



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: September 11, 2008

SUBJECT: Plan Case 2080-M-08: A request by the City of Urbana Zoning Administrator to rezone a number of properties in the Historic East Urbana Neighborhood.

Introduction

Plan Case 2080-M-08 is a request by the Urbana Zoning Administrator to rezone up to 164 properties in the Historic East Urbana Neighborhood. A listing of the properties proposed to be rezoned under Plan Case No. 2080-M-08 can be found in Exhibit A. The Plan Case involves the rezoning of 139 properties from R-4, Medium Density Multiple Family Residential to R-3, Single and Two-Family Residential; three properties from R-4, Medium Density Multiple Family Residential to CRE, Conservation-Recreation-Education; three properties from R-5, Medium High Density Multiple Family Residential to R-3, Single and Two-Family Residential; seven properties from B-3, General Business to R-3, Single and Two-Family Residential; and ten properties from B-3 General Business to B-2, Neighborhood Business-Arterial.

The petition for the proposed Zoning Map Amendment has its basis in the 2005 Urbana Comprehensive Plan. Implementation Strategy #3 of the Comprehensive Plan is to “amend the Urbana Zoning Map where existing zoning is determined to significantly contradict the goals, objectives, and future land use maps of the Comprehensive Plan.” Future Land Use Map #10 identifies the areas in the Historic East Urbana Neighborhood where existing land uses are not consistent with existing zoning. (See Exhibit B) There are four identified areas all of which are located in the northern part of the Historic East Urbana Neighborhood. Generally speaking the four areas include the majority of the properties bounded on the west by Grove Street; on the south by Green Street; on the north by the railroad track north of Water Street; and on the east by the railroad track to the east of Hartle Street. The area also includes the properties along Stout Street, east of Glover Avenue and south of Green Street.

City staff completed a land use and zoning study of the areas identified by the Comprehensive Plan in the Historic East Urbana Neighborhood. The purpose of the land use and zoning study was to identify properties where the current zoning is inconsistent with the existing land use. There is a mix of land uses in the study area including single-family, two-family, multi-family, institutional, park/recreation and commercial uses. However, the majority of the area is zoned for multi-family uses with the exception of commercial zoning along the north side of East Main Street. Based on the analysis of the

data collected in the zoning study, more suitable zoning designations are proposed to help preserve the residential character of the neighborhood.

The Plan Commission held a public hearing on this case at their August 21, 2008 meeting. The public hearing was continued to their September 4, 2008 meeting, at which, the Plan Commission voted 6 ayes and 0 nays to forward the case to City Council with a recommendation for approval.

Background and Discussion

Existing Land Use and Zoning

Planning staff surveyed and analyzed existing land use and zoning of properties within a defined study area based on Future Land Use Map #10 in the Urbana Comprehensive Plan. The study area included 286 properties. (See Exhibit C) The study was completed in the Fall of 2007. Existing land use for the subject properties were documented by a visual evaluation of the properties and review of land use codes assigned by the Champaign County Assessor’s Office. A summary of the existing land uses at the time the study was completed is as follows:

LAND USE	NUMBER OF PROPERTIES	PERCENTAGE
Single-Family Residential (Renter-Occupied)	68	23.8%
Single-Family Residential (Owner-Occupied)	134	46.9%
Two-Family Residential (Renter Occupied)	17	5.9%
Two-Family Residential (Owner-Occupied)	6	2.1%
Multiple-Family Residential (3-7 dwelling units)	15	5.2%
Multiple-Family Residential (8 or more dwelling units)	5	1.7%
Institutional	12	4.2%
Commercial	18	6.3%
Park	9	3.1%
Undeveloped	2	0.7%

As illustrated by the study, the majority of the properties in the study area are occupied by single-family uses. In contrast, the area is for the most part zoned for multi-family uses. Aside from zoning for multi-family uses, there are properties in the study area which are zoned for commercial as well as park/recreation purposes. (See Exhibit D) The predominant zoning district in the study area is R-4, Medium Density Multiple Family Residential. Other Zoning Districts in the study area include R-5, Medium High Density Multiple Family Residential; B-3, General Business; and CRE, Conservation-Recreation-Education.

The properties in the study area to the south of East Main Street have been zoned for multi-family uses since the 1950 Official Urbana Zoning Map. Most of the properties have never been developed with new multiple-family construction and have maintained a predominately single-family character despite the higher density zoning. The properties along the north side of East Main Street have been zoned for commercial uses since the 1979 Official Urbana Zoning Map, but just less than half of these properties have been developed for commercial uses.

Adjacent Land Uses and Zoning Designations

Various land uses surround the properties in the study area. The most notable are the properties to the south of the study area that also lie within the Historic East Urbana Neighborhood. The majority of

these properties are single-family uses. The area to the south of the subject properties is zoned R-3, Single and Two-Family Residential

The following is a summary of zoning and land uses surrounding the study area:

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
North	IN, Industrial	Railroad & Industrial	Industrial
South	R-3, Single and Two-Family Residential	Single-Family, Two-Family and Multi-Family Residential	Residential (Urban Pattern)
East	IN, Industrial	Railroad & Industrial	Industrial Light Industrial/Office
West	IN, Industrial B-4, Central Business R-5, Medium High Density Multiple Family Residential	Industrial (Kurland Steel) Commercial Multi-Family Residential	Central Business

Public and Property Owner Input

The initial proposal to rezone properties in the Historic East Urbana Neighborhood was presented at a Historic East Urbana Neighborhood Association meeting and at an open house in January of 2008. In addition input was solicited via the mail from owners of properties proposed to be rezoned. Owners were sent preference forms on three separate occasions, requesting them to indicate whether they were in support or in opposition of the proposed rezoning of their property. Six-two percent (62%) of the property owners surveyed responded to the survey. Of these, 74% indicated support and 26% indicated opposition to the proposed rezoning of their property. With the input received from the public meetings and property owner surveys, staff reassessed and confirmed the proposed zoning of properties in the study area and adjusted the boundaries prior to making the final request for rezoning of the properties under Plan Case No. 2080-M-08.

Proposed Zoning Designations

The main purpose for conducting the land use and zoning study was to identify properties where the existing zoning is inconsistent with the current land use. The goal of the proposed rezonings is to correct these inconsistencies in a way that will be beneficial to the neighborhood as a whole by preserving its single-family residential character, while minimizing the creation of nonconforming uses and avoiding any situations where an existing use could not be rebuilt under any circumstance. The criteria used for determining the proposed rezonings included: eliminate inconsistencies between existing zoning and land use; eliminate nonconformities; minimize the creation of new nonconformities; preserve the residential character of the neighborhood; and create consistency with the Comprehensive Plan Future Land Use Map.

The following is a breakdown of the number of properties by category of existing and proposed zoning as well as a discussion of each. A map illustrating the proposed rezonings can be found in Exhibit E. Zoning Description Sheets for the relevant zoning districts can be found in Exhibit G.

<u>Existing Zoning</u>	<u>Proposed Zoning</u>	<u># of Properties</u>
R-4, Medium High Density Multiple Family Residential	R-3, Single and Two-Family Residential	139
R-5, High Density Multiple Family Residential	R-3, Single and Two-Family Residential	3
R-4, Medium High Density Multiple Family Residential	CRE, Conservation-Recreation-Education	3
B-3, General Business	R-3, Single and Two-Family Residential	7
B-3, General Business	B-2, Neighborhood Business –Arterial	10

As a general note, the properties in the study area to the south of East Main Street have been zoned for multi-family uses since the 1950 Official Urbana Zoning Map. The vast majority of these properties in this larger area have never been developed with new multiple-family construction and have maintained a predominately single-family character despite the higher density zoning. In addition, those properties along the north side of East Main Street that are currently zoned B-3, General Business have been so zoned since the 1979 Official Urbana Zoning Map. The majority of these properties have not been developed with uses to the intensity of the B-3 Zoning District. To maintain and preserve the residential character of the area, properties in the study area have been proposed to be rezoned to R-3, Single Family Residential or B-2, Neighborhood Business – Arterial.

R-4 to R-3

The majority of the proposed rezonings are for properties which are currently zoned R-4, Medium Density Multiple Family Residential, but are used for single-family purposes, to be zoned to R-3, Single and Two-Family Residential. These properties are located in the area bounded by Glover Avenue on the east, East Green Street on the south, South Grove Street on the west and East Main Street on the north. The properties along East Stout Street are also included.

According to Section IV-2 of the Urbana Zoning Ordinance, the R-4 Zoning District is intended to “provide areas for multiple-family dwellings at low and medium densities”; whereas the R-3 Zoning District is intended “to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings”. The majority of the properties to be rezoned from R-4 to R-3 have been identified as single-family uses. Other properties in this category include the School of Metaphysics located at 1009 East Main Street, Webber Street Christian Church located at 107 South Webber Street, and the Marilyn Queller Child Care Center located at 112 South Webber Street. The three major differences between the R-4 and R-3 Zoning Districts that impact the properties proposed to be rezoned are:

- 1) Multi-family dwellings, dormitories and boarding or rooming houses are permitted in the R-4 Zoning District, but are not permitted in the R-3 Zoning District.
- 2) A church or temple and an institution of an Educational, Philanthropic or Eleemosynary Nature are permitted by right in the R-4 Zoning District, but only as special uses in the R-3 Zoning District.
- 3) The R-4 Zoning District has a maximum FAR (floor area ratio) of 0.5 and a minimum OSR (open space requirement) of 0.35 whereas the R-3 District has a maximum FAR of 0.40 and a minimum OSR of 0.40.

As noted above, a church, child care center and a school would no longer be permitted by right as a result of the proposed rezonings. The uses would only be permitted as a special use. This would impact the Webber Street Christian Church, the School of Metaphysics and the Marilyn Queller Child Care Center. Since these uses existed prior to the proposed rezoning, they would be allowed to continue without a special use permit. A special use permit would however be required for any addition or expansion to these facilities.

The area of Historic East Urbana that is proposed to be rezoned from R-4 to R-3 is an established neighborhood that is comprised primarily of single-family homes. The rezoning is not only proposed so that the zoning is consistent with the land use, but also to preserve and enhance the character of the established residential neighborhood.

R-5 to R-3

According to Section IV-2 of the Urbana Zoning Ordinance, the R-5 Zoning District is intended “to provide areas for multiple-family dwellings at densities ranging up to medium high”; whereas the R-3 Zoning District is intended “to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings”. Two of three properties proposed to be rezoned from R-5 to R-3 are currently occupied by single-family dwellings and the other property is occupied by a two-family dwelling. The three properties are located southeast of the intersection of South Grove Street and East Main Street. Single and two-family dwellings are allowed by right in the R-3 Zoning District. The two major differences between the R-5 and R-3 Zoning Districts that impact the properties proposed to be rezoned are:

- 1) Multi-family dwellings, dormitories and boarding or rooming houses and other uses are permitted in the R-5 Zoning District, but not in the R-3 Zoning District.
- 2) The R-5 Zoning District has a maximum FAR of 0.90, a minimum OSR of 0.30 and a minimum rear yard setback of 5 feet; whereas the R-3 District has a maximum FAR of 0.40, a minimum OSR of 0.40 and a minimum rear yard setback of 10 feet.

The area of Historic East Urbana that is proposed to be rezoned from R-5 to R-3, is an established neighborhood that is comprised primarily of single-family homes. The rezoning is not only proposed so that the zoning is consistent with the land use, but also to preserve and enhance the character of the established residential neighborhood.

R-4 to CRE

According to Section IV-2 of the Urbana Zoning Ordinance, the R-4 Zoning District is intended to “provide areas for multiple-family dwellings at low and medium densities”; whereas the CRE, Conservation-Recreation-Education Zoning District is intended “to conserve natural and scenic areas for open space, recreation, and educational purposes, both public and private...”. The three properties proposed to be rezoned from R-4 to CRE are under the ownership of the Urbana Park District and are currently a part of Victory Park which is located south of East Main Street between South Lynn Street and South Cottage Grove. Although the R-4 and CRE Zoning Districts are significantly different, the proposed rezoning is appropriate since the properties have been developed for park purposes. The Urbana Park District is in support of the proposed rezoning of the properties they own.

