



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

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

**TO:** Bruce K. Walden, Chief Administrative Officer

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

**DATE:** December 2, 2004

**SUBJECT:** Case No. 1909-SU-04, Request for a Special Use Permit to establish *Grocery Store* in the B-1, Neighborhood Business Zoning District on a 3.65-acre parcel at the northwest corner of U.S. Route 150 and IL Route 130.

---

### **Introduction and Background**

Aldi, Inc. is requesting approval of a Special Use Permit to establish a grocery store on an undeveloped parcel at the northwest corner of U.S. Route 150 (University Avenue) and IL Route 130 (High Cross Road). The lot is currently zoned B-1, Neighborhood Business. Aldi, Inc. intends to purchase the entire 5.8-acre lot and subsequently replat the lot into two separate parcels. The northern lot would contain 2.215 acres while the southern lot would contain 3.654 acres. The grocery store would be established on the southern lot (see attached site plans). At this time there are no submitted plans for development on the northern lot.

*Table V-1. Table of Uses* of the Urbana Zoning Ordinance specifies that a *Supermarket or Grocery Store* over 3,500 square feet is permitted in the B-1 zoning district provided that a Special Use Permit is granted from the Plan Commission and Urbana City Council.

On October 7, 2004 the Urbana Plan Commission conducted a public hearing on the request and recommended 5-2 in favor of the request with conditions of approval. These conditions are outlined in this report and identified in the proposed ordinance. For further information on the Plan Commission hearing please consult the initial staff memorandum dated October 1, 2004 along with the attached draft minutes from the meeting.

Along with the public hearing there have been two additional opportunities for the public to ask questions and offer comments on the proposal. On September 30, 2004 a meeting was held between the petitioner and the Board of the Beringer Commons Homeowner's Association to discuss the proposal. Also, on November 29, 2004 a public meeting was held at the Urbana Civic Center to review the site plan and conditions recommended by the Urbana Plan Commission prior to the plan being presented for

final action to the City Council. The meeting offered the opportunity for residents to learn more about a revised site plan and offer any additional comments or suggestions to help achieve neighborhood compatibility.

## **Discussion**

### **Description of the Area**

The lot has been platted as a commercial “outlot” at the far southeast corner of the Beringer Commons Subdivision. Prior to Beringer Commons being annexed into the City of Urbana the parcel was zoned B-2, Neighborhood Business in Champaign County. The 1991 annexation agreement for Beringer Commons identified a “direct conversion” of this zoning from Champaign County zoning to City of Urbana neighborhood business zoning upon annexation. Beringer Commons Subdivision contains primarily single-family residential uses but also contains a limited amount of zero-lot line condominiums along Rutherford Drive west of the site.

The site is located at the intersection of U.S. Route 150 and IL Route 130. Both roads are under jurisdiction of the Illinois Department of Transportation (IDOT). At the southwest corner of the intersection is the East Urbana Industrial Park which is currently under development and contains the United States Post Office as well as other industrial warehouse and light manufacturing operations. The southeast corner of the intersection was recently rezoned from IN, Industrial to B-3, General Business and is the site of a proposed Wal-Mart retail store. At the northeast corner of the intersection are single-family homes that front on U.S. Route 150 and are located outside the city limits.

### **B-1, Neighborhood Business Zoning District**

Article IV-2.E of the Urbana Zoning Ordinance identifies the B-1, Neighborhood Business Zoning District with the following intention:

*The B-1 Neighborhood Business District is intended to provide commercial areas of limited size, for basic trade and personal services for the convenience of adjacent residential areas, for needs recurring regularly or frequently.*

In spring of 2004 the Urbana City Council adopted Ordinance No. 2004-03-029 which amended the requirements of the district. One of the primary changes was to no longer permit *Supermarket or Grocery Store* by right in the district and to only allow it with the granting of a Special Use Permit. The rationale behind this change was that in many instances these uses are designed and operated in a way that could be incompatible with adjacent neighborhoods. These incompatibilities could include issues of late store hours, the use of drive-through facilities, excessive lighting, intense traffic, etc. Although these land uses are potentially acceptable in the B-1, Neighborhood Business Zoning District, it was determined that requiring a Special Use Permit would allow the higher level of site plan review that could help mitigate any potential land use incompatibilities with adjacent neighborhoods.

In almost all cases, B-1 zoning in Urbana is found on much smaller parcels in older neighborhoods. Examples of this include the grocery store at the corner of Race Street and Washington Street, the antique store on East Main Street, and the video store on Lincoln Avenue and Fairview Avenue. The changes recently implemented were intended primarily to ensure that new development on small lots in older neighborhoods would not result in an incompatible scale of development. The uniqueness of this

situation is that the site is very large (approximately 6 acres) and located at a major intersection in one of Urbana's growth areas. In most cases throughout the City of Urbana a parcel under these circumstances would have a more permissible commercial zoning district. Such is the case for the outlot of Stone Creek Subdivision at the corner of High Cross Road and Windsor Road which is zoned B-3, General Business. A more permissive commercial zoning district would permit a greater range of uses without Special Use Permit review and would allow more permissive development regulations such as setbacks, floor area ratio, open space ratio and building height. The fact that the site is zoned B-1 allows a higher level of review to ensure the best neighborhood compatibility possible.

