



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Christopher Marx, Planner I

DATE: September 2, 2016

SUBJECT: Plan Case 2289-M-16: A request by Alex Ruggieri, on behalf of Tekton Group LLC Series Corner North, to rezone 11 parcels totaling approximately 2.42 acres from the R-4, Medium Density Multiple-Family Residential, B-2, Neighborhood Business-Arterial, and B-3, General Business Zoning Districts to the B-3U, General Business – University Zoning District, located at 802, 804, 806, 808, 810, 812, 814, and 816 West Clark Street and 406, 408 North Lincoln Avenue, Urbana.

Introduction

Alex Ruggieri, on behalf of Tekton Group LLC Series Corner North, has submitted an application for an amendment to the zoning map for 11 properties. The properties are located at 802, 804, 806, 808, 810, 812, 814, and 816 West Clark Street as well as 406, 406 ½, and 408 North Lincoln Avenue. The applicant requests a rezoning for the 11 properties as follows:

- To rezone the four properties at 802, 804, 806, and 808 West Clark Street from the R-4, Medium Density Multiple-Family Residential Zoning District to the B-3U, General Business-University Zoning District; and
- To rezone the five properties at 810, 812, 814, and 816 West Clark Street and 406 North Lincoln Avenue from the B-2, Neighborhood Business-Arterial Zoning District to the B-3U, General Business-University Zoning District; and
- To rezone the two properties at 406 ½ and 406-408 North Lincoln Avenue from the B-3, General Business Zoning District to the B-3U, General Business-University Zoning District.

Background

The subject properties belong to a single property owner that is represented by the applicant. The applicant seeks to have the properties rezoned to a single zoning district so that they can be more easily marketed for purposes of redevelopment. The properties comprise the majority part of a city block that is bordered by Lincoln Avenue, Clark Street, University Avenue, and Busey Avenue, with a railroad line cutting across the northeast corner. The northern parcels are zoned commercial, while the southern parcels are zoned both commercial and multi-family residential

uses. The parcels total 2.42 acres.

The current zoning pattern of R-4, B-2, and B-3 is problematic for redevelopment of the subject properties because the districts vary significantly in their allowed uses and development regulations and the mix of zoning does not lend itself to cohesive redevelopment. The applicant is requesting that all the properties be rezoned to the same zoning district so that they can be incorporated into a single development. The applicant is requesting the B-3U district for the subject properties because it better allows for mixed-use development than the current zoning. The property owner intends to market the property to potential developers who would redevelop the entire site.

The property owner previously petitioned the City to rezone the subject properties to B-3 and B-3U in Plan Case 1999-M-06. However, that application included a request to rezone the properties on the south side of Clark Street and a street vacation of the 800 block of West Clark Street. The application was withdrawn before it received a public hearing. An east-west alleyway, previously known as Mulberry Alley and located between University Avenue and Clark Street, was vacated by the City in 2011 and evenly split amongst its bordering parcels. The current rezoning application does not include the parcels on the south side of West Clark Street and does not involve a request for the vacation of any public street.

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

Adjacent Land Uses, Zoning, and Comprehensive Plan Designations

The subject property consists of a number of different land uses and zoning designations. On the southern half of the property, along the 800 block of West Clark Street, there are three single family rental houses that are zoned B-2, Neighborhood Business-Arterial. The eastern half of West Clark Street has four more properties with an apartment building, two single family rental houses, and a vacant lot that are all zoned R-4, Medium Density Multiple-Family Residential. The northern portion of the subject properties consists of two larger lots zoned B-3, General Business. One building is used for storage space, professional offices, and has a vacant storefront recently used for a sports-themed clothing store. Another building houses an alternations business while a third building is also used for storage. There is also vacant space within the two B-3 properties that is used for off-street parking. The future land use designation in the Urbana Comprehensive Plan for the all of the subject properties is Community Business.

The properties surrounding the subject properties are zoned for commercial, medical, and medium-density residential uses. The property to the west, across Lincoln Avenue, is zoned B-3 and has been redeveloped with a mixed-use commercial building containing a restaurant and professional offices. There are also apartment buildings located on properties zoned B-3U to the southwest of the subject properties. To the north, across University Avenue, are buildings that are part of Carle Hospital and are zoned MIC, Medical Institutional Campus. There are also two vacant parcels zoned B-3 on the south side of University Avenue next to the railroad which belong to the Illinois Department of Natural Resources. To the east, across Busey Avenue, are other buildings associated with Carle Hospital as well as storage buildings. The properties are

also zoned MIC and B-3. To the south, across Clark Street, there are apartment buildings, a single family home, and vacant lots that are zoned R-4.

