



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** The Urbana Plan Commission

**FROM:** Rebecca Bird, Planner II

**DATE:** January 13, 2012

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

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### **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 purchase the unoccupied portion of the lot adjacent to the Boneyard Creek and 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. The property owner supports the Zoning Administrator's request.

Pursuant to the Urbana Zoning Ordinance, the Plan Commission may either recommend approval or denial of the proposed rezoning request to City Council for final action.

### **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.

The eastern portion of the subject parcel is slated for improvement. Exhibit F consists of engineering drawings for the portion of the project which includes the subject site. 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, and is zoned B-3,

General Business. 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.*

Zoned B-3, General Business District, City purchase 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.

## 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, although zoned B-3, General Business, 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 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 will undergo a 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 Staff 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.

## **Options**

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2164-M-11:

1. Forward this case to City Council with a recommendation for approval.
2. Forward this case to City Council with a recommendation for denial.

## **Staff Recommendation**

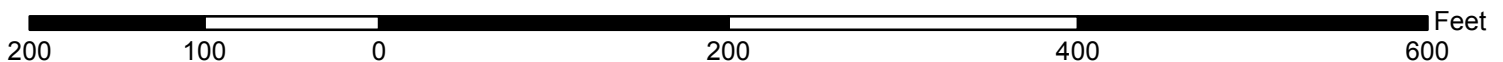
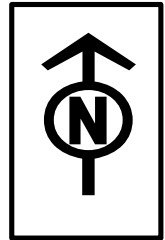
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Case No. 2164-M-11 to the City Council with a recommendation for **APPROVAL**.

Attachments: Exhibit A: Location and Existing Land Use Map  
Exhibit B: Existing Zoning Map  
Exhibit C: Future Land Use Map  
Exhibit D: Zoning Description Sheets  
Exhibit E: Segment 3 of Boneyard Creek Master Plan  
Exhibit F: Boneyard Creek Improvements Project  
Exhibit G: Site Photos


CC: Les Busboom, Brad Bennett



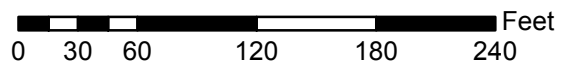
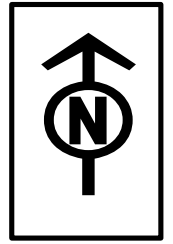
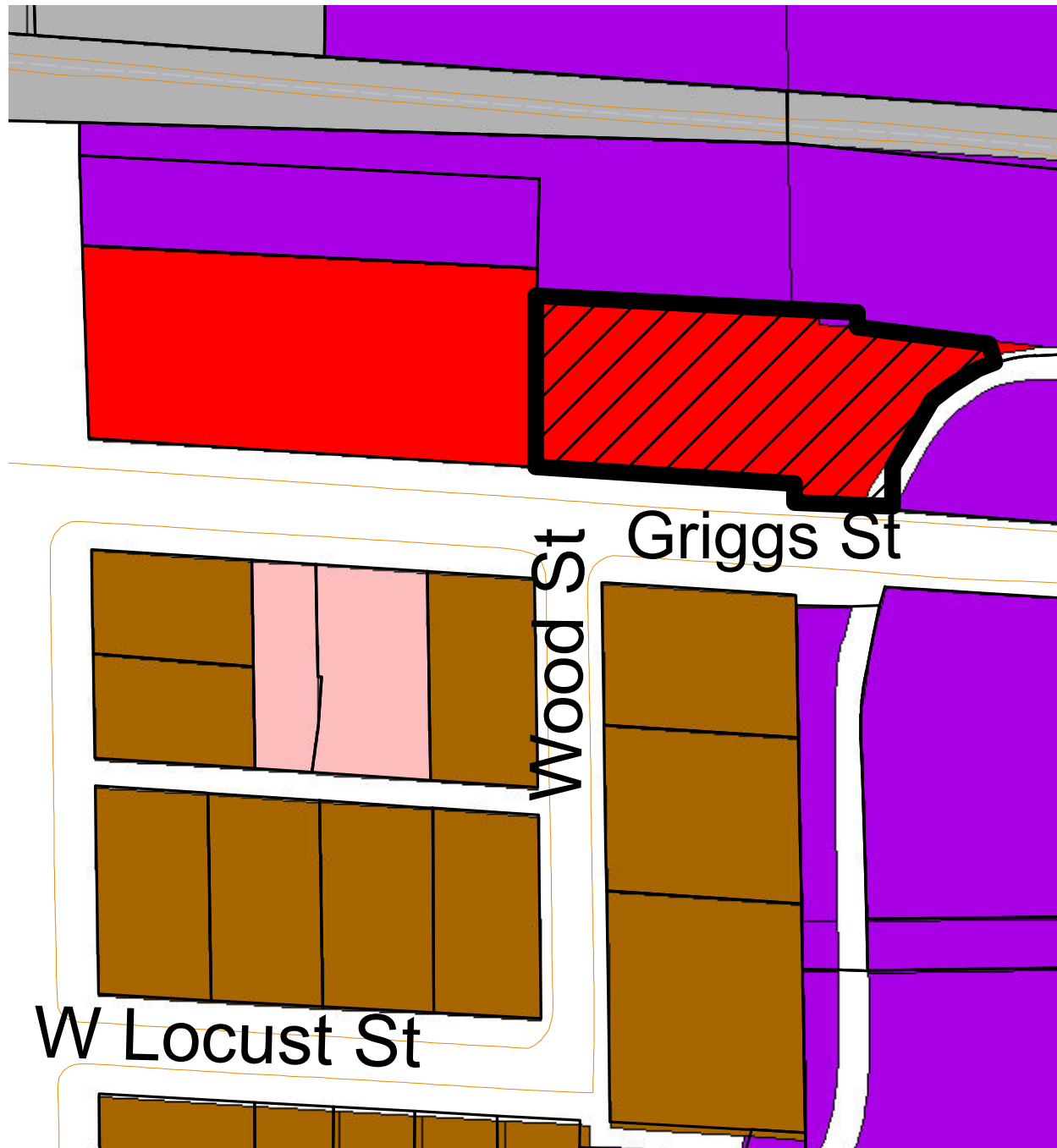
# Exhibit A: Location & Land Use Map