## **Grocery Store Proposal**

### ***Site Design and Store Operation***

Attached to this memorandum is a proposed development site plan. The building would front onto U.S. Route 150 with the main entrance to the store at the southeast corner of the building. A depressed, one-bay truck dock is proposed at the north end of the building to accommodate deliveries. The size and scale of the building is important to consider when determining compatibility with the district. The building will total 15,360 square feet in area. This is approximately one-third the size of the former Jerry's IGA building on South Philo Road. Floor Area Ratio (FAR) calculates the amount of the site that would be covered with the structure. The floor area ratio for the development will be 0.09 (less than ten percent of the lot covered by the structure) which is approximately 70% less than the maximum requirement of 0.30. The building will be a single-story structure approximately 16 feet in height. This represents less than one-half the maximum allowed height of 35 feet.

The building would be setback approximately 35.5 feet from Rutherford Drive at its closest point and would contain landscape plantings beyond that required in the Urbana Zoning Ordinance. A rough estimate is that the building would be located approximately 150 feet from the nearest residential structure. The parking lot would also meet the required setbacks at 15-foot setback from U.S. Route 150 at its closest point and approximately 40-feet from the right-of-way line of IL Route 130. The design of the parking lot includes the required amount of tree-island plantings. The landscape portion of the site plan has been reviewed by the City Arborist. Since the Plan Commission hearing the site plan has been revised to include "acoustic shields" around the heating and air-ventilation system on the roof in order to minimize noise from these units.

At the recommendation of the Plan Commission and the desire of many residents of Beringer Commons Subdivision, a six-foot high opaque stucco-type wall is proposed to be constructed along the entire west, northwest and northern property lines (see attached site plan). The wall would be designed to be similar to the existing wall along U.S. Route 150 behind the townhomes and would physically separate Beringer Commons from this lot. Additional landscaping would be planted on the outside of the wall to offer enhanced aesthetics.

In staff's opinion, having a wall that would completely separate neighborhoods with adjacent business areas is inconsistent with basic urban planning principles and promotes dependency on the car to acquire simple daily goods and services. At a minimum a pedestrian and bicycle connection through the wall should be considered to promote the goals of maintaining a "walkable" community and offering a necessary link between neighborhoods and business districts today and in the future. The developer is agreeable to constructing a concrete walk that would connect Rutherford Drive to the development.

The use is proposed to have limited parking lot lighting with four four-headed poles at 30-feet tall each. The four poles would be distributed within the parking lot. A two-headed light pole would also be placed at the entrance on U.S. Route 150. A number of wall lights would also be distributed around the perimeter of the building for security purposes. The light poles contain a “shoebox” design lamp which directs lighting down towards the parking lot and keeps it from spilling onto neighboring properties. Parking lot lighting would be turned off at times when the store is not in operation.

The building is proposed to contain wall signs that meet the requirements of the Urbana Zoning Ordinance. A freestanding monument sign is proposed at the southeast corner of the site and is proposed to be approximately 46 square feet which exceeds the requirements of allowance for freestanding signs in the B-1 district. The district currently only allows freestanding signs to be 32 square feet in area. Considering the relatively large size of the parcel and its location on two principal arterial roads, the applicant is requesting a variance with the Urbana Zoning Board of Appeals to have a larger sign more consistent with the requirements for the B-3, General Business Zoning District. A public hearing for the variance will be scheduled with the Urbana Zoning Board of Appeals should the Special Use Permit be granted.

The proposed grocery store would have limited hours of operation. A proposed condition of approval limits these hours to no earlier than 7 AM and no later than 8 PM daily. The grocery store utilizes a cash deposit system for the shopping carts to prevent stray carts from the parking lot. The applicant indicates that the store would contain approximately 7-10 employees and would have approximately 10 truck deliveries per week. The company does not process meat or produce on the site.

#### **Access**

The store would be accessed from an existing curb-cut on U.S. Route 150. The future development of the lot to the north will allow a second access from IL Route 130 via a cross-access agreement. The site plan indicates a five foot-wide sidewalk to be built along both U.S. Route 150 and IL Route 130 connecting to the development.

## **Summary of Findings**

On October 7, 2004 the Urbana Plan Commission considered the following criteria for the Special Use Permit:

1. *That the proposed use is conducive to the public convenience at that location.*
2. *That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*
3. *That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-7.*

Following public testimony on October 7, 2004 the Urbana Plan Commission voted 5-2 in favor of the proposal (with conditions) and made the following findings:

1. The proposed use is conducive to the public convenience at this location. It would allow for the convenient location of a neighborhood business use (small scale grocery store) in close proximity to residential areas.
2. The proposed use would not pose a detriment to the district in which it is proposed to be located since the district is intended to allow for neighborhood business uses and that the development is limited in size and operation.
3. The proposed use will meet all applicable standards and requirements of the district in which it is located including setbacks, parking and other development regulations.
4. The proposed development will comply with all requirements for stormwater runoff as previously reviewed and approved as part of the overall Beringer Commons Subdivision drainage plans.
5. The proposed use will be required to develop according to the site plan and building elevation details identified in the application for the Special Use Permit and that any deviation from these plans shall require review and approval by the Urbana Plan Commission and Urbana City Council.