The following table summarizes the zoning, existing land uses, and future land use designations from the Comprehensive Plan for the parcels that make up the subject properties and surrounding properties. Exhibits A, B and C illustrate these for the larger surrounding area.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	R-4, Medium Density Multiple-Family Residential, B-2, Neighborhood, Business-Arterial, and B-3, General Business	Single Family Homes, Apartments, Office Buildings, Storage Buildings, Vacant Lot	Community Business
North	MIC, Medical Institutional Campus, B-3, General Business	Medical Clinic, Parking Lot	Community Business
South	R-4, Medium Density Multiple-Family Residential	Single-Family Homes, Apartments, Vacant Lots	Campus Mixed-Use, , Multi-Family
East	MIC, Medical Institutional Campus, B-3, General Business	Medical Clinic, Storage Buildings, Church	Institutional
West	B-3, General Business, B-3U, General Business – University	Mixed Use – Restaurant and Professional Offices, Apartments	Campus Mixed-Use

Comprehensive Plan

The 2005 Urbana Comprehensive Plan identifies the future land use for the site as “Community Business,” which is consistent with the request to rezone the properties to the B-3U, General Business-University Zoning District designation. The Comprehensive Plan defines “Community Business” as follows:

Community Business centers are designed to serve the overall community as well as the immediate neighborhood but are less intense than regional commercial centers. Located along principal arterial routes or at major intersections. Community Business centers contain a variety of business and service uses at scales and intensities that make them generally compatible with surrounding neighborhoods. Encourage planned-unit developments to create a variety of uses, and to transition intensities to adjoining neighborhoods. Design facilities to permit pedestrian, bicycle, and transit access as well as automobile traffic.

The Urbana Zoning Ordinance defines the B-3U, General Business-University Zoning District as follows:

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

The following Comprehensive Plan Goals and Objectives also pertain to the rezoning:

Goal 2.0 New development in an established neighborhood will be compatible with the overall urban design and fabric of that neighborhood.

Objectives

- 2.1 Ensure that the site design for new development in established neighborhoods is compatible with the built fabric of that neighborhood.

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

- 4.1 Encourage a variety of land uses to meet the needs of a diverse community.
- 4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

Goal 16.0 Ensure that new land uses are compatible with and enhance the existing community.

Objectives

- 16.1 Encourage a mix of land use types to achieve a balanced growing community.
- 16.3 Encourage development in locations that can be served with existing or easily extended infrastructure and city services.

Goal 18.0 Promote infill development.

Goal 24.0 Enhance Urbana's commercial areas.

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

Objectives

- 25.1 Provide a sufficient amount of land designated for various types of community and regional commercial uses to serve the needs of the community.
- 25.2 Promote new commercial areas that are convenient to existing and future neighborhoods.

- 25.4. Find new locations for commercial uses and enhance existing locations so Urbana residents can fulfill their commercial and service needs locally.

Goal 30.0 Develop a comprehensive approach to economic development.

Objectives

- 30.3 Market Urbana to potential investors, brokers, consultants, and residents.

The proposed rezoning of the subject properties would contribute towards the aforementioned goals and objectives. A rezoning to a single zoning district would allow for coordinated redevelopment of the site which is located at the intersection of two of the City’s most prominent commercial corridors. The rezoning would also encourage infill development and the opportunity to provide additional businesses and services for City residents.

Discussion

While the subject properties do not yet have a proposed redevelopment or site plan identified at this time, rezoning in advance of a plan can help to guide appropriate development. In addition , the properties are very difficult to market for redevelopment under the current zoning from three different districts. The proposed rezoning to B-3U would be consistent with the City’s designation for the properties as Community Business in the Comprehensive Plan. The Comprehensive Plan also identifies the intersection of Lincoln Avenue and University Avenue as a “gateway” suitable for a special redevelopment. It emphasizes that the intersection could promote the University District through architecture and urban design of mixed-use redevelopment. The southwest corner of the intersection was successfully redeveloped with a mixed-use building in 2009. Redeveloping the southeast corner would further fulfill the goals of the plan.

The proposed district of B-3U would be contiguous with the B-3U district to the west along University Avenue and preserve the transition of intensity of uses between the University, commercial districts, and nearby residential neighborhoods. With the rezoning, there would be a buffer of R-4 properties between the B-3U district and the historic R-2 zoned properties along the 800-block of West Main Street. The B-3U district would be surrounded by R-4, B-3, and MIC zoning districts which would help to buffer lower intensity residential districts which are adjacent to these buffer areas.