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



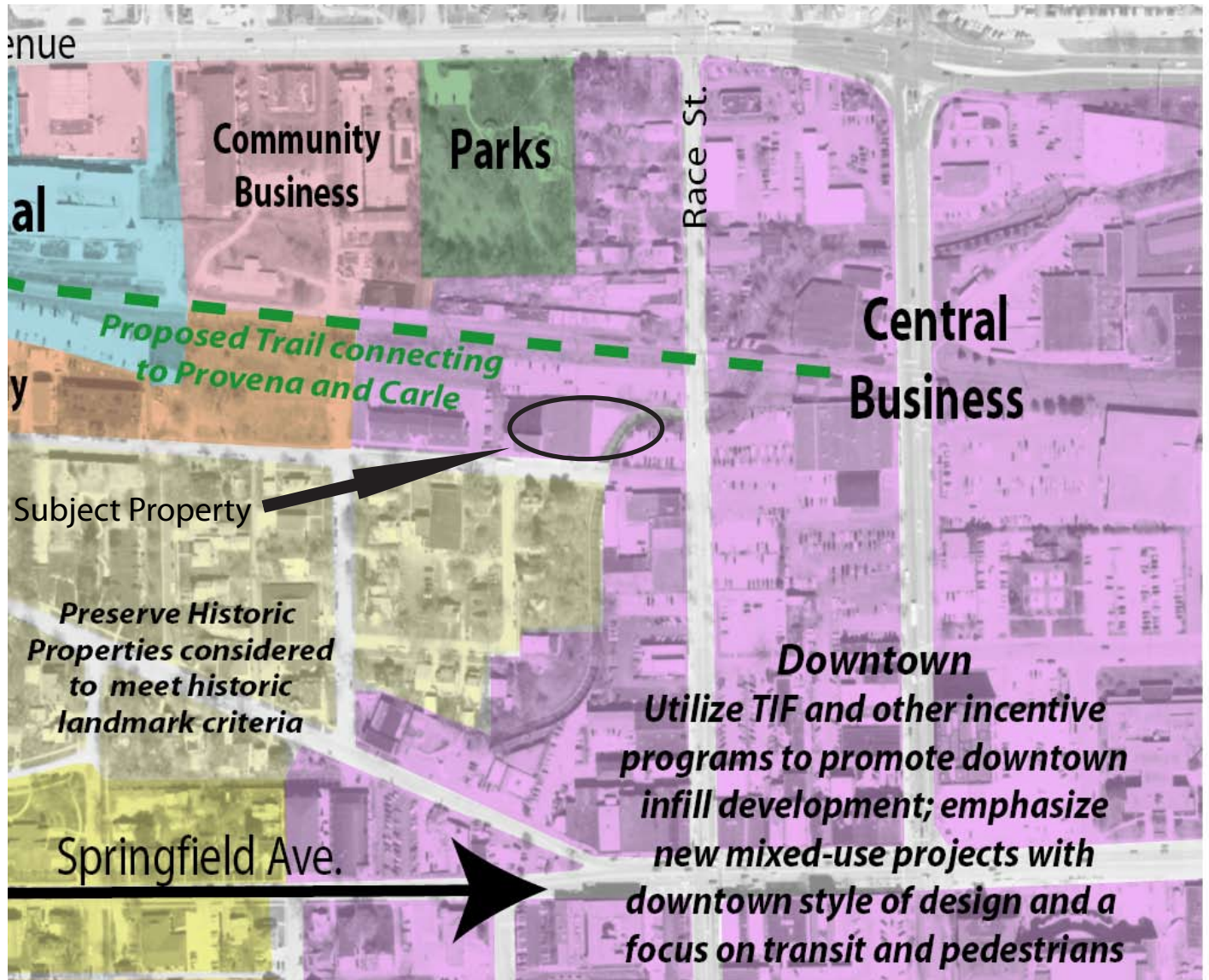
Case: 2164-M-11  
 Subject: Rezoning from B3, General Business to B4, Central Business Zoning District  
 Location: 208 W. Griggs Street, Urbana  
 Petitioner: City of Urbana Zoning Administrator