The Plan Commission recommended approval of the Special Use Permit with the following conditions of approval:

1. That the layout and architectural design of the grocery store shall closely resemble the attached Site Development Plan and elevation renderings. Any significant deviation from these plans will require an amendment to the Special Use Permit, including further review by the Plan Commission and approval by City Council.
2. That construction plans for the development adequately demonstrate compliance with all previous approvals for drainage as part of the Beringer Commons Subdivision development and that the construction and drainage plans receive approval from the City Engineer.
3. Prior to the issuance of a Certificate of Occupancy for the use, a final subdivision plat shall be recorded dividing the existing Lot 456 of Beringer Commons Subdivision No. 4 as indicated on the Site Development Plan.
4. The developer agrees to install a five-foot wide sidewalk as depicted on the site plan constructed to City of Urbana standards as identified in the Urbana Subdivision and Land Development Code. The developer further agrees to identify this sidewalk shown along U.S. Route 150 and IL Route 130 as a public access easement upon final recording of the subdivision plat.
5. The developer agrees to construct a wall beginning at the current terminus of the Beringer Commons wall near the U.S. Route 150 access curb-cut. The wall shall continue north from its current terminus along the west property line and along Rutherford Drive for the distance of the entire 5.871-acre parcel. The wall shall terminate where the property line meets the right-of-way line for IL Route 130 at the northeast corner of the parcel.

6. The hours of operation for the grocery store shall be limited to 7:00 AM to 8:00 PM daily.
7. The grocery store shall utilize a secure collection and return system for shopping carts for the purposes of avoiding the problem of shopping carts being removed from the site by customers.
8. There shall be lids installed on all dumpsters.
9. There shall be no vehicular or pedestrian access from Rutherford Drive.
10. There shall be no delivery traffic between the hours of midnight and 6 AM.

## **Options**

The City Council has the following options regarding Plan Case No. 1909-SU-04:

1. Approve the Special Use Permit request as presented without any conditions.
2. Approve the Special Use Permit request, as presented, along with the Plan Commission suggested conditions.
3. Approve the Special Use Permit request with any additional conditions deemed appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.
4. Deny the request for a Special Use Permit.

## **Recommendation**

Subsequent to the advertised public hearing held by the Urbana Plan Commission on October 7, 2004, the Plan Commission voted 5-2 in favor of recommending approval of the requested Special Use Permit along with nine conditions of approval listed above.

If considered for approval, staff recommends revision to conditions #5 and #9 to require a pedestrian and bicycle connection through the proposed wall to Rutherford Drive.

Prepared By:

---

Rob Kowalski, Planning Manager

Attachments: Proposed Ordinance  
Location Map  
Existing Zoning map  
Aerial Photo  
Special Use Permit Application with updated Site Plan (November 2004)  
Site Photos  
Matteson, IL Aldi Photos  
Summary Sheet for the B-1, Neighborhood Business Zoning District  
Summary Sheet for the B-3, General Business Zoning District  
Letter from the C-U MTD (not in digital format)  
Projected Tax Impact submitted by Aldi, Inc. (not in digital format)

c: Wayne A. Koch, A.I.A.  
Architect  
Wightman & Associates, Inc.  
2303 Pipestone Road  
Benton Harbor, MI 49022

Brian Holcombe  
Director of Real Estate  
Aldi, Inc.  
1 Aldi Drive  
Dwight, IL 60420

Todd Leeth, Attorney  
Hoepfner Wagner & Evans LLP  
103 East Lincolnway  
Valparaiso, IN 46384

Lori Patterson  
Beringer Commons Homeowner's Association

Ivan Richardson  
Beringer Commons  
1606 Willow Road  
Urbana, IL 61801

**ORDINANCE NO.2004-12-152**

An Ordinance Approving A Special Use Permit  
(Request to establish a grocery store in the B-1, Neighborhood  
Business Zoning District - Plan Case No. 1909-SU-04)

WHEREAS, the subject property is a 5.8-acre parcel located at the northwest corner of U.S. Route 150 and IL Route 130 and identified as Lot 456 of Beringer Commons Subdivision No. 4; and

WHEREAS, the subject property is zoned B-1, Neighborhood Business according to the Official Zoning Map for the City of Urbana; and

WHEREAS, Aldi, Inc. has requested a Special Use Permit to establish a grocery store on southern 3.654 acres of the subject parcel with the intention of subdividing the parcel into two separate tracts; and

WHEREAS, the Urbana Zoning Ordinance identifies a *Grocery Store or Supermarket* greater than 3,500-square feet in area as being permitted in the B-1, Neighborhood Business Zoning District with the granting of a Special Use Permit; and



WHEREAS, Aldi, Inc. has petitioned the Urbana Plan Commission in Case No. 1909-SU-04 to consider a request for a special use permit to allow a grocery store on the southern 3.654 acres of Lot 456 of Beringer Commons Subdivision No. 4; and

WHEREAS, all applicable development regulations will be met or permitted to be varied under separate action and adoption, including those involving setbacks, signage, parking, drainage, and vehicular access considerations; and

WHEREAS, the conditions placed on the approval in Section 1 herein should minimize the impact of the proposed development on surrounding properties; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on October 7, 2004 concerning the petition filed by the petitioner in Plan Case No. 1909-SU-04; and

WHEREAS, on October 7, 2004, the Urbana Plan Commission voted 5 ayes and 2 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the condition set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit 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. A Special Use Permit is hereby approved to allow the establishment of a grocery store on the southern 3.654 acres of Lot 456 of Beringer Commons Subdivision No. 4 with the following conditions upon approval:

1. That the layout and architectural design of the grocery store shall closely resemble the attached Site Development Plan and elevation renderings. Any significant deviation from these plans will require an amendment to the Special Use Permit, including further review by the Plan Commission and approval by City Council.
2. That construction plans for the development adequately demonstrate compliance with all previous approvals for

drainage as part of the Beringer Commons Subdivision development and that the construction and drainage plans receive approval from the City Engineer.