The application is also consistent with the goals set forth in the Comprehensive Plan. The B-3U district is meant to accommodate a mixture of businesses and residential uses that can support the nearby University. While somewhat less restrictive than the B-2 and R-4 designations, the B-3U district is more restrictive than the B-3 zoning district in that it does not allow taverns, pawn shops, gaming halls, or as many vehicular-related businesses. The B-3U district involves somewhat different development regulations than does the B-3 district because it requires more open space where the B-3 district does not. The B-3U district also permits a larger Floor-Area Ratio (FAR) than the R-4 and B-2 districts, which would allow for a more significant redevelopment of this corner property area.

In their current state, the subject properties reflect an obsolete development pattern with buildings and uses that have remained stagnant with limited use and development potential over the years. The highest and best use for a prominent intersection is not well served by the properties containing three different zoning districts and standards for redevelopment. A consistent zoning of a more flexible zoning district would give the properties uniform development regulations and encourage redevelopment. Redevelopment along the University Avenue corridor would be a positive infill development and would complement other developments occurring in the City's University areas.

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 applicant.

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.

Two of the subject properties are zoned B-2 and B-3 and are already used for commercial purposes. Most of the surrounding properties are used for either medical institutional, commercial, or multiple-family residential uses and would be comparable with the allowed uses in the proposed B-3U district. The proposed district of B-3U would be contiguous to the existing B-3U district that is west of the subject properties.

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 R-4, Medium Density Multiple-Family Residential, B-2, Neighborhood, Business-Arterial, and B-3, General Business compared to the value it would have if it were rezoned to B-3, General Business-University.

A suitable zoning district is necessary to enable the redevelopment of the subject properties as envisioned by the Comprehensive Plan and would help to promote the properties to potential developers. The properties' current value derives from five single family rental homes, an apartment, a vacant property, and an underused commercial space. Property values could increase due to the increased marketability for a larger commercial or mixed-use site at this gateway location.

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.

The questions here 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 proposed zoning would not harm the health, safety, morals, or general welfare of the public. It preserves a buffer between the mixed-use and commercial use of the properties to the north and the more residential properties to the south. The proposed rezoning would affect one property owner, who supports the rezoning, and would not affect any other properties on the city block. It allows for both residential uses and commercial uses in two major commercial corridors of the city.

The existing zoning pattern contains restrictions that allow for a lower intensity of use with minimal opportunities for redevelopment. The three different zoning districts and their standards make any redevelopment challenging. The proposed rezoning would eliminate this hardship, benefitting the public with the potential for new business and/or residential uses.

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 properties are located at a “gateway” intersection near the University of Illinois campus and along the two major corridors of University Avenue and Lincoln Avenue. They are also located next to multi-story commercial development and residential uses which are permitted under the B-3U district. The proposed zoning district is also consistent with the future land use designation for the properties of “Community Business” as prescribed in the Comprehensive Plan.

6. The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.

Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.

According to city records, the properties proposed for rezoning have had the same buildings and building footprints for the last 30 years. A previous use of petroleum production at 406 North Lincoln Avenue was discontinued at some point in the late 1980’s or early 1990’s. The proceeding uses of retail space, professional offices, and storage have been the same since the last major industrial use of the property. The vacant property at 802 West Clark Street was once a single family home that was demolished in the early 2000’s. There has been vacant commercial

space in the building at 406 North Lincoln Avenue for at least a year.

Summary of Findings

1. Alex Ruggieri, on behalf of Tekton Group LLC Series Corner North, has filed a petition to amend the Urbana Zoning Map for 802, 804, 806, 808, 810, 812, 814, and 816 West Clark Street as well as 406, 406 ½, and 408 North Lincoln Avenue from the the R-4, Medium Density Multiple-Family Residential, B-2, Neighborhood Business-Arterial, and B-3, General Business Zoning Districts to the B-3U, General Business – University Zoning District.
2. The Subject properties are located in West Central Urbana between the Carle Hospital medical campus and the University of Illinois campus.
3. The proposed rezoning is consistent with the future land use of “Community Business” as designated in the 2005 Urbana Comprehensive Plan.
4. The zoning change would facilitate proposed redevelopment of an infill site by creating a uniform zoning district allowing an appropriate mix of commercial and residential uses.
5. The proposed rezoning would conform to the La Salle Criteria of being compatible with the nearby zoning pattern and existing land uses of mixed-use developments in the B-3 and B-3U districts.
6. The proposed rezoning would conform to the La Salle Criteria regarding the promotion of public welfare and gain compared to the hardship imposed on the property owner.
7. The proposed rezoning would conform to the La Salle Criteria as far as suitability for zoned purposes. The property’s characteristics, including its size and location near to the University and at the intersection of two arterial streets, make it appropriate for the proposed zone of B-3U.
8. The site is underutilized and not fully developed, with some vacant areas and vacant building space.