 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<br/>LOT SIZE<br/>(square<br/>feet)</b> | <b>MIN<br/>AVERAGE<br/>WIDTH<br/>(in feet)</b> | <b>MAX<br/>HEIGHT<br/>(in feet)</b> | <b>MAX<br/>FAR</b> | <b>MIN<br/>OSR</b> | <b>MIN<br/>FRONT<br/>YARD<br/>(in feet)</b> | <b>MIN<br/>SIDE<br/>YARD<br/>(in feet)</b> | <b>MIN<br/>REAR<br/>YARD<br/>(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<br/>LOT SIZE<br/>(square<br/>feet)</b> | <b>MIN<br/>AVERAGE<br/>WIDTH<br/>(in feet)</b> | <b>MAX<br/>HEIGHT<br/>(in feet)</b> | <b>MAX<br/>FAR</b> | <b>MIN<br/>OSR</b> | <b>MIN<br/>FRONT<br/>YARD<br/>(in feet)</b> | <b>MIN<br/>SIDE<br/>YARD<br/>(in feet)</b> | <b>MIN<br/>REAR<br/>YARD<br/>(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

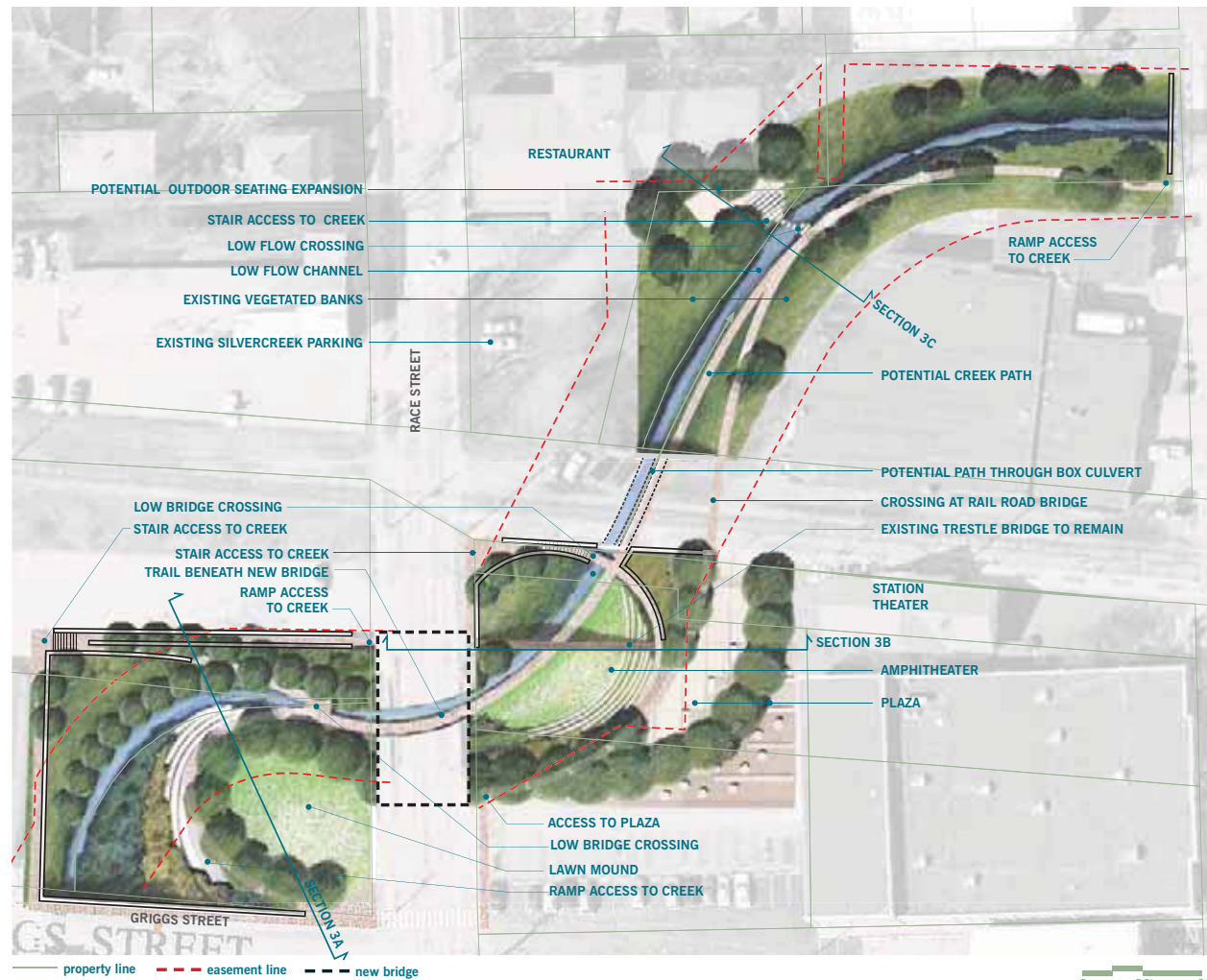
The proposed improvements along Segment Three have a tremendous opportunity to transform the downtown area and create a central park that will bring value to the community. The land area surrounding the Boneyard Creek in this segment is comprised of stable businesses like Silvercreek Restaurant and the 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 adjoined 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:**