3. Prior to the issuance of a Certificate of Occupancy for the use, a final subdivision plat shall be recorded dividing the existing Lot 456 of Beringer Commons Subdivision No. 4 as indicated on the Site Development Plan.
4. The developer agrees to install a five-foot wide sidewalk as depicted on the site plan constructed to City of Urbana standards as identified in the Urbana Subdivision and Land Development Code. The developer further agrees to identify this sidewalk shown along U.S. Route 150 and IL Route 130 as a public access easement upon final recording of the subdivision plat.
5. The developer agrees to construct a wall beginning at the current terminus of the Beringer Commons wall near the U.S. Route 150 access curb-cut. The wall shall continue north from its current terminus along the west property line and along Rutherford Drive for the distance of the entire 5.871-acre parcel. The wall shall terminate where the property line meets the right-of-way line for IL Route 130 at the northeast corner of the parcel.
6. The hours of operation for the grocery store shall be limited to 7:00 AM to 8:00 PM daily.
7. The grocery store shall utilize a secure collection and return system for shopping carts for the purposes of avoiding the problem of shopping carts being removed from the site by customers.
8. There shall be lids installed on all dumpsters.
9. There shall be no vehicular or pedestrian access from Rutherford Drive.
10. There shall be no delivery traffic between the hours of midnight and 6 AM.

LEGAL DESCRIPTION:

The southern 3.654 acres of Lot 456 of Beringer Commons Subdivision No. 4 situated in the City of Urbana, Champaign County, Illinois.

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 \_\_\_\_\_, 2004.

AYES:

NAYS:

ABSTAINS:

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

APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Tod Satterthwaite, Mayor

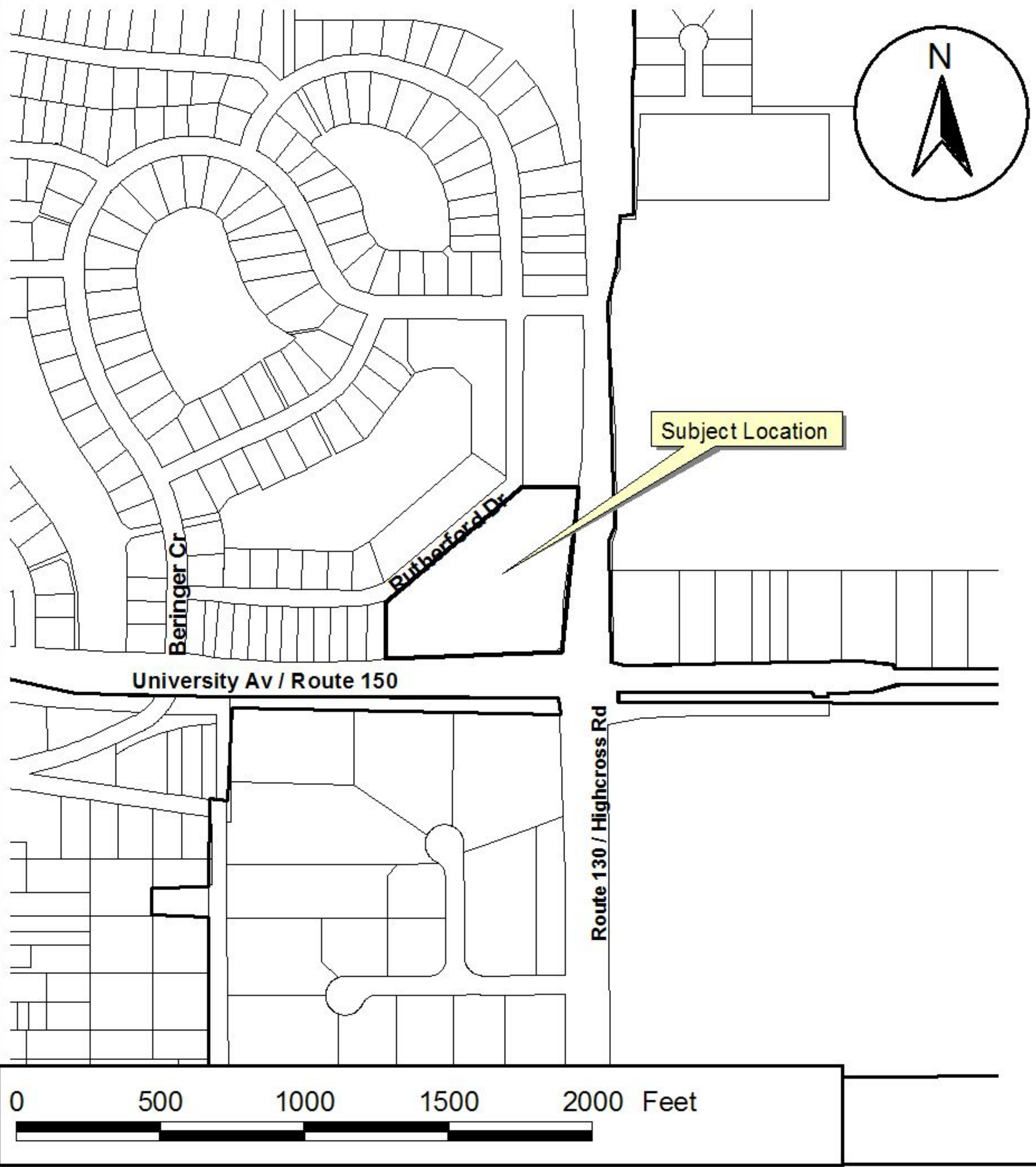
**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

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 \_\_\_\_\_, 2004, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled "AN ORDINANCE APPROVING A SPECIAL USE PERMIT (Request to establish a grocery store in the B-1, Neighborhood Business Zoning District - Plan Case No. 1909-SU-04) 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 \_\_\_\_\_, 2004, 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.