B-3 to R-3

According to Section IV-2 of the Urbana Zoning Ordinance, the B-3, General Business Zoning 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”. The R-3 Zoning District, on the other hand, is intended “to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings”. Six of the seven properties proposed to be rezoned from B-3 to R-3 are currently occupied by single-family dwellings, and the other property is occupied by a two-family dwelling. These properties are located north of East Main Street between the Auto Zone property and North Poplar Street. Since the proposed zoning change is from a residential use to a commercial use, there are significant differences in what uses are permitted as well as the development

standards between the two zoning districts. For this reason, properties have not been proposed to be rezoned from B-3 to R-3 if there was opposition voiced to the proposed rezoning.

Under the current zoning ordinance, single and two-unit dwellings are not permitted in the B-3 Zoning District. Rezoning the properties to R-3 would make the uses consistent with the zoning and would eliminate existing nonconformities.

B-3 to B-2

According to Section IV-2 of the Urbana Zoning Ordinance, the B-3, General Business Zoning 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”. The B-2, Neighborhood Business-Arterial Zoning District, on the other hand, is intended “to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services”. The B-2 Zoning District is also intended to provide for areas for new high density residential uses. The 10 properties proposed to be rezoned from B-3 to B-2 are occupied as follows: two single-family dwellings; two two-family dwellings; one multi-family dwelling; and five commercial uses. These properties are located north of East Main Street between the Auto Zone property and North Poplar Street.

The three major differences between the B-3 and B-2 Zoning Districts that impact the properties proposed to be rezoned are:

- 1) There are a larger number of uses permitted in the B-3 Zoning District. In addition, the intensity of the permitted uses is higher than the B-2 Zoning District.
- 2) The B-2 Zoning District permits residential uses. In fact, Section V-7.A of the Urbana Zoning Ordinance requires, under specific circumstances, that there be a combination of residential and commercial uses provided.
- 3) The B-3 Zoning District has a maximum FAR of 4.0, no minimum OSR, a minimum side yard setback of 5 feet and a minimum rear yard setback of 10 feet. In comparison, the B-2 District has a maximum FAR of 1.50, a minimum OSR of 0.15, a minimum side yard setback of 10 feet and a minimum rear yard setback of 15 feet. In addition, the B-3 Zoning District does not impose a maximum height requirement, whereas the B-2 Zoning District has a maximum height requirement of 35 feet.

Rezoning of commercial properties along East Main Street from B-3 to B-2 is proposed since the B-2 Zoning District allows for a mix of residential and commercial uses, a pattern which is found in the area. In addition, the commercial uses in the B-2 Zoning District are less intense than the B-3 Zoning District and are therefore more suitable to the residential nature of the neighborhood. The B-2 Zoning is also suitable for this location since the properties to be rezoned are located along an arterial street (East Main Street) and near to low density residential, both of which are consistent with the purpose of the B-2 Zoning District

Nonconformities

The main goal of the proposed rezonings is to comply with the Comprehensive Plan policy to rezone properties so that the zoning is consistent with the current use of the property. For this reason, few if any nonconforming uses will be created as a result of the proposed rezonings. It should be noted, however, that properties were not individually analyzed to determine if they would conform to all of the development regulations of the proposed zoning district. Article X of the Urbana Zoning

Ordinance addresses nonconformities. Per Article X-1.A, properties which are rendered nonconforming by the proposed rezoning shall be considered lawful, and may continue as nonconformities under the provisions of the Zoning Ordinance. In addition, the following three items about nonconformities are important to note:

- 1) Nonconformities cannot be enlarged, extended, expanded or altered in any way which would increase the nonconformity (Section X-2).
- 2) If nonconforming uses are discontinued for more than six months or are changed to a conforming use, the nonconforming use is considered abandoned and from that point forward the use must conform to the zoning district in which the property is located (Section X-4).
- 3) “If a building or structure occupied by a nonconforming use is damaged by fire, explosion, Act of God or other sudden damage or destruction, then it shall not be reconstructed or repaired if the cost of the reconstruction or repair of the building would exceed 60% of the fair market value of the building or structure immediately prior to the damage, unless its use thereafter is fully conforming to this Ordinance” (Section X-8).

Comprehensive Plan

The 2005 Urbana Comprehensive Plan identifies the future land use for the subject properties, with the exception of the properties that encompass Victory Park, as “Residential (Urban Pattern). Victory Park is designated as “Parks/Recreation”. The Plan defines “Residential (Urban Pattern)” as follows:

“Residential areas contain primarily single-family residential housing but may also include a variety of compatible land uses such as duplexes, town homes, civic uses, institutional uses, and parks where zoning is appropriate. Residential areas can have different physical patterns of development.”

“Urban Pattern of Development is a pattern of development that is typically found in older, established neighborhoods. Includes a grid network of streets with, in some cases, vehicular access from rear alleys. Streets may be narrow in order to slow down traffic and favor the pedestrian. The urban pattern also contains a well-connected sidewalk system that encourages walking and provides convenient pedestrian access to nearby business centers. May include smaller lots where homes face the street and the presence of garages along the street is minimized.”

Implementation Strategy #3 of the Comprehensive Plan is to “amend the Urbana Zoning Map where existing zoning is determined to significantly contradict the goals, objectives, and future land use maps of the Comprehensive Plan.” Future Land Use Map #10 identifies the areas in the Historic East Urbana Neighborhood where existing land uses are not consistent with existing zoning. Future Land Use Map #10 also has the note “encourage neighborhood business that can serve the neighborhood” for the subject properties located along the north side of East Main Street.

The following goals and objectives of the 2005 Urbana Comprehensive Plan relate to this case:

Goal 1.0 Preserve and enhance the character of Urbana’s established residential neighborhoods.

Objectives

- 1.5 Ensure appropriate zoning in established neighborhoods to help foster the overall goals for each unique area.

Goal 9.0 Strengthen Urbana’s parks and recreational facilities.

Objectives

9.3 Encourage the development of parks within walking distance of neighborhoods.

Goal 12.0 Preserve the characteristics that make Urbana unique.

Objectives

12.1 Identify and protect neighborhoods and areas that contain significant historical and cultural resources.

Goal 17.0 Minimize incompatible land uses.

Objectives

17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.

17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

The impetus behind the proposed rezonings were the future land use map, goals and objectives, and the implementation program of the 2005 Urbana Comprehensive Plan. The proposed rezonings would therefore be consistent with the 2005 Urbana Comprehensive Plan.

Historic East Urbana Neighborhood Plan

The Historic East Urbana Neighborhood Association formulated a Neighborhood Plan for Historic East Urbana Neighborhood. The Plan, which is dated November 15, 2006, recognizes the need to “identify areas where assigned zoning is inconsistent with current use, and work with the City Zoning Administrator to re-evaluate these areas”. The proposed rezonings are consistent with this identified need in the Neighborhood Plan for Historic East Urbana.

Urbana Plan Commission

The Urbana Plan Commission held a public hearing concerning the proposed rezonings on August 21, 2008, which was continued on September 4, 2008. The majority of the public input received at the public hearing was in support of the proposed rezonings. One issue that arose was a concern that properties to the west of the subject properties along South Grove Street should also be rezoned. The proposed rezoning in Plan Case 2083-M-08 that is concurrently before City Council has been submitted as a result of this concern. In a vote of 6 ayes and 0 nays, the Plan Commission unanimously voted to forward the case to City Council with a recommendation for approval. Draft minutes of the Plan Commission public hearing can be found at the end of this packet. In addition correspondence received from the public concerning this case can be found in Exhibit H.

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 purpose of the proposed rezoning of the subject properties is to make the zoning of the properties consistent with existing land uses. The proposed rezonings involve lowering the intensity of the subject parcels from R-4 to R-3; R-5 to R-3; B-3 to R-3; B-3 to B-2; and R-4 to CRE. Lowering the intensity of the zoning to make the zoning consistent with existing land uses would not adversely affect surrounding uses. The surrounding area to the north, south and west is a mix of single-family, two-family and multi-family residential. The proposed rezoning of the subject properties would be compatible with the surrounding zoning and land uses to the north, 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 properties as they are currently zoned and the value they would have if they were rezoned.

For the most part, the proposed rezonings involve rezoning properties to a lower zoning classification. This could cause a loss in opportunity for individual property owners to develop their properties at a higher density and limits the range of permitted uses for which the property could be developed. On the other hand, in the case of the proposed rezoning of properties occupied by single-family uses, property values may be best protected by the proposed rezoning since it will help to preserve the single-family nature of the neighborhood by precluding multi-family dwellings from being constructed within a stable, single-family area. As for higher intensity commercial uses amongst single-family uses, the proposed rezonings will help stabilize and improve the value as a residential area. This would also be true in the case of the proposed rezonings from B-3 to B-2, since the B-2 Zoning District would allow for both residential uses and commercial uses more compatible with residential uses. The value of the properties proposed to be rezoned from R-4 to CRE should not be greatly affected by the proposed rezoning since their intended use is as park land.

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 existing zoning and Comprehensive Plan recommendations are inconsistent with the existing land uses in the area. The proposed rezonings will correct this. Given the fact that the area south of East Main Street has been zoned for multi-family uses since 1950, but has not been developed as such

would indicate that the existing zoning is not suitable for the subject properties and has had little effect on what has developed in the area. The same can be said for the subject properties located along the north side of East Main Street. These properties have been zoned commercially since 1979, but their full potential as commercial properties has not been realized. As documented in the zoning and land use study, only 20 multi-family uses (7.0%) and 18 commercial uses (6.3%) exist out of the 286 properties located within the study area. The rezoning of properties from R-4 to CRE will benefit the public by insuring that the properties are used for public recreational purposes.

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 lot sizes, location near downtown shopping and employment areas, and the fact that the neighborhood has remained largely dominated by single-family uses even though the area is zoned for multi-family uses, all indicate that the subject properties are appropriate for continued single-family residential uses. In addition, due to development of higher intensity commercial nodes elsewhere in Urbana, and the fact that the properties along the north side of East Main Street have been zoned for general business uses, but have not been significantly developed as such, a lower intensity commercial zoning would also seem more appropriate for the neighborhood. In addition, as a result of the proposed rezonings, some of the existing nonconformities will be eliminated.

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.

The subject properties are not currently vacant due to their zoning designation.

Summary of Findings

1. In response to the goals, objectives and land use recommendations of the 2005 Urbana Comprehensive Plan, the Zoning Administrator is requesting that up to 164 properties in the Historic East Urbana Neighborhood be rezoned.
2. The proposed rezonings have been proposed so that the zoning of the properties is consistent with their use. This was identified as an implementation strategy in the 2005 Urbana Comprehensive Plan.
3. The properties are proposed to be rezoned to lower intensity uses to preserve the residential character of the established Historic East Urbana Neighborhood.
4. The rezonings have been proposed so that there are minimal nonconformities created as a result of the rezonings. In addition, as a result of the proposed rezonings, some of the existing nonconformities are eliminated.
5. The proposed rezonings are consistent with the Historic East Urbana Neighborhood Association.

6. Outreach efforts to gather input were conducted including meeting with the Historic East Urbana Neighborhood Association, holding an Open House, and conducting a preference survey via the mail of the owners of property proposed to be rezoned.
7. The proposed rezonings appear to generally meet the LaSalle Case criteria.
8. At their September 4, 2008 meeting the Urbana Plan Commission in a vote of 6 ayes and 0 nays, recommended that City Council approve the proposed rezonings in Plan Case 2080-M-08.

Options

Due to the large number of properties proposed to be rezoned under Plan Case No. 2080-M-08, staff has consulted with the Legal Division on the options that the City Council has for this case. The Legal Division has indicated that City Council has the ability to review each of the subject properties individually as to their respective proposed rezoning and approve or deny individually, in part or as a whole. Since there are a large number of properties to be rezoned, staff has prepared five separate ordinances for approval. The properties to be rezoned have been grouped based on the existing zoning and proposed zoning districts.