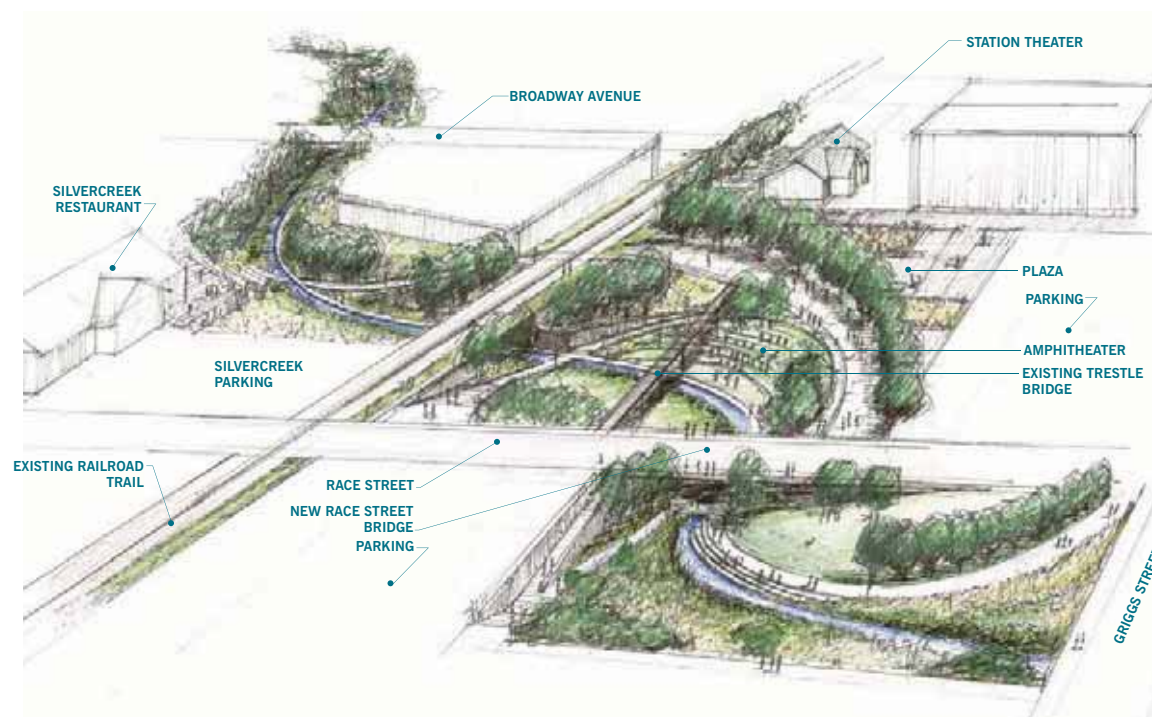
- South bank: "park like" with shade trees and lawn
- North bank: native in character with riparian vegetation
- In Channel: native riparian and emergent aquatics
- From RR crossing to Broadway Avenue- native in character with existing trees and riparian vegetation along both sides of the bank.