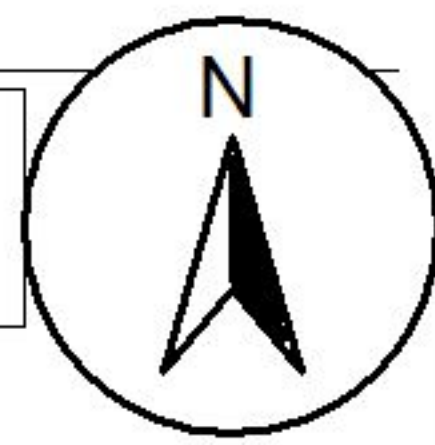
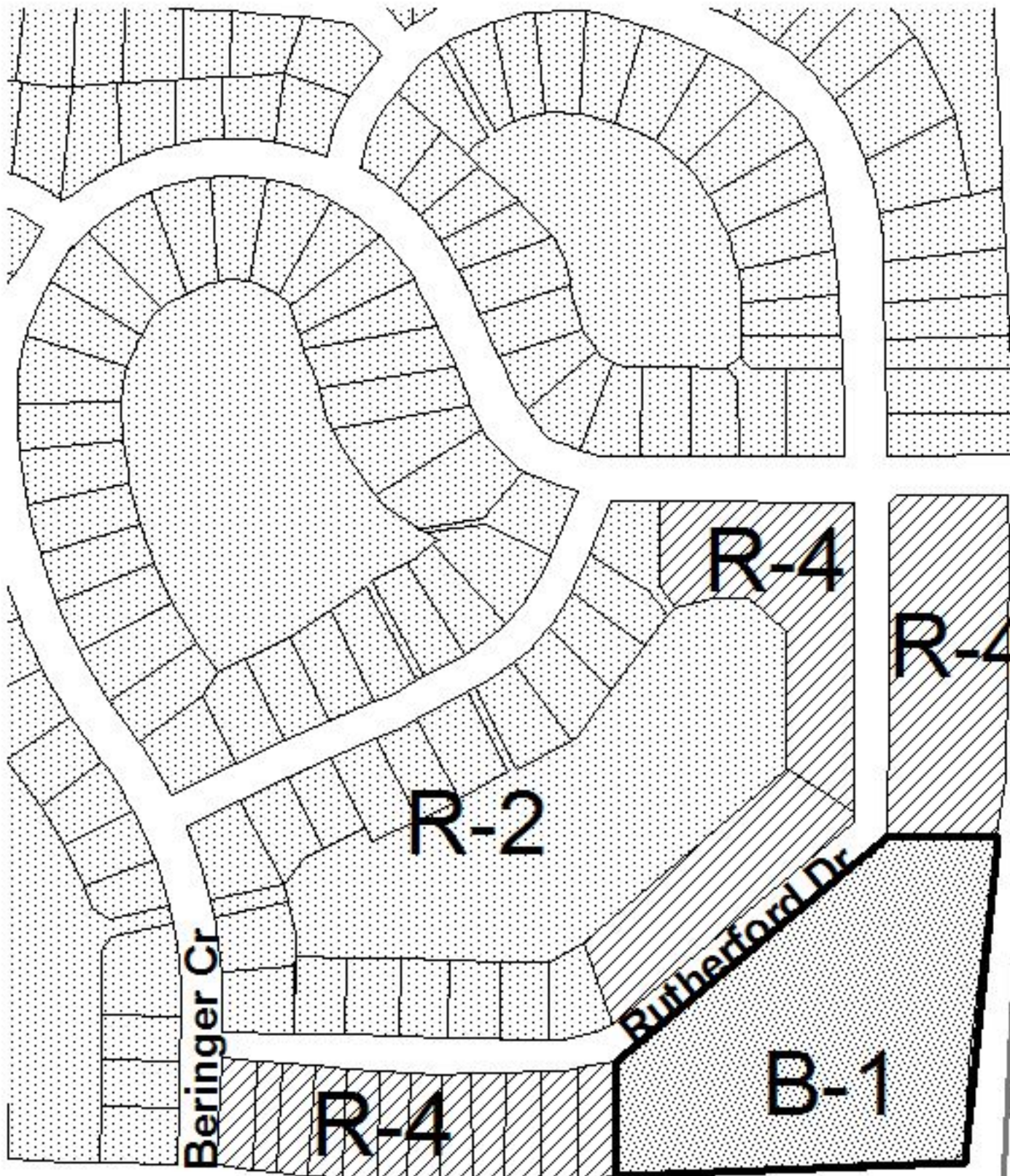
DATED at Urbana, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

# Location Map



Plan Case: 1909-SU-04  
Allow Super Market or Grocery Store  
in the B-1 Zoning District  
Petitioner: Aldi, Inc.  
NW corner of Route 150 and High Cross Rd  
B-1 Neighborhood Zoning District  
Prepared 9/17/04 by Community Development Services