Recommendation

Based on the analysis and findings presented herein, the Urbana Plan Commission and staff recommend that City Council **APPROVE** the proposed rezoning of the subject properties in the Historic East Urbana Neighborhood in Plan Case No. 2080-M-08.

Prepared by:



Lisa Karcher, Planner II

Attachments: Draft Ordinance Approving Rezoning of 139 Properties from R-4 to R-3
Draft Ordinance Approving Rezoning of 3 Properties from R-5 to R-3
Draft Ordinance Approving Rezoning of 3 Properties from R-4 to CRE
Draft Ordinance Approving Rezoning of 7 Properties from B-3 to R-3
Draft Ordinance Approving Rezoning of 10 Properties from B-3 to B-2

Exhibit A: List of Properties Proposed to be Rezoned
Exhibit B: Comprehensive Plan Future Land Use Map
Exhibit C: Existing Land Use Map of Study Area
Exhibit D: Existing Zoning Map
Exhibit E: Map of Properties Proposed to be Rezoned
Exhibit F: Petition for Zoning Map Amendment
Exhibit G: Zoning Description Sheets
Exhibit H: Public Correspondence

Draft Minutes of August 21, 2008 Plan Commission Hearing
Draft Minutes of September 4, 2008 Plan Commission Hearing

**EXHIBIT A
PLAN CASE 2080-M-08**

LIST OF PROPERTIES PROPOSED TO BE REZONED

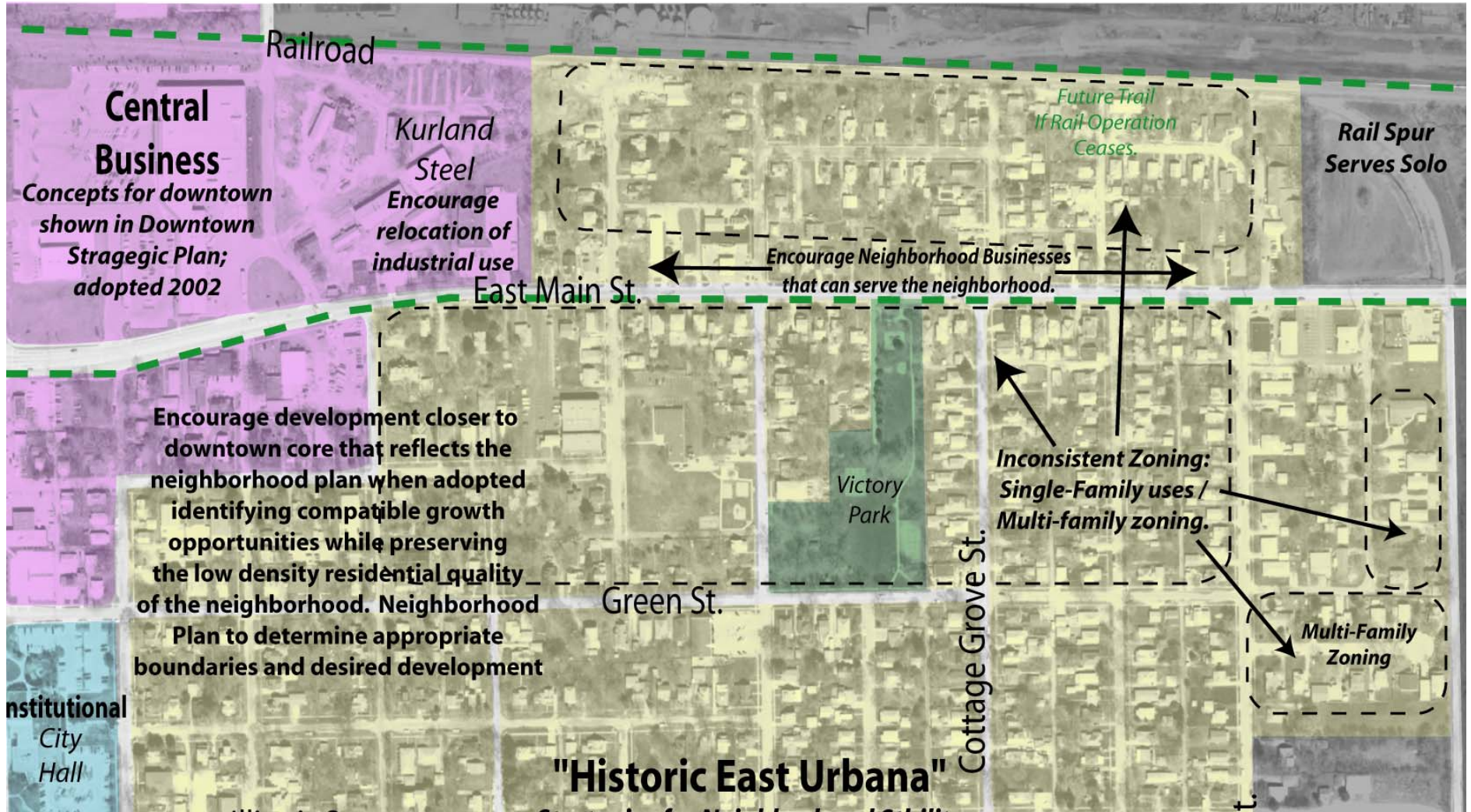
PIN#	ADDRESS	DIRECTION	STREET	EXISTING ZONING	PROPOSED ZONING
Cottage Grove Avenue					
922116126002	102	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104028	103	SOUTH	COTTAGE GROVE AV	R-4	R-3
912109355019	103	NORTH	COTTAGE GROVE AV	B-3	B-2
922116126003	104	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104029	105	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126009	106	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104030	107	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126010	108	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104031	109	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126011	110	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104032	201	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126012	202	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104033	203	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126013	204	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104034	205	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126014	206	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104035	207	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126015	208	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104036	209	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126016	210	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126017	212	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126018	214	SOUTH	COTTAGE GROVE AV	R-4	R-3
Elm Street					
922117232008	604	EAST	ELM ST	R-5	R-3
922117232007	608	EAST	ELM ST	R-4	R-3
922117237001	611	EAST	ELM ST	R-4	R-3
922116101014	700	EAST	ELM ST	R-4	R-3
922116102001	701	EAST	ELM ST	R-4	R-3
922116101009	702	EAST	ELM ST	R-4	R-3
922116102002	703	EAST	ELM ST	R-4	R-3
922116101010	704	EAST	ELM ST	R-4	R-3
922116102003	705	EAST	ELM ST	R-4	R-3
922116101011	706	EAST	ELM ST	R-4	R-3
922116101012	706	EAST	ELM ST	R-4	R-3
922116102004	707	EAST	ELM ST	R-4	R-3
922116102005	711	EAST	ELM ST	R-4	R-3
Glover Avenue					
922116127018	103	SOUTH	GLOVER AV	R-4	R-3
922116127019	105	SOUTH	GLOVER AV	R-4	R-3
922116127020	109	SOUTH	GLOVER AV	R-4	R-3
922116127021	111	SOUTH	GLOVER AV	R-4	R-3
922116127022	113	SOUTH	GLOVER AV	R-4	R-3

PIN#	ADDRESS	DIRECTION	STREET	EXISTING ZONING	PROPOSED ZONING
922116127023	201	SOUTH	GLOVER AV	R-4	R-3
922116127024	203	SOUTH	GLOVER AV	R-4	R-3
922116127025	205	SOUTH	GLOVER AV	R-4	R-3
922116127026	207	SOUTH	GLOVER AV	R-4	R-3
922116127027	209	SOUTH	GLOVER AV	R-4	R-3
Green Street					
922117236006	606	EAST	GREEN ST	R-4	R-3
922117236007	608	EAST	GREEN ST	R-4	R-3
922116102007	704	EAST	GREEN ST	R-4	R-3
922116102008	706	EAST	GREEN ST	R-4	R-3
922116103008	802	EAST	GREEN ST	R-4	R-3
922116103009	804	EAST	GREEN ST	R-4	R-3
922116103010	806	EAST	GREEN ST	R-4	R-3
922116126019	1104	EAST	GREEN ST	R-4	R-3
922116127028	1208	EAST	GREEN ST	R-4	R-3
922116129017	1307	EAST	GREEN ST	R-4	R-3
Grossbach Drive					
922116104022	103	SOUTH	GROSSBACH DR	R-4	R-3
922116104023	105	SOUTH	GROSSBACH DR	R-4	R-3
922116104024	107	SOUTH	GROSSBACH DR	R-4	CRE
Grove Street					
922117232001	102	SOUTH	GROVE ST	R-5	R-3
922117236002	204	SOUTH	GROVE ST	R-4	R-3
922117236004	210	SOUTH	GROVE ST	R-4	R-3
Hartle Avenue					
922116129025	212	SOUTH	HARTLE AV	R-4	R-3
922116129022	214	SOUTH	HARTLE AV	R-4	R-3
Lynn Street					
922116103012	103	SOUTH	LYNN ST	R-4	R-3
922116104011	104	SOUTH	LYNN ST	R-4	R-3
922116103015	105	SOUTH	LYNN ST	R-4	R-3
922116104012	106	SOUTH	LYNN ST	R-4	R-3
922116103016	107	SOUTH	LYNN ST	R-4	R-3
922116104013	108	SOUTH	LYNN ST	R-4	R-3
922116103017	109	SOUTH	LYNN ST	R-4	R-3
922116104014	110	SOUTH	LYNN ST	R-4	R-3
922116104038	112	SOUTH	LYNN ST	R-4	R-3
922116104017	114	SOUTH	LYNN ST	R-4	R-3
922116103021	205	SOUTH	LYNN ST	R-4	R-3
922116103022	209	SOUTH	LYNN ST	R-4	R-3
Main Street					
922117232002	603	EAST	MAIN ST	R-5	R-3
922117232009	605	EAST	MAIN ST	R-4	R-3
922117232010	607	EAST	MAIN ST	R-4	R-3
922116101001	703	EAST	MAIN ST	R-4	R-3
912109352011	704	EAST	MAIN ST	B-3	B-2
922116101002	705	EAST	MAIN ST	R-4	R-3
912109352012	706	EAST	MAIN ST	B-3	B-2

PIN#	ADDRESS	DIRECTION	STREET	EXISTING ZONING	PROPOSED ZONING
922116101003	707	EAST	MAIN ST	R-4	R-3
922116101004	709	EAST	MAIN ST	R-4	R-3
922116103001	801	EAST	MAIN ST	R-4	R-3
912109353013	802	EAST	MAIN ST	B-3	B-2
922116103003	803	EAST	MAIN ST	R-4	R-3
912109353014	804	EAST	MAIN ST	B-3	B-2
922116103004	805	EAST	MAIN ST	R-4	R-3
912109353016	806	EAST	MAIN ST	B-3	B-2
912109353017	806 1/2	EAST	MAIN ST	B-3	B-2
922116103005	807	EAST	MAIN ST	R-4	R-3
922116103006	809	EAST	MAIN ST	R-4	R-3
922116103011	811	EAST	MAIN ST	R-4	R-3
912109355011	902	EAST	MAIN ST	B-3	R-3
922116104002	903	EAST	MAIN ST	R-4	R-3
912109355012	904	EAST	MAIN ST	B-3	R-3
922116104003	905	EAST	MAIN ST	R-4	R-3
922116104005	909	EAST	MAIN ST	R-4	R-3
922116104006	1001	EAST	MAIN ST	R-4	CRE
912109355015	1002	EAST	MAIN ST	B-3	R-3
922116104007	1003	EAST	MAIN ST	R-4	CRE
912109355016	1004	EAST	MAIN ST	B-3	R-3
922116104008	1005	EAST	MAIN ST	R-4	R-3
912109355017	1006	EAST	MAIN ST	B-3	B-2
922116104009	1007	EAST	MAIN ST	R-4	R-3
912109355018	1008	EAST	MAIN ST	B-3	B-2
922116104010	1009	EAST	MAIN ST	R-4	R-3
922116126001	1101	EAST	MAIN ST	R-4	R-3
922116126004	1103	EAST	MAIN ST	R-4	R-3
912109377015	1104	EAST	MAIN ST	B-3	B-2
922116126005	1105	EAST	MAIN ST	R-4	R-3
912109377016	1106	EAST	MAIN ST	B-3	R-3
922116126006	1107	EAST	MAIN ST	R-4	R-3
912109377017	1108	EAST	MAIN ST	B-3	R-3
922116126007	1109	EAST	MAIN ST	R-4	R-3
922116127001	1201	EAST	MAIN ST	R-4	R-3
922116127003	1203	EAST	MAIN ST	R-4	R-3
922116127004	1205	EAST	MAIN ST	R-4	R-3
922116127005	1207	EAST	MAIN ST	R-4	R-3
922116127006	1209	EAST	MAIN ST	R-4	R-3
Poplar Street					
922116127002	104	SOUTH	POPLAR ST	R-4	R-3
922116126020	105	SOUTH	POPLAR ST	R-4	R-3
922116127007	106	SOUTH	POPLAR ST	R-4	R-3
922116126021	107	SOUTH	POPLAR ST	R-4	R-3
922116127008	108	SOUTH	POPLAR ST	R-4	R-3
922116126022	109	SOUTH	POPLAR ST	R-4	R-3
922116127009	110	SOUTH	POPLAR ST	R-4	R-3
922116126023	111	SOUTH	POPLAR ST	R-4	R-3