**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

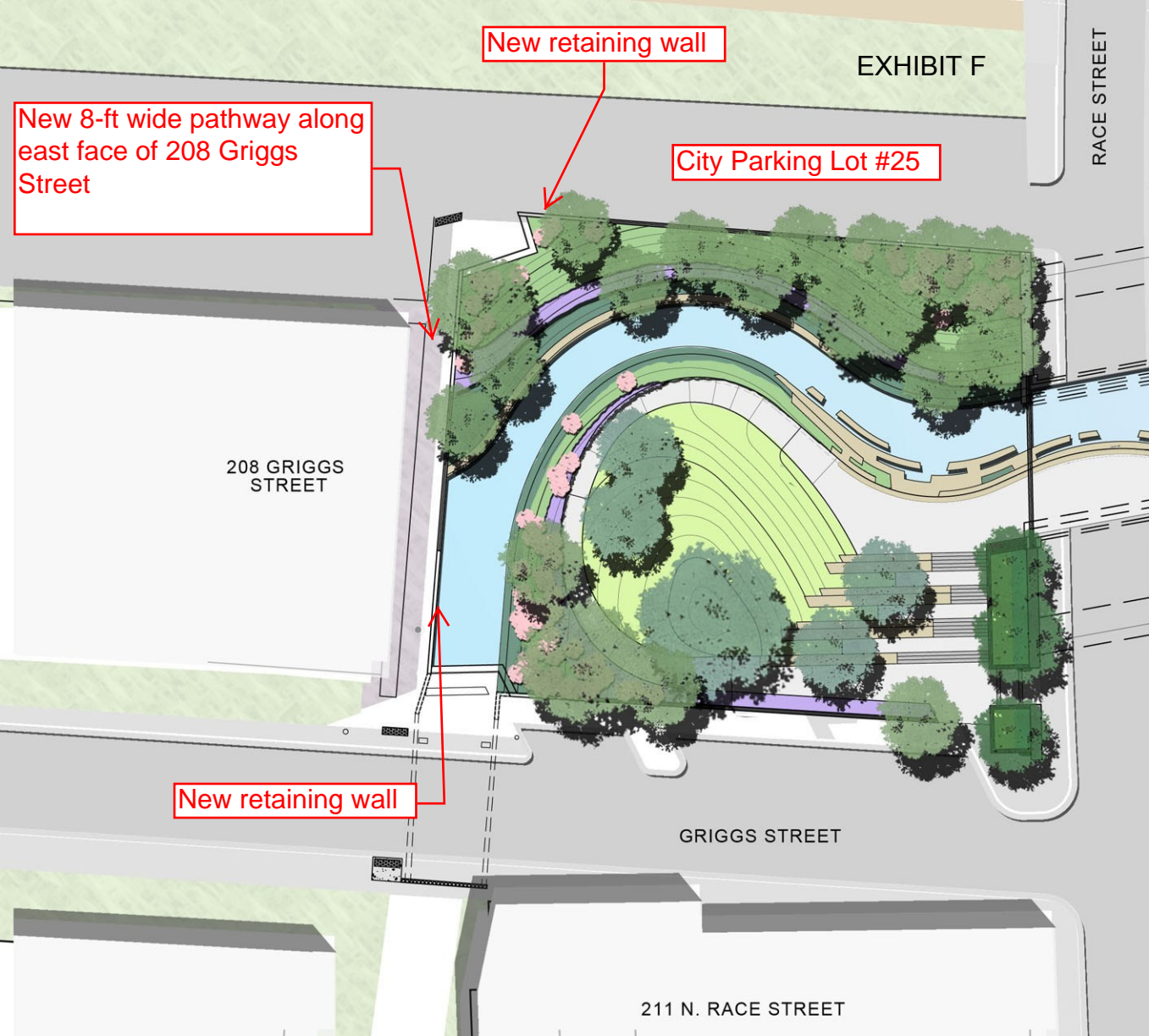
New 8-ft wide pathway along east face of 208 Griggs Street