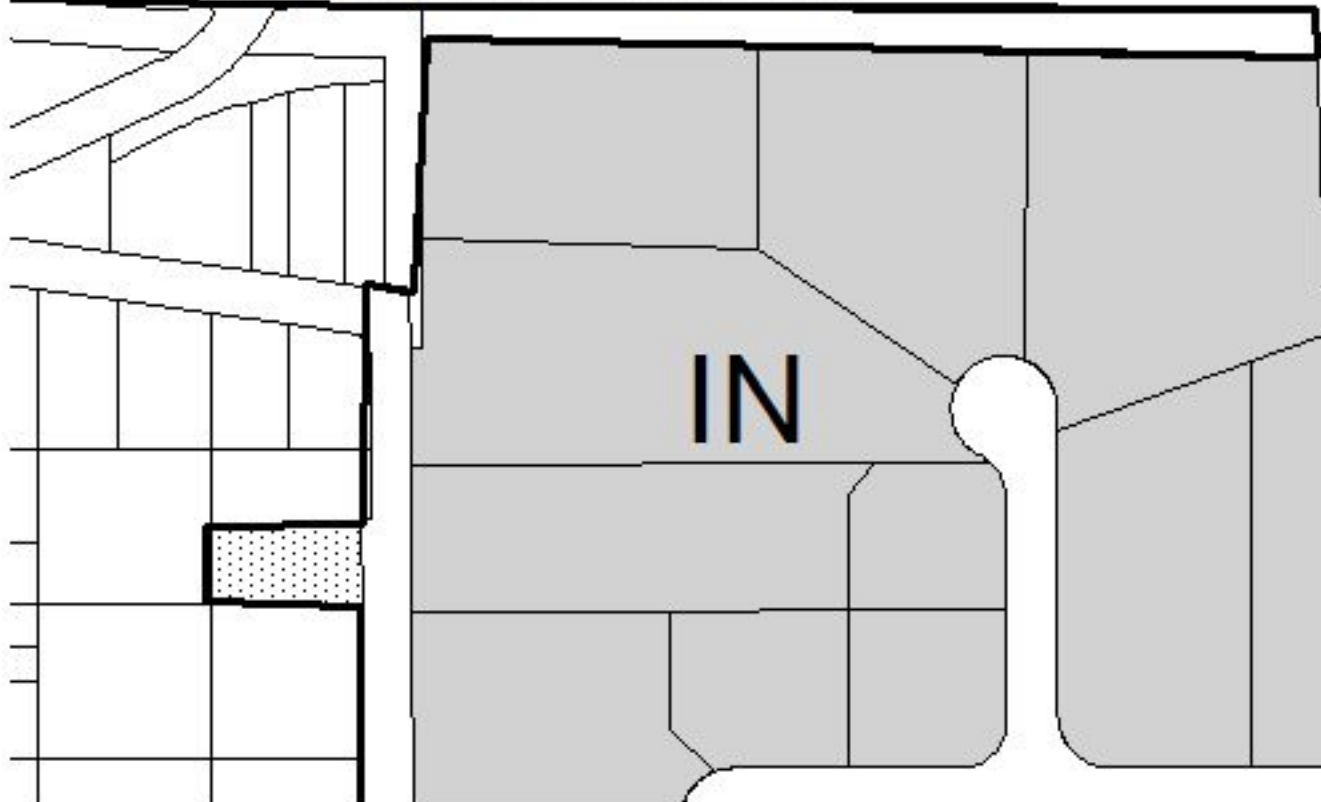
# Existing Zoning Map



County  
AG -2

Route 130 / Highcross Rd

University Av / Route 150



Plan Case: 1909-SU-04  
 Allow Super Market or Grocery Store  
 in the B-1 Zoning District  
 Petitioner: Aldi, Inc.  
 NW corner of Route 150 and High Cross Rd  
 B-1 Neighborhood Zoning District

Prepared 9/17/04 by Community Development Services

- R-2 Single Family Residential
- R-4 Medium Density Multiple Family Residential
- B-1 Neighborhood Business
- B-3 General Business
- IN Industrial





## Site Photos



**Site looking from east  
towards Rutherford Drive  
(behind hedgerow)**



**Rutherford Drive looking  
southwest. Site to left.**



**On site looking northwest  
across Rutherford Drive**



**On site looking west.  
Existing wall along U.S. 150**



**Across Rutherford Drive  
looking southeast onto the  
site.**



**Existing access drive on  
U.S. Route 150 to serve the  
development.**



**Existing two drainage pipes  
drainaing into ditch on U.S.  
Route 150.**



**From site looking northwest  
across Rutherford Drive and  
Rutherford Lake.  
Preliminary plan shows  
townhomes to be built on  
opposite side of Rutherford  
Drive.**



**Intersection of U.S. Route  
150 and IL Route 130 from  
site looking southeast.**

On September 30, 2004 a meeting was held between Aldi, Inc. and the Beringer Commons Homeowner's Association Board to discuss the pending Special Use Permit case.

Representatives of Aldi suggested that neighbors could look at the newly constructed Aldi store in Matteson, Illinois in order to better visualize the development and the site layout. It was also noted that the store in Matteson is adjacent to newly developed single-family residential subdivision.

The following pictures were taken on Sunday, October 3, 2004 by city staff.



Front of Store facing main road (Cicero Ave.)