PIN#	ADDRESS	DIRECTION	STREET	EXISTING ZONING	PROPOSED ZONING
922116127010	112	SOUTH	POPLAR ST	R-4	R-3
922116126024	113	SOUTH	POPLAR ST	R-4	R-3
922116127011	114	SOUTH	POPLAR ST	R-4	R-3
922116126025	201	SOUTH	POPLAR ST	R-4	R-3
922116127012	202	SOUTH	POPLAR ST	R-4	R-3
922116126026	203	SOUTH	POPLAR ST	R-4	R-3
922116127013	204	SOUTH	POPLAR ST	R-4	R-3
922116126027	205	SOUTH	POPLAR ST	R-4	R-3
922116127014	206	SOUTH	POPLAR ST	R-4	R-3
922116126028	207	SOUTH	POPLAR ST	R-4	R-3
922116127015	208	SOUTH	POPLAR ST	R-4	R-3
922116126029	209	SOUTH	POPLAR ST	R-4	R-3
922116127016	210	SOUTH	POPLAR ST	R-4	R-3
922116126030	211	SOUTH	POPLAR ST	R-4	R-3
922116127017	212	SOUTH	POPLAR ST	R-4	R-3
Stout Drive					
922116178001	1301	EAST	STOUT DR	R-4	R-3
922116129021	1302	EAST	STOUT DR	R-4	R-3
922116178002	1303	EAST	STOUT DR	R-4	R-3
922116178003	1305	EAST	STOUT DR	R-4	R-3
922116129016	1306	EAST	STOUT DR	R-4	R-3
922116178004	1307	EAST	STOUT DR	R-4	R-3
922116178005	1401	EAST	STOUT DR	R-4	R-3
922116129018	1402	EAST	STOUT DR	R-4	R-3
922116178006	1403	EAST	STOUT DR	R-4	R-3
922116129019	1404	EAST	STOUT DR	R-4	R-3
922116178007	1405	EAST	STOUT DR	R-4	R-3
922116129020	1406	EAST	STOUT DR	R-4	R-3
Webber Street					
922116101005	103	SOUTH	WEBBER ST	R-4	R-3
922116101006	105	SOUTH	WEBBER ST	R-4	R-3
922116103002	106	SOUTH	WEBBER ST	R-4	R-3
912109353006	106	NORTH	WEBBER ST	B-3	R-3
922116101013	107	SOUTH	WEBBER ST	R-4	R-3
922116103023	112	SOUTH	WEBBER ST	R-4	R-3

EXHIBIT B: Comprehensive Land Use Map



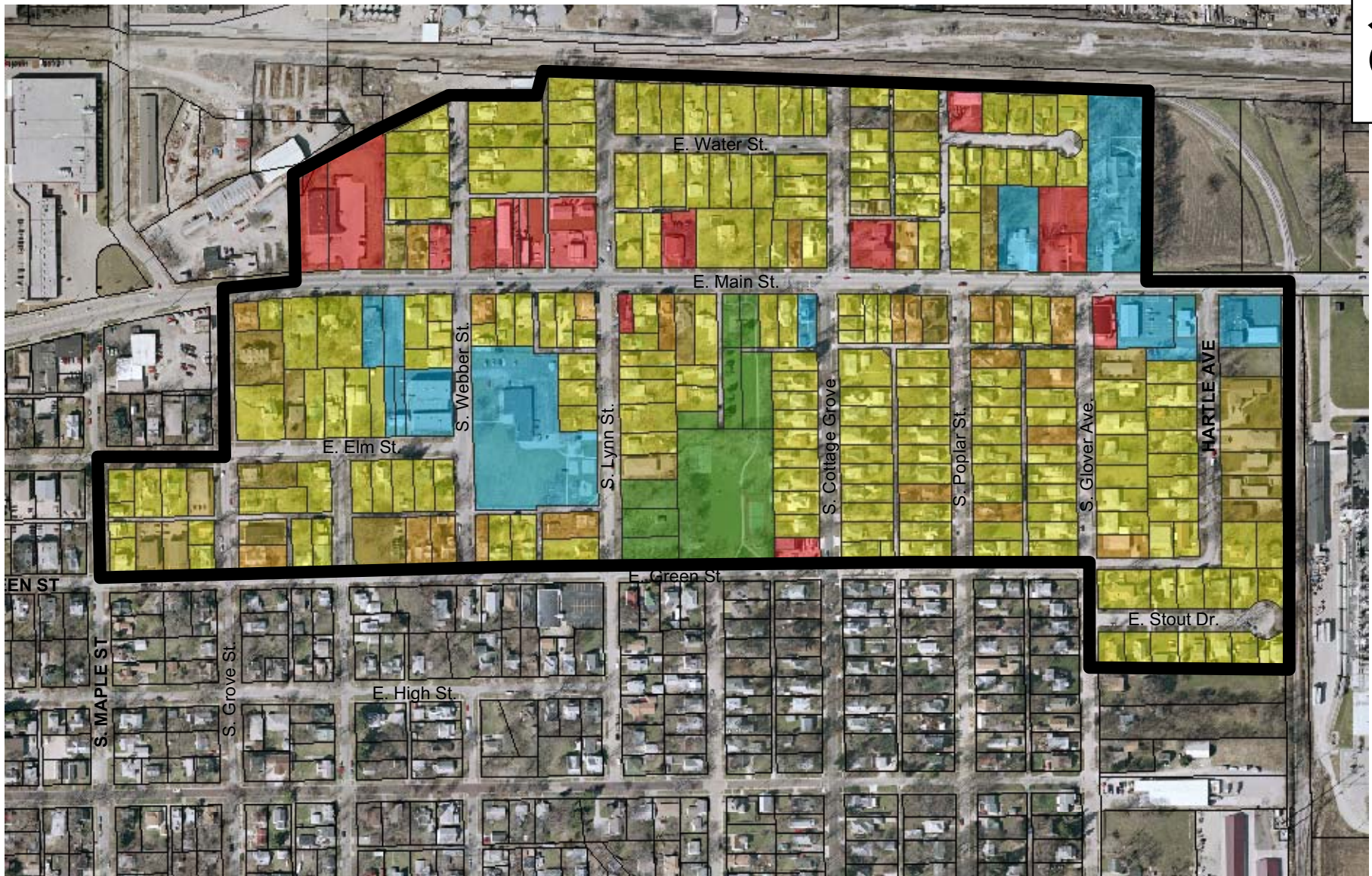
Plan Case: 2080-M-08

Petitioner: Urbana Zoning Administrator

Location: Historic East Urbana Neighborhood

Description: Proposal to change the zoning of a number of properties in the Historic East Urbana Neighborhood. Please contact the Community Development Division, City of Urbana at 217-384-2440 for a more information.

EXHIBIT C: Existing Land Use Map of Study Area



Plan Case: 2080-M-08

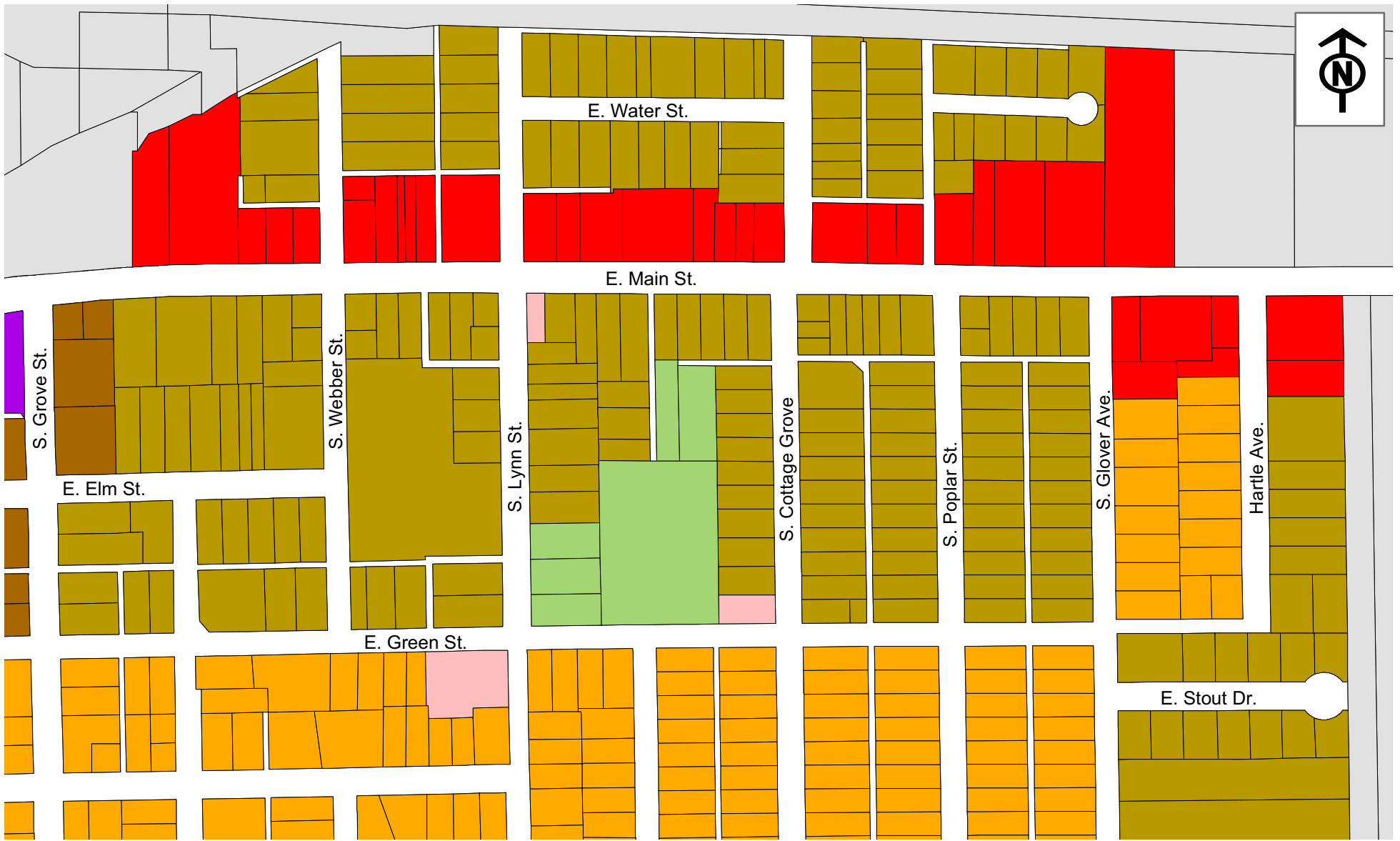
Petitioner: Urbana Zoning Administrator

Location: Historic East Urbana Neighborhood

Description: Proposal to change the zoning of a number of properties in the Historic East Urbana Neighborhood. Please contact the Community Development Division, City of Urbana at 217-384-2440 for a more information.