208 GRIGGS STREET

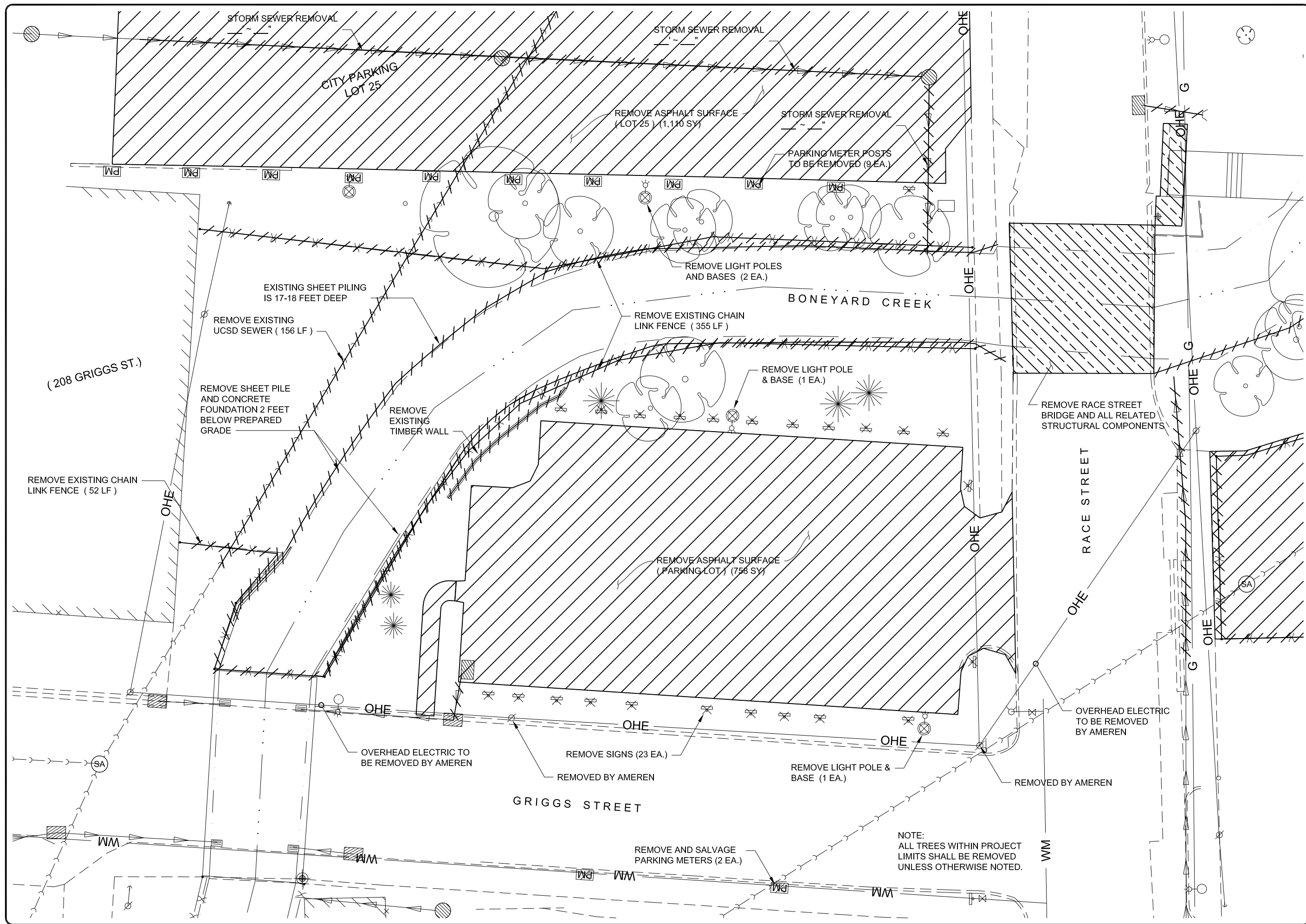
New retaining wall

GRIGGS STREET

211 N. RACE STREET







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

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

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

| NO. | BY | DATE | DESCRIPTION |
|-----|----|------|-------------|
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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  |    |      |

**DEMOLITION PLAN**

HORIZONTAL SCALE:  
 0 10 20

PROJECT ID 11U009.00

**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

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

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

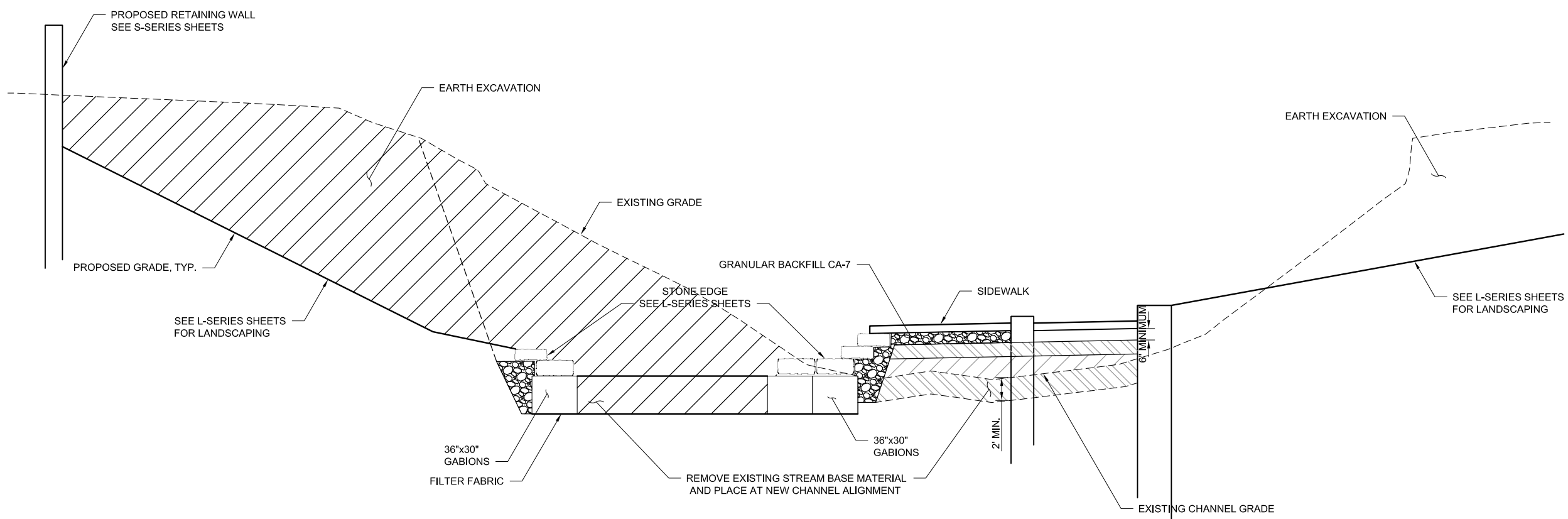
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 RECORD DRAWINGS OF COMPLETED CONSTRUCTION CONFORMING TO CONTRACTOR AND/OR OWNERS RECORDS. BY \_\_\_\_\_ DATE \_\_\_\_\_