Rear of Store facing subdivision



Landscaping in front of store



Tree islands in parking lot



Side of store. Loading dock



Parking lot screening



Adjacent Subdivision



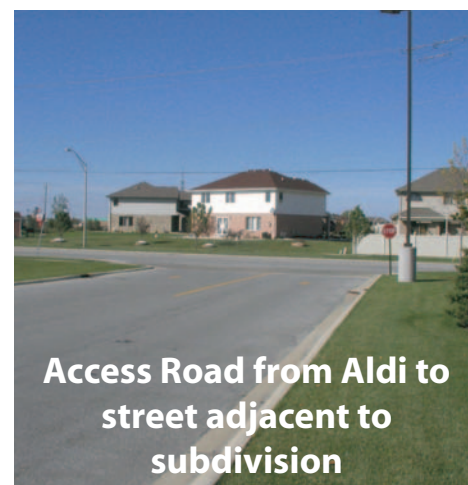
Side of store. Loading dock



Loading dock Dumpster area



Rear of Aldi looking from subdivision



Access Road from Aldi to street adjacent to subdivision



View of adjacent subdivision from rear of store



Road between Aldi and Subdivision



Fence and landscape screen



# B-1 NEIGHBORHOOD BUSINESS ZONING DISTRICT

## ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-1 Zoning District is as follows:

"The B-1 Neighborhood Business District is intended to provide commercial areas of limited size, for basic trade and personal services for the convenience of adjacent residential areas, for needs recurring regularly or frequently."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the B-1 District. Permitted Uses are allowed by right. Special Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

### PERMITTED USES:

#### **Public and Quasi-Public Facilities -**

Church or Temple	Police or Fire Station
Institution of an Educational, Philanthropic or Eleemosynary Nature	Public Park
Municipal or Government Building	Public Library, Museum or Gallery

#### **Resource Production and Agricultural Uses -**

Garden Shop

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

Barber Shop	Pet Care/Grooming
Beauty Shop	Self-Service Laundry
Bed and Breakfast, Owner-Occupied	Shoe Repair Shop
Bed and Breakfast Inn	Tailor and Pressing Shop
*Health Club/Fitness	

#### **Business Uses - Business, Private Educational and Financial Services**

Bank, Savings and Loan Association	Professional and Business Office
*Dancing School	Copy and Printing Service

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

Bakery (less than 2,500 sq. ft.)	Meat and Fish Market
Confectionery Store	*Supermarket or Grocery Store

#### **Business Uses - Retail Trade**

*Antique or Used Furniture Sales and Service	Hardware Store
*Apparel Shop	Jewelry Store
Appliance Sales and Service	Music Store
*Arts and Crafts Store or Studio	*Pet Store
*Bicycle Sales and Service	*Photo Sales and Service
Bookstore	*Shoe Store
Electronic Sales & Service	*Sporting Goods
Florist	Stationery-Gift Shop-Art Supplies

## B-1 Zoning District Summary cont.

Tobacconist  
Variety-Dry Goods Store

\*Video Store

### SPECIAL USES:

#### Residential Uses –

Dwelling, Multiple-Unit Common-Lot-Line

#### Business Uses -

Shopping Center/Commercial PUD – Convenience  
Drive-Through Facility—Accessory

Indoor Theater

#### Business Uses - Food Sales and Services

Retail Liquor Sales

\*\*Supermarket or Grocery Store

#### Business Uses - Personal Services

Dry Cleaner

Laundry & Dry Cleaning Pick-Up

#### Business Uses - Retail Trade

Convenience Store  
Drugstore

\*\*Video Store

#### Business Uses - Vehicular Sales and Services

Gasoline Station

#### Industrial Uses -

Motion Picture Production Studio

### CONDITIONAL USES:

#### Public and Quasi-Public Facilities

Electrical Substation

Telephone Exchange

#### Residential Uses -

Dwelling Community Living Facility, Category I,  
Category II, Category III  
Dwelling, Duplex (Extended Occupancy)  
Dwelling, Duplex

Dwelling, Multi-Family  
Dwelling, Single Family (Extended Occupancy)  
Dwelling, Single Family

#### Resource Production and Agricultural Uses -

Greenhouse (not exceeding 1,000 sq. ft.)

#### Business Uses - Personal Services

\*\*Health Club / Fitness

Mortuary

#### Business Uses - Business, Private Educational and Financial Services

Check Cashing Services  
\*\*Dancing School

Day Care Facility  
Packaging/ Mailing Service

#### Business Uses - Food Sales and Services

Cafe  
Fast-food Restaurant

Locker, Cold Storage for Individual Use  
Restaurant

## B-1 Zoning District Summary cont.

### **Business Uses - Vehicular Sales and Services**

Automobile Accessories (New)

Auto/Truck Repair-minor

### **Business Uses - Retail Trade**

\*\*Antique or Use Furniture Sales and Service

Photographic Studio and Equipment Sales and Service

\*\*Apparel Shop

\*\*Photo Sales and Service

\*\*Art and Craft Stores and Studios

\*\*Shoe Store

\*\*Bicycle Sales and Service

\*\*Sporting Goods

\*\*Pet Store

### **Business Uses - Recreational**

Lodge or Private Club

Athletic Training Facility, Residential

### **Business Uses - Recreational/Miscellaneous**

Contractor Shop and Show Room: Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops

Heating, Ventilating, Air Conditioning Sales and Services

Lawn Care and Landscaping Service

Mail-order business (less than 10,000 sqft)

Radio or TV Studio

\* = Permitted use by right when the gross square footage of the use is 3,500 square feet or less per floor

\*\* = Permitted use only by Special Use Permit or Conditional Use Permit when the gross square footage of the use is greater than 3,500 square feet per floor.

**NOTE:** In accordance with Section V-15 of the Urbana Zoning Ordinance, drive-through facilities for any use in the B-1, Neighborhood Business Zoning District, shall be considered as accessory to the principal use and shall require the granting of a Special Use Permit under the provisions of Article VII.