- Commercial
- Duplex
- Institutional
- Multi-Family
- Park
- Single-Family
- Vacant

EXHIBIT D: Existing Zoning Map



Plan Case: 2080-M-08

Petitioner: Urbana Zoning Administrator

Location: Historic East Urbana Neighborhood

Description: Proposal to change the zoning of a number of properties in the Historic East Urbana Neighborhood. Please contact the Community Development Division, City of Urbana at 217-384-2440 for a more information.

 B1	 IN
 B3	 R3
 B4	 R4
 CRE	 R5

EXHIBIT E: Properties Proposed to be Rezoned



Plan Case: 2080-M-08

Petitioner: Urbana Zoning Administrator

Location: Historic East Urbana Neighborhood

Description: Proposal to change the zoning of a number of properties in the Historic East Urbana Neighborhood. Please contact the Community Development Division, City of Urbana at 217-384-2440 for a more information.

PROPOSED ZONING CHANGES

- B-3 to B-2
- B-3 to R-3
- R-4 to CRE
- R-4 to R-3
- R-5 to R-3



Petition for Zoning Map Amendment

Plan Commission

APPLICATION FEE - \$150.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed _____ Plan Case No. _____

Fee Paid - Check No. _____ Amount _____ Date _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Location of Subject Site: Historic East Urbana Neighborhood (See List in Exhibit A)

2. PIN # of Location: See list in Exhibit 1

3. Name of Applicant/Petitioner(s): Urbana Zoning Administrator Phone: 217-384-2440

Address: 400 South Vine Street, Urbana, IL 61801

Property interest of Applicant(s) _____

(owner, contract buyer, etc)

4. Name of Owner(s): See list in Exhibit 1 Phone _____

Address _____

(street/city)

(state)

(zip)

If there are additional owners, please attach extra pages to the application.

5. Name of Professional Site Planner(s) _____ Phone _____

Address _____

(street/city)

(state)

(zip)

6. Name of Architect(s) _____ Phone _____

Address _____

(street/city)

(state)

(zip)

7. Name of Engineers(s) _____ Phone _____

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

8. Name of Surveyor(s) _____ Phone _____

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

If there are additional consultants, please attach extra pages to application.

DESCRIPTION, USE, AND ZONING OF PROPERTY: Attach an additional sheet if necessary

Legal Description See Exhibit 2

Lot Size _____ feet x _____ feet = _____ square feet

Present Use of Property See list in Exhibit 1
(vacant, residence, grocery, factory, etc)

Present Zoning Designation See List in Exhibit 1

Proposed Use of Property Existing land uses are expected to remain the same.

Proposed Zoning Designation See List in Exhibit 1

9. Present Comprehensive Plan Designation Residential (Urban Pattern)
10. How does this request conform to the Comprehensive Plan? Rezoning of the properties is a directive identified in the Comprehensive Plan. The proposed zoning changes will bring the zoning of the properties into conformance with the goals, objectives and land use recommendations in the 2005 Comprehensive Plan.
11. What error in the existing Zoning Map would be corrected by the Proposed Amendment? The existing zoning of the properties is not consistent with the current land use of the properties. The proposed rezoning would correct this.
12. What changed or changing conditions warrant the approval of this Map Amendment? The 2005 Comprehensive Plan identified that there are inconsistencies in zoning and land uses in the Historic East Urbana Neighborhood. The Plan also established an implementation strategy to “amend the Urbana Zoning Map where existing zoning is determined to significantly contradict the goals, objectives and future land use maps of the Comp Plan”. The Neighborhood has also experienced the loss of single-family dwellings to multiple-family uses. The proposed rezonings will help to preserve the single-family residential nature of the Neighborhood.
13. Explain why the subject property is suitable for the proposed zoning The proposed zoning designations for the subject properties were determined by the current use of the properties. The subject properties are suitable for the proposed rezoning because the current use of the properties is consistent with the proposed zoning designations.
14. What other circumstances justify the zoning map amendment? The properties to the south of East Main Street have been zoned for multi-family uses since the 1950 Official Zoning Map. The properties are predominately single-family in nature despite the higher density zoning. In addition, those properties along the north side of East Main Street that are zoned B-3, have been zoned as such since the 1979 Official Zoning Map. The majority of the properties have not been developed to the intensity of the B-3 Zoning District.
15. Time schedule for development (if applicable) Not Applicable
16. Additional exhibits submitted by the petitioner Exhibit 3 – Location Map of Properties Proposed to be Rezoned

WHEREFORE, the petitioner prays that this petition be heard by the Urbana Plan Commission and the petition for change of zoning be granted.

Respectfully submitted this _____ day of _____ 20____

Signature of Property Owner

Signature of Petitioner

STATE OF ILLINOIS)
) SS
CHAMPAIGN COUNTY)

I, _____, being first duly sworn on oath, deposes and says, that he is the same person named in and who subscribed the above and foregoing petition, that he has read the same and knows the contents thereof, and that the matters and things set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to me this _____ day of _____ 20____.

Notary Public

SEAL

Petitioner's Attorney _____

Address _____

Phone _____

**EXHIBIT 1
PLAN CASE 2080-M-08**

Subject Property Information

PIN #	Location Address			Property Owner	Owner Address				Current Use	Current Zoning	Proposed Zoning
922116129016	1306	E	STOUT DR	FREEMAN MARY ANN	1306 STOUT DR	URBANA	IL	61802	SFR	R-4	R-3
922116129017	1307	E	GREEN ST	DONOHOO RANDY	714 S URBANA AVE	URBANA	IL	61801	SFR	R-4	R-3
922116129018	1402	E	STOUT DR	BRUCKER LAURA	1904 S ANDERSON ST	URBANA	IL	61801	SFR	R-4	R-3
922116129019	1404	E	STOUT DR	SCOTT MICHAEL KEITH	1404 E STOUT	URBANA	IL	61802	SFR	R-4	R-3
922116129020	1406	E	STOUT DR	BURGIN THOMAS E	8 SHUMAN CIR	URBANA	IL	61801	SFR	R-4	R-3
922116129021	1302	E	STOUT DR	INGRAM RHONDA	1302 STOUT DR	URBANA	IL	61802	SFR	R-4	R-3
922116129022	214	S	HARTLE AV	KISTLER DOUGLAS E	214 HARTLE AVE	URBANA	IL	61802	SFR	R-4	R-3
922116129025	212	S	HARTLE AV	CANAS RAFAEL E	402 N OSBORNE ST	THOMASBORO	IL	61878	SFR	R-4	R-3
922116178001	1301	E	STOUT DR	COOPER LANCER	1301 STOUT DR	URBANA	IL	61802	SFR	R-4	R-3
922116178002	1303	E	STOUT DR	HOOVER PHILIP	1303 STOUT DR	URBANA	IL	61802	SFR	R-4	R-3
922116178003	1305	E	STOUT DR	HESS ERIC J	1305 STOUT DR	URBANA	IL	61802	SFR	R-4	R-3
922116178004	1307	E	STOUT DR	KELLNER HEIDI L	1307 STOUT DR	URBANA	IL	61802	SFR	R-4	R-3
922116178005	1401	E	STOUT DR	ADAMS ANNA & DUNCAN ROBERT	1302 E MCHENRY ST	URBANA	IL	61801	SFR	R-4	R-3
922116178006	1403	E	STOUT DR	ROBERTS MICHAEL J	1403 STOUT DR	URBANA	IL	61802	SFR	R-4	R-3
922116178007	1405	E	STOUT DR	AIKMAN EDDIE L SR	1405 STOUT DR	URBANA	IL	61802	SFR	R-4	R-3
922116127001	1201	E	MAIN ST	KNAUFF JASON	605 S POPLAR ST	URBANA	IL	61802	2FR	R-4	R-3
922116127002	104	S	POPLAR ST	WHITE AUGUSTUS M III & E M	104 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116127003	1203	E	MAIN ST	ZARATE MARTHA	1203 E MAIN ST	URBANA	IL	61802	2FR	R-4	R-3
922116127004	1205	E	MAIN ST	KAPPES STEVEN	1205 E MAIN ST	URBANA	IL	61802	SFR	R-4	R-3
922116127005	1207	E	MAIN ST	CRUZAN PATRICIA A	1207 E MAIN ST	URBANA	IL	61802	SFR	R-4	R-3
922116127006	1209	E	MAIN ST	KAZEMI ABBAS	2202 STRAND DR	CHAMPAIGN	IL	61822	2FR	R-4	R-3
922116127007	106	S	POPLAR ST	WALLACE CRAIG R	1164 JANE AVE	NAPERVILLE	IL	60540	2FR	R-4	R-3
922116127008	108	S	POPLAR ST	NUGENT DOROTHY E	108 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116127009	110	S	POPLAR ST	LANGENDORF MARIE	110 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116127010	112	S	POPLAR ST	GLADNEY BARBARA A	709 W MICHIGAN AVE	URBANA	IL	61801	SFR	R-4	R-3
922116127011	114	S	POPLAR ST	MACKIN THOMAS & JASNA JOVANOVIC	3303 S PINE CIR	URBANA	IL	61802	SFR	R-4	R-3
922116127012	202	S	POPLAR ST	KUHNS ANDREW & KYLA	202 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116127013	204	S	POPLAR ST	BROEKER DELMAR & BARBARA	210 S GLOVER AVE	URBANA	IL	61802	SFR	R-4	R-3
922116127014	206	S	POPLAR ST	PARDO JULIO M III	206 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116127015	208	S	POPLAR ST	WEBB MICHAEL	208 S POPLAR ST	URBANA	IL	61802	2FR	R-4	R-3
922116127016	210	S	POPLAR ST	BROEKER KEM	207 S GLOVER AVE	URBANA	IL	61802	SFR	R-4	R-3
922116127017	212	S	POPLAR ST	BROEKER CAROLYN S	301 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116127018	103	S	GLOVER AV	WOLVERTON RANDALL ET AL	103 S GLOVER AVE	URBANA	IL	61802	SFR	R-4	R-3