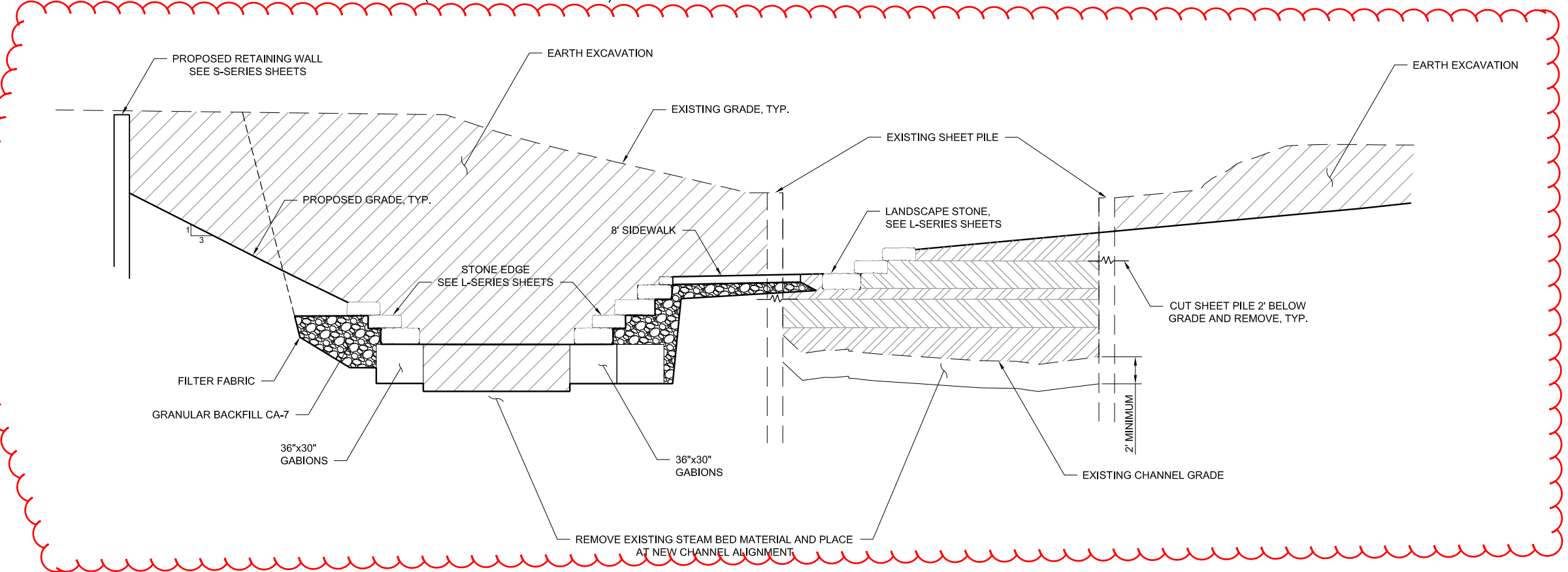
Date of Preparation: \_\_\_\_\_

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**TYPICAL CHANNEL SECTIONS**

