditional main-street type of development in Downtown Urbana. People like the walkable core, the buildings set close to the sidewalks and fewer parking lots.

Ms. Stake wondered if there would be setback requirements for the Boneyard Creek from the existing building. Mr. Myers said yes; however, currently there are not any proposed building additions to the existing building.

Mr. Otto inquired as to whether the City has a contract in place to purchase the eastern portion of the proposed site. Mr. Myers replied that the City is committed to purchasing this portion of the property once it is subdivided. If necessary, the City would purchase it through eminent domain. However, the City is working cooperatively with the existing property owner. The owner prefers the City to purchase the portion of land up to the building line and to provide a maintenance easement.

Mr. Myers continued by saying that the B-4 Zoning District would be better for the property owners and for the City. It would allow them to subdivide the property in the way in which both parties prefer to do so.

The Plan Commission and City staff talked about proposed improvements to the Boneyard Creek specifically with regards to the banks and retaining wall. Mr. Myers mentioned that they may even incorporate public art into the retaining wall.

Mr. Fell expressed concern over the width of the maintenance easement. Should the property owner need to replace the existing building on the western portion of the property, they would need to have enough space in the maintenance easement to allow for construction equipment.

Mr. Otto asked for clarification. Is it correct in that if the City does not rezone the lot, then the City would not be able to acquire the eastern portion of the lot because it would be impossible to subdivide? Mr. Myers answered saying that they would be able to subdivide under the current zoning of B-3; however, they would need to provide a five-foot side-yard setback in order to make the portions conforming. The City really needs the extra space to fit in all the proposed improvements to the Boneyard Creek. In addition, rezoning the proposed site would bring the property into conformity with the Comprehensive Plan and would make it less non-conforming in terms of setbacks.

Chair Pollock asked about parking. If they remove the parking to the east of the Boneyard Creek, are they planning to replace that parking elsewhere? Mr. Myers was not sure if the parking would be replaced.

With no further questions for City staff, Chair Pollock opened the hearing up for public comment. There was none, so Chair Pollock closed the public input portion of the hearing and opened the hearing up for Plan Commission discussion and/or motion(s).

Mr. Fitch moved that the Plan Commission forward Plan Case No. 2164-M-11 to the City Council with a recommendation for approval. Mr. Otto seconded the motion.

Chair Pollock commented that the proposed improvements to the Boneyard in this segment look great and the approval of the proposed rezoning will solve many problems in terms of the layout of the lots.

Roll call on the motion was as follows:

Mr. Fell	-	Yes	Mr. Fitch	-	Yes
Mr. Hopkins	-	Yes	Mr. Otto	-	Yes
Mr. Pollock	-	Yes	Ms. Stake	-	Yes
Ms. Tompkins	-	Yes	Mr. Ash	-	Yes

The motion was approved by unanimous vote.

Chair Pollock announced that this case would go before the City Council on February 6, 2012.