PIN #	Location Address		Property Owner	Owner Address				Current Use	Current Zoning	Proposed Zoning
922116127019	105	S GLOVER AV	HOPKINS RANDALL E	101 W SOUTH ST	MANSFIELD	IL	61854	2FR	R-4	R-3
922116127020	109	S GLOVER AV	BORRELLI GARY & SANDY	109 S GLOVER AVE	URBANA	IL	61802	SFR	R-4	R-3
922116127021	111	S GLOVER AV	HADLEY ALEXIS J	111 S GLOVER AVE	URBANA	IL	61802	SFR	R-4	R-3
922116127022	113	S GLOVER AV	ZIEGLER MICHAEL D	702 N LAKE OF WOODS RD	MAHOMET	IL	61853	2FR	R-4	R-3
922116127023	201	S GLOVER AV	DALTON HAROLD C	201 S GLOVER AVE	URBANA	IL	61802	SFR	R-4	R-3
922116127024	203	S GLOVER AV	HACKER BRETT E	203 S GLOVER AVE	URBANA	IL	61802	SFR	R-4	R-3
922116127025	205	S GLOVER AV	HEERE TAMMY D	205 S GLOVER AVE	URBANA	IL	61802	SFR	R-4	R-3
922116127026	207	S GLOVER AV	BROEKER JILL	207 S GLOVER AVE	URBANA	IL	61802	SFR	R-4	R-3
922116127027	209	S GLOVER AV	BROEKER KEM & JILL J	207 S GLOVER AVE	URBANA	IL	61802	SFR	R-4	R-3
922116127028	1208	E GREEN ST	WALLING J CHRISTINE	1208 E GREEN ST	URBANA	IL	61802	SFR	R-4	R-3
922116126001	1101	E MAIN ST	BIG TOP PROPERTIES LLC	306 N BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116126002	102	S COTTAGE GROVE AV	HARRIS MARCUS L & LINDA K	306 BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116126003	104	S COTTAGE GROVE AV	HARRIS MARCUS L & LINDA K	306 BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116126004	1103	E MAIN ST	TARMAN ROY L	1103 E MAIN ST	URBANA	IL	61802	SFR	R-4	R-3
922116126005	1105	E MAIN ST	CONNOR CATHERINE & KUYPERS JAMES	302 N ORCHARD	URBANA	IL	61801	SFR	R-4	R-3
922116126006	1107	E MAIN ST	CONNOR CATHERINE	302 N ORCHARD	URBANA	IL	61801	2FR	R-4	R-3
922116126007	1109	E MAIN ST	CLARK FREDERICK E RAMSHAW SMITH	PO BOX 680	CHAMPAIGN	IL	61824	2FR	R-4	R-3
922116126009	106	S COTTAGE GROVE AV	BIG TOP PROPERTIES LLC	306 BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116126010	108	S COTTAGE GROVE AV	HARRIS MARCUS L & LINDA K	306 BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116126011	110	S COTTAGE GROVE AV	STOIA RAYMOND J & JEAN	110 S COTTAGE GROVE AVE	URBANA	IL	61802	SFR	R-4	R-3
922116126012	202	S COTTAGE GROVE AV	WEINER COMPANIES	211 E GREEN ST	URBANA	IL	61801	SFR	R-4	R-3
922116126013	204	S COTTAGE GROVE AV	BIG TOP PROPERTIES LLC	306 N BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116126014	206	S COTTAGE GROVE AV	BOOHER AARON & RHONDA	PO BOX 148	TOLONO	IL	61880	SFR	R-4	R-3
922116126015	208	S COTTAGE GROVE AV	HIRSCHLER MICHAEL WESLEY	208 S COTTAGE GROVE AVE	URBANA	IL	61802	SFR	R-4	R-3
922116126016	210	S COTTAGE GROVE AV	WHALEN CHRISTOPHER J	210 S COTTAGE GROVE AVE	URBANA	IL	61802	SFR	R-4	R-3
922116126017	212	S COTTAGE GROVE AV	BIG TOP PROPERTIES LLC	306 BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116126018	214	S COTTAGE GROVE AV	BLAIR NILA N	214 S COTTAGE GROVE AVE	URBANA	IL	61802	SFR	R-4	R-3
922116126019	1104	E GREEN ST	BROEKER RAY	301 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116126020	105	S POPLAR ST	ROSEWOOD RENTALS LLC	PO BOX 1766	CHAMPAIGN	IL	61824	SFR	R-4	R-3
922116126021	107	S POPLAR ST	GODWIN KELLY L	107 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116126022	109	S POPLAR ST	BIG TOP PROPERTIES LLC	306 N BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116126023	111	S POPLAR ST	METZ MICHAEL ALAN	111 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116126024	113	S POPLAR ST	BIG TOP PROPERTIES LLC	310 DODSON W	URBANA	IL	61802	SFR	R-4	R-3
922116126025	201	S POPLAR ST	BACHMANN SUZANNE	201 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116126026	203	S POPLAR ST	SNYDER MATTHEW & KATHERINE	305 W ILLINOIS ST	URBANA	IL	61801	SFR	R-4	R-3
922116126027	205	S POPLAR ST	SHALLENBERGER GARY	PO BOX 124	BONDVILLE	IL	61815	2FR	R-4	R-3
922116126028	207	S POPLAR ST	JOHNSON THOMAS	1904 LAKE SHORE DR	MAHOMET	IL	61853	SFR	R-4	R-3

PIN #	Location Address		Property Owner	Owner Address				Current Use	Current Zoning	Proposed Zoning	
922116126029	209	S	POPLAR ST	ELLIS JAMES	209 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116126030	211	S	POPLAR ST	ARMINTROUT MICHAEL D	211 S POPLAR ST	URBANA	IL	61802	SFR	R-4	R-3
922116104002	903	E	MAIN ST	HUBERT CHARLES E	710 W OREGON ST	URBANA	IL	61801	SFR	R-4	R-3
922116104003	905	E	MAIN ST	PITUCH STEVE & LINDA	8812 MCKINLEY DR	BARRINGTON	IL	60010	2FR	R-4	R-3
922116104004	907	E	MAIN ST	TRAN HUNG B & LE NHUNG	4102 PEBBLEBROOK LN	CHAMPAIGN	IL	61822	SFR	R-4	R-3
922116104005	909	E	MAIN ST	TRAN HUNG B & LE NHUNG	4102 PEBBLEBROOK LN	CHAMPAIGN	IL	61822	SFR	R-4	R-3
922116104006	1001	E	MAIN ST	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA	IL	61801	REC	R-4	CRE
922116104007	1003	E	MAIN ST	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA	IL	61801	REC	R-4	CRE
922116104008	1005	E	MAIN ST	DALTON ALBERTA L.	1005 E MAIN ST	URBANA	IL	61802	SFR	R-4	R-3
922116104009	1007	E	MAIN ST	SMITH AARON C	2302 CAMPBELL DR	CHAMPAIGN	IL	61821	SFR	R-4	R-3
922116104010	1009	E	MAIN ST	SCHOOL OF METAPHYSICS	1009 E MAIN ST	URBANA	IL	61802	INST	R-4	R-3
922116104011	104	S	LYNN ST	LOPEZ GUSTODIO	104 S LYNN ST	URBANA	IL	61802	SFR	R-4	R-3
922116104012	106	S	LYNN ST	BRINE GEORGE W III	106 S LYNN ST	URBANA	IL	61802	SFR	R-4	R-3
922116104013	108	S	LYNN ST	HEINSOHN MARILYN RAE	108 S LYNN ST	URBANA	IL	61802	SFR	R-4	R-3
922116104014	110	S	LYNN ST	GEIS JEFFREY S	1607 W GREEN	CHAMPAIGN	IL	61820	SFR	R-4	R-3
922116104017	114	S	LYNN ST	RAMOS BERNARDO E	213 W GREEN ST	CHAMPAIGN	IL	61820	SFR	R-4	R-3
922116104022	103	S	GROSSBACH DR	TRAN HUNG B	4102 PEBBLEBROOK LN	CHAMPAIGN	IL	61822	SFR	R-4	R-3
922116104023	105	S	GROSSBACH DR	HANNAH MICHAEL B & JAQUELINE Z	105 GROSSBACH DR	URBANA	IL	61802	SFR	R-4	R-3
922116104024	107	S	GROSSBACH DR	URBANA PARK DIST	303 W UNIVERSITY AVE	URBANA	IL	61801	PARK	R-4	CRE
922116104028	103	S	COTTAGE GROVE AV	HEIDKAMP ANDREW & EDWARD	103 S COTTAGE GROVE AVE	URBANA	IL	61802	SFR	R-4	R-3
922116104029	105	S	COTTAGE GROVE AV	HART PRUDENCE	105 S COTTAGE GROVE AVE	URBANA	IL	61802	SFR	R-4	R-3
922116104030	107	S	COTTAGE GROVE AV	MCALPIN JEREMY J	107 S COTTAGE GROVE	URBANA	IL	61802	SFR	R-4	R-3
922116104031	109	S	COTTAGE GROVE AV	DURKIN MARY E	109 S COTTAGE GROVE AVE	URBANA	IL	61802	SFR	R-4	R-3
922116104032	201	S	COTTAGE GROVE AV	HARRIS MARCUS L & LINDA K	306 BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116104033	203	S	COTTAGE GROVE AV	BIG TOP PROPERTIES LLC	306 N BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116104034	205	S	COTTAGE GROVE AV	BIG TOP PROPERTIES LLC	306 BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116104035	207	S	COTTAGE GROVE AV	BOOHER THOMAS M	207 S COTTAGE GR	URBANA	IL	61802	SFR	R-4	R-3
922116104036	209	S	COTTAGE GROVE AV	BRIDGEWATER RONALD S	209 S COTTAGE GROVE AVE	URBANA	IL	61802	SFR	R-4	R-3
922116104038	112	S	LYNN ST	RAMOS BERNARDO	213 W GREEN ST	CHAMPAIGN	IL	61820	SFR	R-4	R-3
922116103001	801	E	MAIN ST	PULLIAM JOSHUA S	801 E MAIN ST	URBANA	IL	61802	2FR	R-4	R-3
922116103002	106	S	WEBBER ST	BACH MICHAEL G	106 S WEBBER ST	URBANA	IL	61802	SFR	R-4	R-3
922116103003	803	E	MAIN ST	LUCKHARDT ELLSWORTH	803 E MAIN ST	URBANA	IL	61802	SFR	R-4	R-3
922116103004	805	E	MAIN ST	DONATO ANTHONY	PO BOX 2641	CHAMPAIGN	IL	61825	SFR	R-4	R-3
922116103005	807	E	MAIN ST	KUTZKO MICHAEL W	250 GAGE BLVD #1039	RICHLAND	WA	99352	SFR	R-4	R-3
922116103006	809	E	MAIN ST	BLAUDOW JOHN JARED	419 S ASH ST	ARTHUR	IL	61911	SFR	R-4	R-3
922116103008	802	E	GREEN ST	ROSSI ANTHONY E	802 E GREEN ST	URBANA	IL	61802	2FR	R-4	R-3
922116103009	804	E	GREEN ST	MAYO CAROL S	804 E GREEN ST	URBANA	IL	61801	SFR	R-4	R-3
922116103010	806	E	GREEN ST	FISCHER DANIEL K	806 E GREEN ST	URBANA	IL	61802	SFR	R-4	R-3