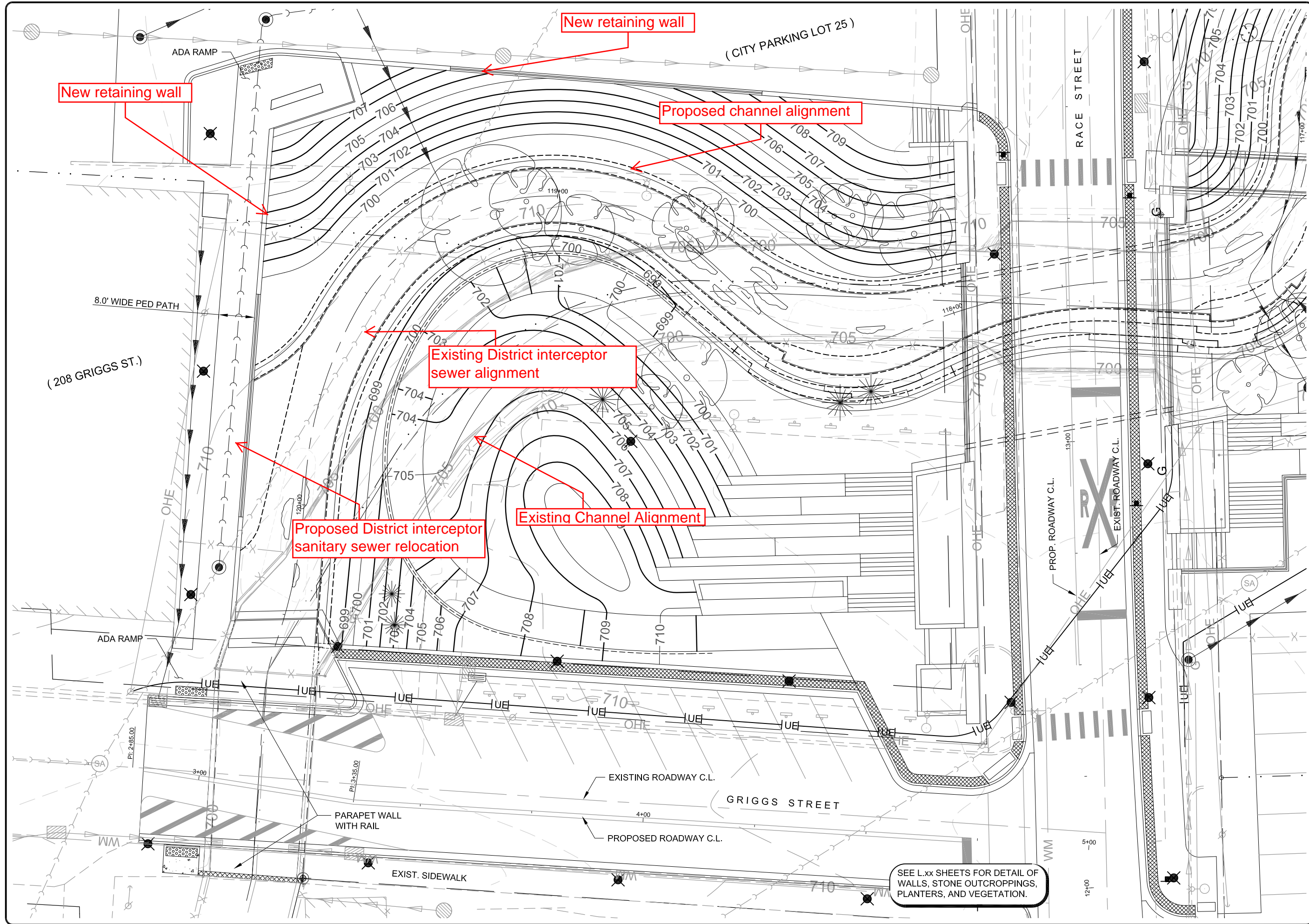


**TYPICAL CHANNEL SECTION FROM RACE STREET TO RAILROAD BRIDGE (FACING DOWNSTREAM) NTS**



**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

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

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

|          | BY | DATE |
|----------|----|------|
| SURVEYED |    |      |
| DRAWN    |    |      |
| DESIGNED |    |      |
| CHECKED  |    |      |

**GRADING PLAN**

HORIZONTAL SCALE:  
 0 10 20  
 PROJECT ID 11U009.00

**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







**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*  
400 S. Vine  
Urbana, IL 61801  
(217) 384-2440

January 4, 2012

**NOTICE OF A PUBLIC HEARING REGARDING A PROPOSED REZONING**

To Whom It May Concern:

You are receiving this letter because your property is located within 250 feet of a parcel that is under consideration for an application for a rezoning. Notice is hereby given that the Plan Commission of the City of Urbana, Illinois will hold a public hearing on **Thursday, January 19, 2012 at 7:30 P.M. in the Urbana City Council Chambers, 400 South Vine Street, Urbana, Illinois**, at which time and place the Commission will consider the following application:

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

A map is enclosed showing the property under consideration for this application. The City is intending to purchase a portion of the lot adjacent to the Boneyard Creek to include it in the Boneyard Creek Improvements Project. The proposed rezoning will prevent the subdivision from resulting in a non-conforming lot. In addition, the proposed rezoning would ensure that future use of the property would conform with the 2005 Comprehensive Plan.

Because you are a nearby property owner or resident, the Plan Commission would especially welcome your comments at the hearing, or in writing if received prior to the hearing. The Urbana Zoning Ordinance (Section XI-11) allows owners of nearby properties to officially protest rezoning applications. To be valid, a protest must be submitted to the City Clerk's Office before the City Council meeting at which a vote on the application is taken. A valid protest would mean that the rezoning application could not be approved without a favorable vote of two-thirds of the City Council members.

Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at (217) 384-2444, or the City of Urbana's Americans with Disabilities Act Coordinator at (217) 384-2466, or TTY 384-2360.

If you have any questions concerning this request, please contact me at (217) 384-2440 or [rlbird@urbanaillinois.us](mailto:rlbird@urbanaillinois.us).

Sincerely,

Rebecca Bird, AICP  
Planner II