Options

The Plan Commission has the following options for recommendations to the City Council regarding Plan Case 2289-M-16:

1. Forward this case to City Council with a recommendation for **approval** of the rezoning request as presented herein; or
2. Forward this case to City Council with a recommendation for **denial** of the rezoning request. If the Plan Commission finds the application is inconsistent with the criteria and denies the application, the Plan Commission should provide the reasons.

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 2289-M-16 to the City Council with a recommendation to **APPROVE** the proposed Zoning Map Amendment.

The specifics of this recommendation may change during the course of formal review of Plan Case No. 2289-M-16. The staff recommendation contained herein represents the professional opinions of the City's planning staff and does not bind or limit the recommendations and decisions which may be made by the City's appointed and elected officials.

Attachments:

Exhibit A: Location and Existing Land Use Map

Exhibit B: Existing Zoning Map

Exhibit C: Future Land Use Map

Exhibit D: B-3U, General Business – University Zoning District Description Sheet

Exhibit E: Site Photos

cc: City of Urbana Zoning Administrator

Alex Ruggieri

Tekton Group LLC Series Corner North

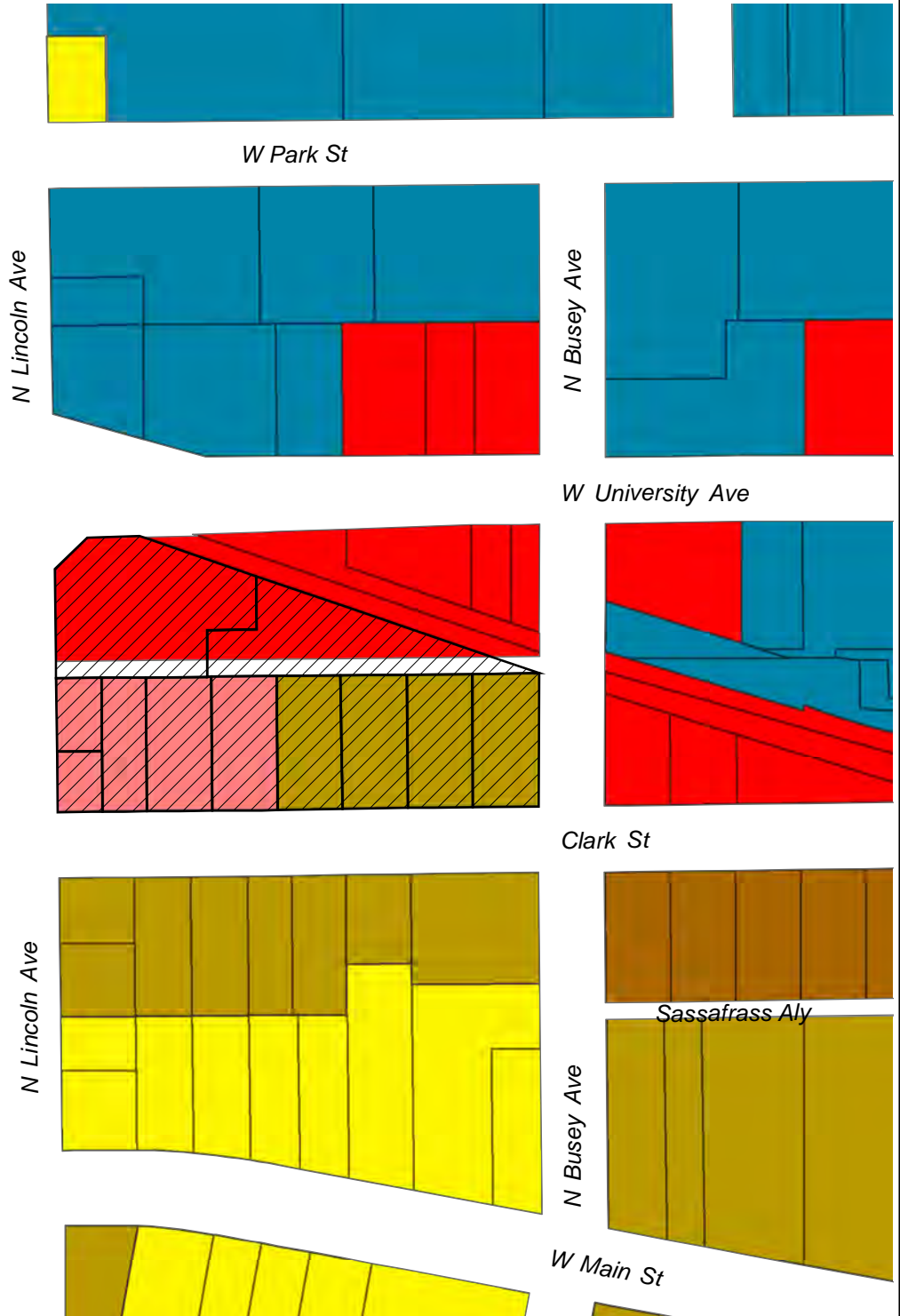
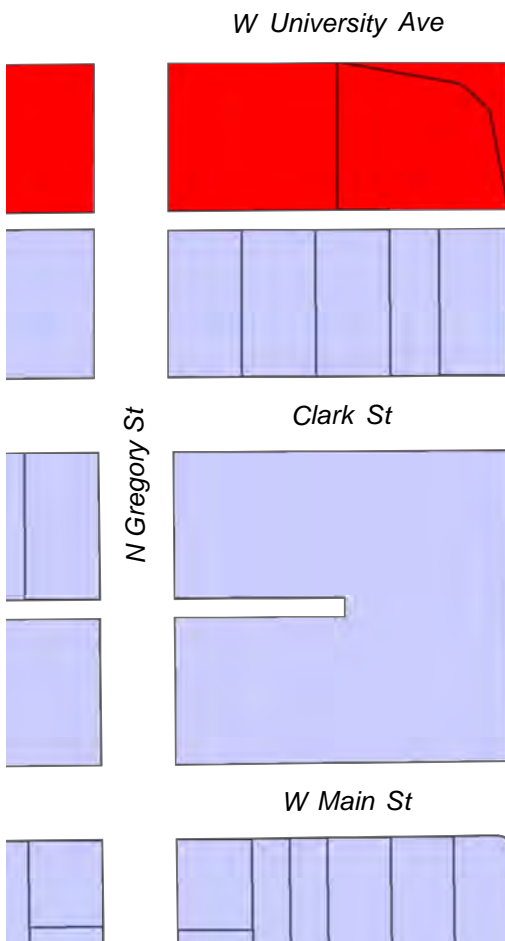
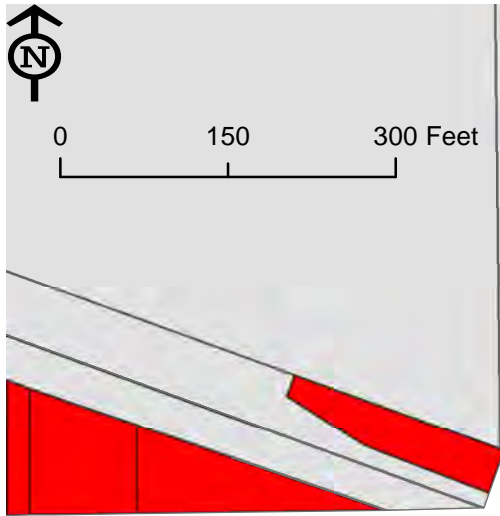
Exhibit A: Location & Existing Land Use Map



Case: Plan Case 2289-M-16
 Subject: Zoning Map Amendment Proposal
 Location: 802-816 W. Clark Street, 406-408 N. Lincoln Avenue
 Petitioner: Alex Ruggieri