PIN #	Location Address			Property Owner	Owner Address			Current Use	Current Zoning	Proposed Zoning	
922116103011	811	E	MAIN ST	JOHNSON DEBRA J	1866 S FORTY DR	URBANA	IL	61802	2FR	R-4	R-3
922116103012	103	S	LYNN ST	MEIER LOU ANN	103 S LYNN ST	URBANA	IL	61802	SFR	R-4	R-3
922116103015	105	S	LYNN ST	THORNTON DAVID JR & THORNTON RYAN	105 S LYNN ST	URBANA	IL	61802	SFR	R-4	R-3
922116103016	107	S	LYNN ST	WEASE ROBERT S & DORIS L	202 S WHITEHEAD	TOLONO	IL	61880	SFR	R-4	R-3
922116103017	109	S	LYNN ST	ODEH MUHAMMED A	109 S LYNN ST	URBANA	IL	61802	SFR	R-4	R-3
922116103021	205	S	LYNN ST	RAMER RONALD	11 S BUELL AVE	AURORA	IL	60506	2FR	R-4	R-3
922116103022	209	S	LYNN ST	TILFORD JOHN K	209 S LYNN ST	URBANA	IL	61802	SFR	R-4	R-3
922116103023	112	S	WEBBER ST	WEBBER ST CH OF CHRIST	107 S WEBBER ST	URBANA	IL	61802	INST	R-4	R-3
922116101001	703	E	MAIN ST	WEBBER ST CH OF CHRIST	107 S WEBBER ST	URBANA	IL	61802	INST	R-4	R-3
922116101002	705	E	MAIN ST	WEBBER ST CH OF CHRIST	107 S WEBBER ST	URBANA	IL	61802	INST	R-4	R-3
922116101003	707	E	MAIN ST	BECK DAVID & COLLEEN	904 LOGAN CT	MONTICELLO	IL	61856	SFR	R-4	R-3
922116101004	709	E	MAIN ST	HARRIS MARCUS	306 BERINGER CIR	URBANA	IL	61802	SFR	R-4	R-3
922116101005	103	S	WEBBER ST	FORD JEANETTE	103 S WEBBER ST	URBANA	IL	61802	SFR	R-4	R-3
922116101006	105	S	WEBBER ST	PHAM HUE THI	105 S WEBBER ST	URBANA	IL	61802	SFR	R-4	R-3
922116101009	702	E	ELM ST	READY JOY	702 E ELM ST	URBANA	IL	61802	SFR	R-4	R-3
922116101010	704	E	ELM ST	WEBBER ST CH OF CHRIST	107 S WEBBER ST	URBANA	IL	61802	INST	R-4	R-3
922116101011	706	E	ELM ST	WEBBER ST CH OF CHRIST	107 S WEBBER ST	URBANA	IL	61802	INST	R-4	R-3
922116101012	706	E	ELM ST	WEBBER ST CH OF CHRIST	107 S WEBBER ST	URBANA	IL	61802	INST	R-4	R-3
922116101013	107	S	WEBBER ST	WEBBER ST CH OF CHRIST	107 S WEBBER ST	URBANA	IL	61802	INST	R-4	R-3
922116101014	700	E	ELM ST	PECKHAM MAURICE A	503 E EVERGREEN CT	URBANA	IL	61801	SFR	R-4	R-3
922117232007	608	E	ELM ST	BRAVO ANTONIO	608 E ELM ST	URBANA	IL	61802	SFR	R-4	R-3
922117232009	605	E	MAIN ST	BIRDWELL JULIE & JODI	605 E MAIN ST	URBANA	IL	61802	SFR	R-4	R-3
922117232010	607	E	MAIN ST	SWISS NICOLE	607 E MAIN ST	URBANA	IL	61801	SFR	R-4	R-3
922117232001	102	S	GROVE ST	PALMBERG JOSEPH	1506 W PARK AVE	CHAMPAIGN	IL	61821	2FR	R-5	R-3
922117232002	603	E	MAIN ST	FRANKS SHARON	603 E MAIN ST	URBANA	IL	61802	SFR	R-5	R-3
922117232008	604	E	ELM ST	NERONE JOHN C	604 E ELM ST	URBANA	IL	61802	SFR	R-5	R-3
922116102001	701	E	ELM ST	GARRETT LORI K	701 E ELM ST	URBANA	IL	61802	SFR	R-4	R-3
922116102002	703	E	ELM ST	BARREDA BRAVO ANTONIO & MARIA	703 E ELM ST	URBANA	IL	61802	SFR	R-4	R-3
922116102003	705	E	ELM ST	TERKOUAFI MARINA	705 E ELM ST	URBANA	IL	61801	SFR	R-4	R-3
922116102004	707	E	ELM ST	CRABTREE KYLE N	707 E ELM ST	URBANA	IL	61802	SFR	R-4	R-3
922116102005	711	E	ELM ST	SASSER JAMES & CECILIA	1712 SALEM RD	CHAMPAIGN	IL	61821	SFR	R-4	R-3
922116102007	704	E	GREEN ST	WILLIAMS ARTHUR C & MAY L	377 COUNTY ROAD 2650 N	MAHOMET	IL	61853	2FR	R-4	R-3
922116102008	706	E	GREEN ST	HUANG WEI XIONG	706 E GREEN ST	URBANA	IL	61802	2FR	R-4	R-3
922117236002	204	S	GROVE ST	WYATT SCOTT E	204 S GROVE ST	URBANA	IL	61802	SFR	R-4	R-3
922117236004	210	S	GROVE ST	RUGGIERI REAL ESTATE INC	1110 E COUNTY ROAD 1050 N	TUSCOLA	IL	61953	2FR	R-4	R-3
922117236006	606	E	GREEN ST	BOOHER THOMAS M & AARON	207 S COTTAGE GROVE AVE	URBANA	IL	61802	SFR	R-4	R-3
922117236007	608	E	GREEN ST	LEHMAN MICHAEL R	608 E GREEN ST	URBANA	IL	61802	SFR	R-4	R-3
922117237001	611	E	ELM ST	OLSEN RYAN T	611 E ELM ST	URBANA	IL	61802	SFR	R-4	R-3

PIN #	Location Address			Property Owner	Owner Address				Current Use	Current Zoning	Proposed Zoning
912109377015	1104	E	MAIN ST	FRITZEN JOHN R	1104 E MAIN ST	URBANA	IL	61802	COM	B-3	B-2
912109377016	1106	E	MAIN ST	JOHNSON DEBRA	1866 S FORTY DR	URBANA	IL	61802	2FR	B-3	R-3
912109377017	1108	E	MAIN ST	JOHNSON DEBRA	1866 S FORTY DR	URBANA	IL	61802	SFR	B-3	R-3
912109355011	902	E	MAIN ST	CONAKAS JONAS & STACEY	902 E MAIN ST	URBANA	IL	61802	SFR	B-3	R-3
912109355012	904	E	MAIN ST	HILDRETH EDWARD	904 E MAIN ST	URBANA	IL	61802	SFR	B-3	R-3
912109355015	1002	E	MAIN ST	KELSKY KAREN L & WEINHOLD KELLE E A	1002 E MAIN ST	URBANA	IL	61802	SFR	B-3	R-3
912109355016	1004	E	MAIN ST	BELLVILLE MARSHALL J	1004 E MAIN ST	URBANA	IL	61802	SFR	B-3	R-3
912109355017	1006	E	MAIN ST	BENZ JOHN F & SHARYL L	108 N LYNN ST	URBANA	IL	61802	SFR	B-3	B-2
912109355018	1008	E	MAIN ST	JOHNSON A. THOMAS	1904 LAKE SHORE DR	MAHOMET	IL	61853	2FR	B-3	B-2
912109355019	103	N	COTTAGE GROVE AV	JOHNSON THOMAS & CATHLEEN	1904 LAKE SHORE DR	MAHOMET	IL	61853	SFR	B-3	B-2
912109353006	106	N	WEBBER ST	FRANKS SHARON	603 E MAIN	URBANA	IL	61801	SFR	B-3	R-3
912109353013	802	E	MAIN ST	HESS ERIC J	1305 STOUT DR	URBANA	IL	61802	COM	B-3	B-2
912109353014	804	E	MAIN ST	DILL PATRICK J & JOYCE A	2311 JOHN DR	URBANA	IL	61802	COM	B-3	B-2
912109353016	806	E	MAIN ST	DILL PATRICK J & JOYCE A	2311 JOHN DR	URBANA	IL	61802	COM	B-3	B-2
912109353017	806 1/2	E	MAIN ST	DILL PATRICK J & JOYCE A	2311 JOHN DR	URBANA	IL	61802	COM	B-3	B-2
912109352011	704	E	MAIN ST	SHARABASH MOHAMED	2907 RIVER OAK DR	CHAMPAIGN	IL	61822	MFR	B-3	B-2
912109352012	706	E	MAIN ST	ELLIS JOHN III	2104 REBECCA DR	CHAMPAIGN	IL	61821	2FR	B-3	B-2
912109352013	708	E	MAIN ST	SHAW NELDA F TRUSTEE	1907 SHELLY CT	URBANA	IL	61802	COM	B-3	B-2

EXHIBIT 2
PLAN CASE 2080-M-08

Legal Descriptions

R-4 to R-3

The following described properties are proposed to be rezoned from R-4, Medium Density Multiple Family Residential Zoning District to R-3, Single and Two-Family Residential Zoning District:

Lots 1 through 14 of Amos Stout's First Addition, as shown on a plat recorded October 11, 1962 as Document Number 686708 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 1301 E. Stout Drive (PIN# 92-21-16-178-001), 1302 E. Stout Drive (92-21-16-129-021), 1303 E. Stout Drive (92-21-16-178-002), 1305 E. Stout Drive (92-21-16-178-003), 1306 E. Stout Drive (92-21-16-129-016), 1307 E. Stout Drive (92-21-16-178-004), 1307 E. Green Street (92-21-16-129-017), 1401 E. Stout Drive (92-21-16-178-005), 1402 E. Stout Drive (92-21-16-129-018), 1403 E. Stout Drive (92-21-16-178-006), 1404 E. Stout Drive (92-21-16-129-019), 1405 E. Stout Drive (92-21-16-178-007), and 1406 E. Stout Drive (92-21-16-129-020).

AND;

Lots 8 and 9 of Archie J. Hartle Third Subdivision of a part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Sixteen (16), Township Nineteen (19) North, Range Nine East of the Third Principal Meridian, as shown on a plat recorded June 9, 1955 as Document Number 546834, in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 212 S. Hartle Avenue (PIN# 92-21-16-129-025) and 214 S. Hartle Avenue (92-21-16-129-022).

AND;

Lots 1 through 27 in Block 6 of Busey and Dunlap's Addition, as shown on a plat recorded April 17, 1905 in Plat Book "B" at page 201A in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 103 S. Glover Avenue (PIN # 92-21-16-127-018), 105 S. Glover Avenue (92-21-16-127-019), 109 S. Glover Avenue (92-21-16-127-020), 111 S. Glover Avenue (92-21-16-127-021), 113 S. Glover Avenue (92-21-16-127-022), 201 S. Glover Avenue (92-21-16-127-023), 203 S. Glover Avenue (92-21-16-127-024), 205 S. Glover Avenue (92-21-16-127-025), 207 S. Glover Avenue (92-21-16-127-026), 209 S. Glover Avenue (92-21-16-127-027), 1208 E. Green Street (92-21-16-127-028), 1201 E. Main Street (92-21-16-127-001), 1203 E. Main Street (92-21-16-127-003), 1205 E. Main Street (92-21-16-127-004), 1207 E. Main Street (92-21-16-127-005), 1209 E. Main Street (92-21-16-127-006), 104 S. Poplar Street (92-21-16-127-002), 106 S. Poplar Street (92-21-16-127-007), 108 S. Poplar Street (92-21-16-127-008), 110 S. Poplar Street (92-21-16-127-009), 112 S. Poplar Street (92-21-16-127-010), 114 S. Poplar Street (92-21-16-127-011), 202 S. Poplar Street (92-21-16-127-012), 204 S. Poplar Street (92-21-16-127-013), 206 S. Poplar Street (92-21-16-127-014), 208 S. Poplar Street (92-21-16-127-015), 210 S. Poplar Street (92-21-16-127-016) and 212 S. Poplar Street (92-21-16-127-017).

AND;

Lots 2 through 27 in Block 1 of Busey and Dunlap's Subdivision of the East 336 feet of the West 600 feet of Lot 9 and the East 336 feet of the West 765 feet of the North 93 feet of Lot 7 in a Subdivision of the Estate of William T. Webber, deceased, as recorded April 5, 1902 in Plat Book "B", at page 93 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 102 S. Cottage Grove Avenue (PIN # 92-21-16-126-002), 104 S. Cottage Grove Avenue (92-21-16-126-003), 106 S.

Cottage Grove Avenue (92-21-16-126-009), 108 S. Cottage Grove Avenue (92-21-16-126-010), 110 S. Cottage Grove Avenue (92-21-16-126-011), 202 S. Cottage Grove Avenue (92-21-16-126-012), 204 S. Cottage Grove Avenue (92-21-16-126-013), 206 S. Cottage Grove Avenue (92-21-16-126-014), 208 S. Cottage Grove Avenue (92-21-16-126-015), 210 S. Cottage Grove Avenue (92-21-16-126-016), 212 S. Cottage Grove Avenue (92-21-16-126-017), 214 S. Cottage Grove Avenue (92-21-16-126-018), 1104 E. Green Street (92-21-16-126-019), 1101 E. Main Street (92-21-16-126-001), 1103 E. Main Street (92-21-16-126-004), 1105 E. Main Street (92-21-16-126-005), 1107 E. Main Street (92-21-16-126-006), 1109 E. Main Street (92-21-16-126-007), 105 S. Poplar Street (92-21-16-126-020), 107 S. Poplar Street (92-21-16-126-021), 109 S. Poplar Street (92-21-16-126-022), 111 S. Poplar Street (92-21-16-126-023), 113 S. Poplar Street (92-21-16-126-024), 201 S. Poplar Street (92-21-16-126-025), 203 S. Poplar Street (92-21-16-126-026), 205 S. Poplar Street (92-21-16-126-027), 207 S. Poplar Street (92-21-16-126-028), 209 S. Poplar Street (92-21-16-126-029) and 211 S. Poplar Street (92-21-16-126-030).