## DEVELOPMENT REGULATIONS IN THE B-1 DISTRICT

ZONE	MIN LOT SIZE	MIN OR AVERAGE WIDTH	MAX HEIGHT	MAX FAR	MIN OSR	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD
B-1	6,000	60'	35'	0.30	none	15'	7'	10'

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

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

**City of Urbana**  
**Community Development Services Department**  
 400 South Vine Street  
 Urbana, IL 61801  
 Phone: (217) 384-2440 Fax (217) 384-2367  
[www.city.urbana.il.us](http://www.city.urbana.il.us)

Revised 9/07/04



# 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 B-4 Central Business, meeting the general business needs of the City."

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

### PERMITTED USES:

#### **Public and Quasi-Public Facilities-**

Church or Temple	Police or Fire Station
Electrical Substation	Public Park
Hospital or Clinic	Public Library, Museum or Gallery
Institution of an Educational, Philanthropic or Eleemosynary Nature	Telephone Exchange
Municipal or Government Building	University or College
Principle Use Parking Garage or Lot	Utility Provider

#### **Commercial Transportation Uses-**

Motor Bus Station

#### **Residential Uses -**

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

#### **Resource Production and Agricultural Uses -**

Commercial Greenhouse	Greenhouse (not exceeding 1,000 sq.ft.)
Garden Shop	

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

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



## **B-3 Zoning District Summary cont.**

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

Adult Entertainment Uses

### **Business Uses - Agricultural**

Farm Equipment Sales and Service  
Feed and Grain (Sales Only)

Roadside Produce Sales Stand

### **Business Uses - Business, Private Educational and Financial Services**

Bank or Savings And Loan Association  
Check cashing Service  
Copy and printing service  
Packaging and Mailing Service

Professional and Business Office  
Vocational, Trade or Business School

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

Bakery (Less than 2,500 sq.ft.)  
Cafe  
Confectionery Store  
Convenience Store  
Fast-food Restaurant  
Locker or Cold Storage for Individual Use

Meat and Fish Market  
Restaurant  
Retail Liquor Sales  
Supermarket or Grocery Store  
Tavern or Night Club

### **Business Uses-**

#### **Vehicular Sales and Service**

Automobile, Truck, Trailer or Boat Sales  
Automobile Washing Facility  
Automobile/Truck Repair, Major  
Automobile/Truck Repair, Minor  
Automobile Accessories (New)

Gasoline and Service Station  
Mobile Home Sales  
Public Maintenance and Storage Garage

### **Business Uses-**

#### **Retail Trade**

Antique or Used Furniture Sales and Service  
Apparel Shop  
Art and Craft Stores and Studios  
Bicycle Sales and Service  
Bookstore  
Department Store  
Drugstore  
Appliance Sales and Service  
Electronic Sales and Services  
Florist  
Fuel Oil, Ice, Coal, Wood (Sales Only)  
Furniture Store-Office Equipment Sales  
Hardware Store  
Jewelry Store  
Monument Sales (Excludes Stone Cutting)  
Music Store  
Pet Store  
Photographic Studio and Equipment Sales and Service  
Shoe Store  
Sporting Goods  
Stationery-Gift Shop-Art Supplies  
Tobacconist

Variety-Dry Goods Store  
Video Store

## **B-3 Zoning District Summary cont.**

### **Business Uses - Recreational**

Bait Sales  
Billiard Room  
Bowling Alley  
Dancing School  
Indoor Theater  
Lodge or Private Club

Outdoor Commercial Recreation Enterprise  
(Except Amusement Park)  
Athletic Training Facility, Nonresidential  
Athletic Training Facility, Residential  
Miniature Golf  
Driving Range  
Private Indoor Recreational Development

### **Business Uses - Miscellaneous**

Auction Sales (Non-Animal)  
Radio or TV Studio  
Lawn Care and Landscaping Service  
Mail Order Business (less than 10,000 square  
feet)  
Mail Order Business (greater than 10,000 square  
feet)

Heating, Ventilating, Air Conditioning Sales and  
Service  
Building Material Sales (All Indoors Excluding  
Concrete or Asphalt Mixing)  
Contractor Shop and Show Room  
Wholesale Business

## **SPECIAL USES:**

### **Public and Quasi-Public Facilities –**

Penal or Correctional Institution

### **Business Uses-**

Convenience Shopping Center/Commercial PUD  
Towing Service

General Shopping Center/Commercial PUD  
Truck Stop

### **Business Uses - Miscellaneous**

Warehouse, Self Storage Facility

## **CONDITIONAL USES:**

### **Public and Quasi-Public Facilities –**

Radio or Television Tower and Station

### **Residential Uses –**

Home for the Aged; Nursing Home

### **Resource Production and Agricultural Uses –**

Plant Nursery

### **Business Uses -**

Crematory

Private Kindergarten or Day Care Facility  
Veterinary Hospital-Small Animal

## B-3 Zoning District Summary cont.

### Industrial Uses -

Confectionery Products Manufacturing and Packaging  
Engineering, Laboratory, Scientific and Research Instruments Manufacturing  
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing  
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing  
Bookbinding  
Motion Picture Production Studio  
Non-Profit or Governmental, Educational and Research Agencies.  
Electronics and Related Accessories - Applied Research and Limited Manufacturing

### DEVELOPMENT REGULATIONS IN THE B-3 DISTRICT

ZONE	MIN LOT SIZE	MIN OR AVERAGE WIDTH	MAX HEIGHT	MAX FAR	MIN OSR	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD
B-3	6,000	60'	none	4.00	none	15'	10'	10'

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

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

**City of Urbana**  
**Community Development Services Department**  
400 South Vine Street  
Urbana, IL 61801  
(217) 384-2440  
(217) 384-2367 fax  
[www.city.urbana.il.us](http://www.city.urbana.il.us)

Revised 5/07/02