 Subject Property

Exhibit B: Zoning Map

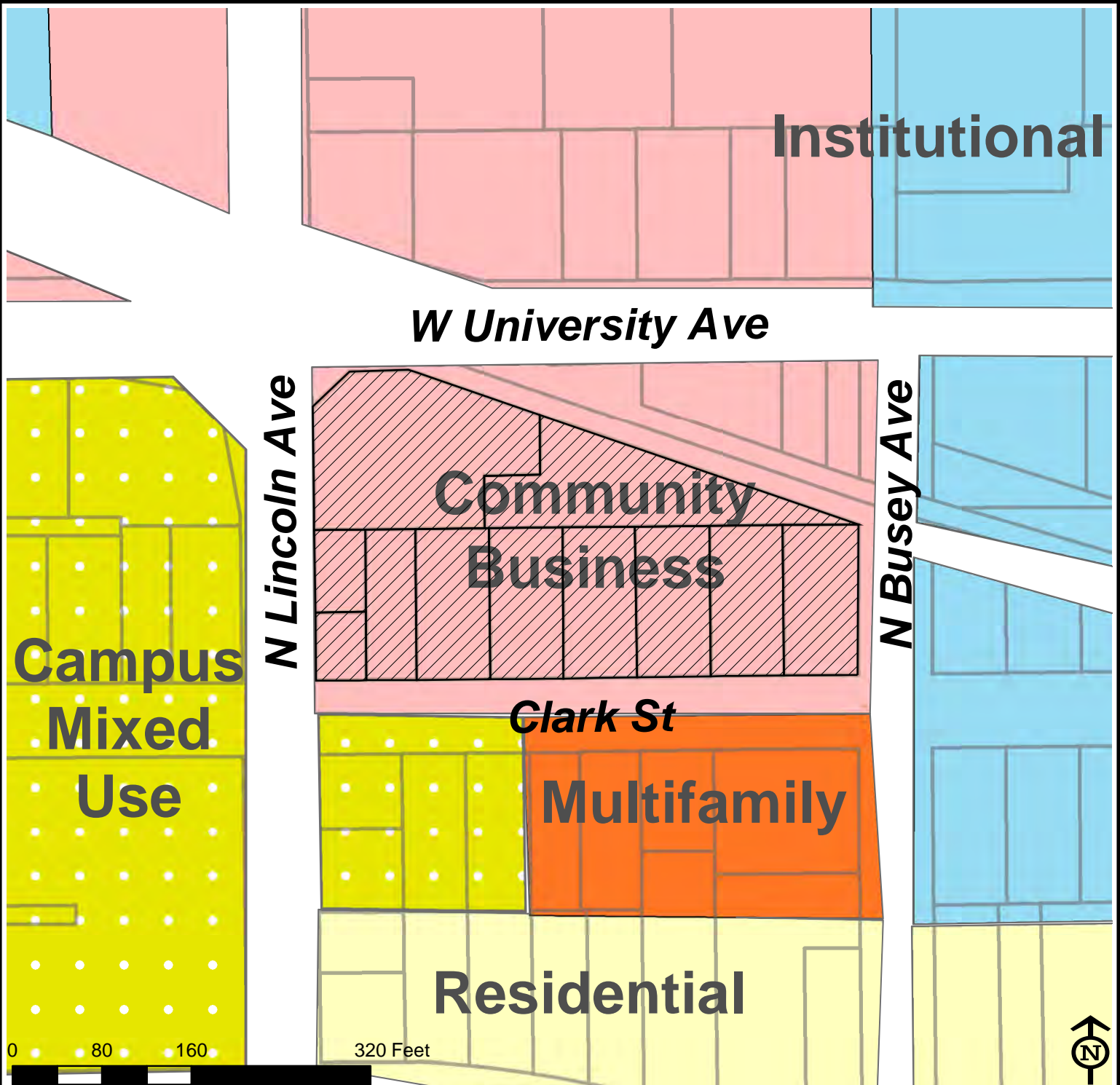


Case: Plan Case 2289-M-16
 Subject: Zoning Map Amendment Proposal
 Location: 802-816 W. Clark Street, 406-408 N. Lincoln Avenue
 Petitioner: Alex Ruggieri

- B2
- MIC
- B3
- R2
- B3U
- R4
- IN-1
- R5






Subject Property

Exhibit C: Future Land Use Map



Case: Plan Case 2289-M-16
 Subject: Zoning Map Amendment Proposal
 Location: 802-816 W. Clark Street, 406-408 N. Lincoln Avenue
 Petitioner: Alex Ruggieri

 Subject Property

-  Residential
-  Campus Mixed Use
-  Institutional
-  Multi-Family Residential
-  Community Business



B-3 – GENERAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

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

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

PERMITTED USES:

Agriculture

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

Business - Adult Entertainment

Adult Entertainment Uses

Business - Food Sales and Services

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

Business - Miscellaneous

Auction Sales (*Non-Animal*)
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Lawn Care and Landscaping Service
Mail Order Business
Medical Cannabis Dispensary
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
Movers
Pet Care/ Grooming
Self-Service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

PERMITTED USES Continued:

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 - Retail Trade

Antique or Used Furniture Sales and Service
Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Building Material Sales (*All Indoors Excluding Concrete or Asphalt Mixing*)
Clothing Store
Department Store
Drugstore
Electronic Sales and Services
Florist
Hardware Store
Heating, Ventilating, Air Conditioning Sales and Service
Jewelry Store
Monument Sales (*Excluding Stone Cutting*)
Music Store
Office Supplies/Equipment Sales and Service
Pawn or Consignment Shop
Pet Store
Photographic Studio and Equipment Sales and Service
Shoe Store
Sporting Goods
Stationery, Gifts, or Art Supplies
Tobacconist
Variety Store
Video Store
All Other Retail Stores

Business - Vehicular Sales and Service

Automobile Accessories (*New*)
Automobile, Truck, Trailer or Boat Sales or Rental
Automobile/ Truck Repair
Car Wash
Gasoline Station
Mobile Home Sales
Truck Rental

Business - Recreation

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

Business - Transportation

Motor Bus Station
Taxi Service

Industrial

Microbrewery

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Farmer's Market
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park
Police or Fire Station
Principle Use Parking Garage or Lot
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

SPECIAL USES:

Business – Retail

Firearm Store†

Public and Quasi-Public

Correctional Institution or Facility
Hospital or Clinic

Business – Vehicular Sales and Service

Towing Service
Truck Stop

Residential

Dwelling, Multifamily

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

Commercial Planned Unit Development (See Section XIII-3)
Mixed-Use Planned Unit Development (See Section XIII-3)

CONDITIONAL USES:

Business - Miscellaneous

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

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

Public and Quasi-Public

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

Residential

Assisted Living Facility
Nursing Home

Table V-1 Notes:

**** See Table VII-1 for Standards for Specific Conditional Uses

† See Section VII-5.D for Standards for Firearm Stores

DEVELOPMENT REGULATIONS IN THE B-3 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
B-3	6,000	60	None ³	4.00	None	15 ^{7f}	5 ⁷	10

FAR = Floor Area Ratio
OSR = Open Space Ratio

Footnote¹ – See Section VI-5 and Section VIII-4 for further information about required yards.

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.F.3 and Section VI-5.G.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings; however, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

NOTE:

¶ *Section VIII.4.F.5* – In the B-3 Zoning District, parking may locate in the required side yard setback (up to within 18 inches of the property line per Section VII-4.G) if the zoning District adjacent to the setback is designated B-1, B-2, B-3, B-3U B-4, B-4E, IN-1 or MIC and if the adjacent area is also used for parking.

¶¶ *Section VIII.4.F.6* – Parking in the B-2, B-3, B-3U, IN-1 and IN-2 Zoning District shall be permitted to encroach 10 feet into the required front yard if the buffer yard requirements set forth in Section VI-6.A.2.b.3, 4, 5, 6, 7 and 8 are met.

For more information on zoning in the City of Urbana call or visit:

City of Urbana

Community Development Services Department

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone / (217) 384-2367 fax

www.urbanaininois.us

Exhibit E: Subject Properties' Site Pictures













Application for Zoning Map Amendment

PLAN COMMISSION

APPLICATION FEE - \$175.00

The Applicants are responsible for paying the cost of legal publication fees. Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 08-12-2016 Plan Case No. 2289-M-16
Fee Paid - Check No. 3126 Amount \$175.00 Date 08-12-2016

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Alex Ruggieri** Phone: **217-398-1111**
Address (street/city/state/zip code): **505 W. University Ave., Champaign**
Email Address: **alex.ruggieri@svn.com**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Agent**

2. OWNER INFORMATION

Name of Owner(s): **Tekton Group LLC Series Corner North** Phone: **N/A**
Address (street/city/state/zip code): **406 N. Lincoln Ave-Urbana**
Email Address: **N/A**

Is this property owned by a Land Trust? Yes No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Address/Location of Subject Site: **See Attached**
PIN # of Location: **See Attached**
Lot Size: **See Attached**
Current Zoning Designation: **B-3, B-2, R-4**
Proposed Zoning Designation: **B3U**
Current Land Use (vacant, residence, grocery, factory, etc):
Proposed Land Use: **Development consistent with B3U zoning**
Present Comprehensive Plan Designation: **Community Business**

How does this request conform to the Comprehensive Plan? Could contain a variety of businesses and services compatible with the surrounding community.

Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

See Attached

4. CONSULTANT INFORMATION

Name of Architect(s): N/A

Phone:

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

Email Address:

Name of Engineers(s): N/A

Phone:

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

Email Address:

Name of Surveyor(s): N/A

Phone:

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

Email Address:

Name of Professional Site Planner(s): N/A

Phone:

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

Email Address:

Name of Attorney(s): Jenny Park

Phone: 217-352-1800

Address *(street/city/state/zip code):* 306 W. Church Street

Email Address: jpark@meyercafel.com

5. REASONS FOR MAP AMENDMENT:

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

A unified zoning on this corner would open the potential for mixed use development consistent with B-3U and surrounding community.

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

Existing market demand

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

The property is a gateway property due to its location, but this potential cannot be currently realised under the existing three separate zoning classifications on the site

What other circumstances justify the zoning map amendment

Time schedule for development *(if applicable)*

N/A

Additional exhibits submitted by the petitioner.

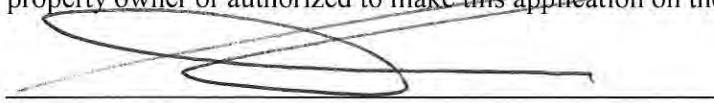
N/A

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

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

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



Applicant's Signature

12 AUG 2016

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

816
912108352005

406
912108352013

814
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912108352010

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912108352011

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912108352012

406
912108352013

406
912108352003

Clark St

W University Ave

PIN	TaxPayer_Name	TaxPayer_Name2	TaxPayer Address	TaxPayer City	Tax Payer_ State	Tax Payer_ zip	Physical Address
912108353022	KANGAS W R & BISNONNETTE S		804 W MAIN ST	URBANA	IL	61801	804 W MAIN ST, 0
912108352003	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	406 N LINCOLN AV, 61801
912108352005	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	816 W CLARK ST, 61801
912108352006	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	814 W CLARK ST, 61801
912108352007	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	812 W CLARK ST, 61801
912108352008	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	810 W CLARK ST, 61801
912108352009	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	808 W CLARK ST, 61801
912108352010	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	806 W CLARK ST, 61801
912108352011	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	804 W CLARK ST, 61801
912108352012	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	802 W CLARK ST, 61801
912108352013	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	406 N LINCOLN AV, 61801
912108352013	TEKTON GROUP LLC	SERIES CORNER NORTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	406 N LINCOLN AV, 61801
912108353001	TEKTON GROUP LLC	SERIES CORNER SOUTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	308 N LINCOLN AV, 61801
912108353002	TEKTON GROUP LLC	SERIES 409EST	406 N LINCOLN AVE STE 2	URBANA	IL	61801	306 N LINCOLN AV, 61801
912108353003	SHARABASH MOHAMED S		2907 RIVER OAK DR	CHAMPAIGN	IL	61822	304 N LINCOLN AV, 61801
912108353004	REYNA FERNANDO SR		816 W MAIN ST	URBANA	IL	61801	816 W MAIN ST, 61801
912108353005	TEKTON GROUP LLC	SERIES CORNER SOUTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	813 W CLARK ST, 61801
912108353006	TEKTON GROUP LLC	SERIES CORNER SOUTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	811 W CLARK ST, 61801
912108353007	TEKTON GROUP LLC	SERIES CORNER SOUTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	809 W CLARK ST, 61801
912108353008	TEKTON GROUP LLC	SERIES CORNER SOUTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	807 W CLARK ST, 61801
912108353009	TEKTON GROUP LLC	SERIES CORNER SOUTH	406 N LINCOLN AVE STE 2	URBANA	IL	61801	805 W CLARK ST, 61801
912108353013	URBANA DEVELOPMENT GROUP		807 W MAIN ST	URBANA	IL	61801	814 W MAIN ST, 61801
912108353014	URBANA 812 LLC		PO BOX 415	MAULDIN	SC	29662	812 W MAIN ST, 61801
912108353015	WILLIAMS JOSEPH D		810 W MAIN ST	URBANA	IL	61801	810 W MAIN ST, 61801
912108353016	BARRACKS JUDITH		808 W MAIN ST	URBANA	IL	61801	808 W MAIN ST, 61801
912108353018	PRICE JOAN C		806 W MAIN ST	URBANA	IL	61801	806 W MAIN ST, 61801
912108353020	KANGAS W RANDALL		804 W MAIN ST	URBANA	IL	61801	802 W MAIN ST, 61801
912108353021	HAMELBERG CHRIS		309 S 1ST ST	CHAMPAIGN	IL	61820	309 N BUSEY AV, 61801