AND;

Lots 1, 2, 3 and Lots 5 through 8 in Block 1 and Lots 1 through 4 in Block 2 and the east 120 feet of Lot 16 in Block 2, all in Teddy G. Johnson's Addition, as shown on a plat recorded April 12, 1907 in Plat Book "C" at page 44 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 103 S. Cottage Grove Avenue (PIN# 92-21-16-104-028), 105 S. Cottage Grove Avenue (92-21-16-104-029), 107 S. Cottage Grove Avenue (92-21-16-104-030), 109 S. Cottage Grove Avenue (92-21-16-104-031), 201 S. Cottage Grove Avenue (92-21-16-104-032), 203 S. Cottage Grove Avenue (92-21-16-104-033), 205 S. Cottage Grove Avenue (92-21-16-104-034), 207 S. Cottage Grove Avenue (92-21-16-104-035), 209 S. Cottage Grove Avenue (92-21-16-104-036), 1005 E. Main Street (92-21-16-104-008), 1007 E. Main Street (92-21-16-104-009) and 1009 E. Main Street (92-21-16-104-010).

AND;

Lots 2, 3, 5 and 6 of Grossbach Place Subdivision as shown on a plat recorded June 5, 1931 as Document Number 249002 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 907 E. Main Street (PIN# 92-21-16-104-004), 909 E. Main Street (92-21-16-104-005), 103 S. Grossbach Drive (92-21-16-104-022) and 105 S. Grossbach Drive (92-21-16-104-023).

AND;

Lots 7 and 8 and Lot 1, except the west 38 feet 6 inches of the North 103 feet 6 inches of said Lot 1, all in William Harvey's 1st Addition to the City of Urbana, as shown on a plat recorded October 2, 1871 in Deed Record Book 26 at page 149 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 903 E. Main Street (PIN# 92-21-16-104-002), 905 E. Main Street (92-21-16-104-003), 104 S. Lynn Street (92-21-16-104-011), 106 S. Lynn Street (92-21-16-104-012), 108 S. Lynn Street (92-21-16-104-013), 110 S. Lynn Street (92-21-16-104-014), 112 S. Lynn Street (92-21-16-104-038) and 114 S. Lynn Street (92-21-16-104-017).

AND;

Lots 2, 3, 4, 5, 6, 9, 10, 13, 14 and 17 of William Harvey's 1st Addition to the City of Urbana, as shown on a plat recorded October 2, 1871 in Deed Record Book 26 at page 149 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 103 S. Lynn Street (PIN# 92-21-16-103-012), 105 S. Lynn Street (92-21-16-103-015), 107 S. Lynn Street (92-21-16-103-016), 109 S. Lynn Street (92-21-16-103-017), 205 S. Lynn Street (92-21-16-103-021), 209 S. Lynn Street (92-21-16-103-022),

807 E. Main Street (92-21-16-103-005), 809 E. Main Street (92-21-16-103-006), 811 E. Main Street (92-21-16-103-011) and a part of 112 S. Webber Street (92-21-16-103-023).

AND;

Lots 1 and 2 and the East 29 feet of Lot 3 of Martha E, Webber's Second Addition to Urbana, as per Plat recorded in Plat Book "A" at page 346, situated in Champaign County, Illinois. More commonly known as 802 E. Green Street (PIN# 92-21-16-103-008), 804 E. Green Street (92-21-16-103-009) and 806 E. Green Street (92-21-16-103-010).

AND;

All that part of Lot "A" of the Assessor's Subdivision of the West 32 rods of the Northwest quarter of the Northwest quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, as per plat recorded in Book "A" at page 349c, described as follows:

Beginning at the point of intersection of the South line of East Main Street with the East line of Webber Street in the City of Urbana, which point is 367 feet East and 24.7 feet South of the Northwest corner of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian; running thence South 79 feet on the East line of Webber Street; thence East 66 feet; thence North 79 feet to the South line of Main Street; thence West on the South line of Main Street 66 feet to the place of beginning, in Champaign County, Illinois. More commonly known as 801 E. Main Street (PIN# 92-21-16-103-001).

AND:

All that part of Lot "A" of the Assessor's Subdivision of the West 32 rods of the Northwest quarter of the Northwest quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, described as follows:

The South 60 feet of the following described tract of land to wit:

Commencing at the point of intersection of the South line of east Main Street with the East line of Webber Avenue of the City of Urbana, which said point is 367 feet East and 24.7 feet South of the Northwest corner of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, running thence South 139 feet along the East line of Webber Avenue, or to the North line of the proposed alley, thence East 66 feet, thence North 139 feet to the South line of Main Street, thence West 66 feet along the South line of Main Street to the point of beginning, situated in the City of Urbana, in Champaign County, Illinois. More commonly known as 106 S. Webber Street (PIN# 92-21-16-103-002).

AND;

All that part of Lot "A" of the Assessor's Subdivision of the West 32 rods of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the south line of East Main Street with the east line of Webber Street in the City of Urbana, which said point is 367 feet East and 24.7 feet South of the Northwest corner of said Section 16; thence, South, along the east line of Webber Street, 139 feet to the north line of a proposed alley; thence, East, along said north line, 66 feet to the Point of Beginning; thence, North 139 feet to the south line of Main Street; thence, East, along the south line of Main Street, 47 feet; thence,

South 139 feet, thence West 47 feet to the Point of Beginning. More commonly known as 803 E. Main Street (PIN# 92-21-16-103-003).

AND;

Beginning at the Northeast corner of Lot "A" of Assessors Subdivision of West 32 rods of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the West portion of Lot "C" of the Northwest $\frac{1}{4}$ of Section 16 and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, all in Township 19 North, Range 9 east, of the Third Principal Meridian, thence West along the South line of Main Street, 48 feet; thence South 139 feet; thence East 48 feet to base line of Lot "A"; thence North 139 feet to the place of beginning, situated in the City of Urbana, Champaign County, Illinois. More commonly known as 805 E. Main Street (PIN# 92-21-16-103-004).

AND;

Beginning at a point 367 feet East and 171 feet 7 inches South of the Northwest corner of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian (which point is in the East line of Webber Avenue); thence due East 161 feet to the West line of an alley in William Harvey's Addition to Urbana; thence South on West line of said Alley, 410.4 feet more or less to North line of alley in Martha E. Webber's 2nd Addition to Urbana; thence West on the North line of said alley, 161 feet to the East line of Webber Avenue; thence North on said East line of Webber Avenue, 410.4 feet more or less, to the point of beginning, situated in the City of Urbana, in Champaign County, Illinois. More commonly known as 112 S. Webber Street (PIN# 92-21-16-103-023).

AND;

That portion of the north-south public alley adjacent to Lots 4, 5, 6, 9, 10 and 13 of William Harvey's 1st Addition to the City of Urbana, as shown on a plat recorded October 2, 1871 in Deed Record Book 26 at page 149 in the Office of the Recorder of Deeds, Champaign County, Illinois, vacated by City of Urbana Ordinance Numbers 5051-4 and 8485-7. More commonly known as a part of 112 S. Webber Street (PIN# 92-21-16-103-023).

AND;

Lots 1 through 7 and Lots 9 through 14 of Webber Place, a subdivision of Lot "B" and part of Lot "A" of Assessor's Subdivision of the West 32 rods of the Northwest Quarter of the Northwest Quarter of Section 16, and part of the Northeast Quarter of the Northeast Quarter of Section 17, in Township 19 North, Range 9 East of the Third Principal Meridian, in the City of Urbana, as shown on a plat recorded in Plat Book "D" at page 263 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 608 E. Elm Street (PIN# 92-21-17-232-007), 700 E. Elm Street (92-21-16-101-014), 702 E. Elm Street (92-21-16-101-009), 704 E. Elm Street (92-21-16-101-010), 706 E. Elm Street (92-21-16-101-011& 92-21-16-101-012), 605 E. Main Street (92-21-17-232-009), 607 E. Main Street (92-21-17-232-010), 703 E. Main Street (92-21-16-101-001), 705 E. Main Street (92-21-16-101-002), 707 E. Main Street (92-21-16-101-003), 709 E. Main Street (92-21-16-101-004), 103 S. Webber Street (92-21-16-101-005), and 105 S. Webber (92-21-16-101-006).

AND;

Beginning at the Southeast corner of Lot 14 in Webber Place as shown by a Plat in Plat Book "D" page 263; thence, South on the West line of Webber Street 175.85 feet to the intersection with Elm Street; thence West with the North line of Elm Street 125 feet; thence North 175.85 feet; thence East 125 feet, to

the place of beginning, being a part of the Northwest Quarter of the Northwest Quarter of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, as per plat recorded in Plat Book "A" at page 349C, Champaign County, Illinois. More commonly known as 107 S. Webber Street (PIN# 92-21-16-101-013).

AND;

Lots 1 through 5 of Martha E. Webber's Third Addition to the City of Urbana, as per plat recorded in Plat Book "C" at Page 56 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 701 E. Elm Street (PIN# 92-21-16-102-001), 703 E. Elm Street (92-21-16-102-002), 705 E. Elm Street (92-21-16-102-003), 707 E. Elm Street (92-21-16-102-004) and 711 E. Elm Street (92-21-16-102-005).

AND;

Lots 4 and 5 of Martha E. Webber's Second Addition to the City of Urbana, as per plat recorded in Book "A" at Page 346 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 704 E. Green Street (PIN# 92-21-16-102-007) and 706 E. Green Street (92-21-16-102-008).

AND;

Lots 2 and 4 in Block 2 of George G. Webber's Third Addition to Town Lots to the City of Urbana, as per Plat recorded in Deed Record 26 at Page 44 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 204 S. Grove Street (PIN# 92-21-17-236-002) and 210 S. Grove Street (PIN# 92-21-17-236-004).

AND;

COMMENCING AT AN IRON PIPE SURVEY MONUMENT FOUND SITUATED AT THE SOUTHWEST CORNER OF LOT 1 OF BLOCK 2 OF G. G. WEBBER'S 3RD ADDITION IN THE CITY OF URBANA, ILLINOIS; THENCE, NORTH 89°00'29" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 123.87 FEET TO AN IRON PIPE SURVEY MONUMENT; THENCE, CONTINUING, NORTH 89°00'29" EAST, ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 13.84 FEET TO AN IRON PIPE SURVEY MONUMENT, SAID POINT BEING THE POINT OF BEGINNING; THENCE, CONTINUING NORTH 89°00'29" EAST ALONG SAID EASTERLY EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 15.99 FEET TO AN IRON PIPE SURVEY MONUMENT; THENCE, CONTINUING NORTH 89°00'29" EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 26.31 FEET TO AN IRON PIPE SURVEY MONUMENT ON THE CENTERLINE OF THE ABANDONED NORFOLK AND WESTERN RAILROAD; THENCE, SOUTH 01°01'22" EAST, A DISTANCE OF 52.80 FEET TO AN IRON PIPE SURVEY MONUMENT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID NORFOLK AND WESTERN RAILROAD; THENCE NORTH 39°42'15" WEST ALONG THE SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 67.67 FEET, TO THE POINT OF BEGINNING, CONTAINING 1116 SQUARE FEET, MORE OR LESS. More commonly known as a part of 204 S. Grove Street (PIN# 92-21-17-236-002).

AND;

COMMENCING AT AN IRON PIPE SURVEY MONUMENT FOUND SITUATED AT THE SOUTHWEST CORNER OF LOT 1 OF BLOCK 2 OF G. G. WEBBER'S 3RD ADDITION IN THE CITY OF URBANA, ILLINOIS; THENCE, NORTH 89°00'29" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 123.87 FEET TO AN IRON PIPE SURVEY MONUMENT, SAID POINT BEING THE POINT OF BEGINNING; THENCE, CONTINUING, NORTH 89°00'29" EAST, ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 13.84 FEET TO AN IRON PIPE SURVEY MONUMENT ON THE WESTERLY RIGHT-OF-WAY OF THE ABANDONED NORFOLK AND WESTERN RAILROAD; THENCE, SOUTH 39°42'15" EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 67.67 FEET TO AN IRON PIPE SURVEY MONUMENT; THENCE, SOUTH 01°01'22" EAST, A DISTANCE OF 13.21 FEET TO AN IRON PIPE SURVEY MONUMENT ON THE NORTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST THROUGH BLOCK 2 OF G. G. WEBBER'S 3RD ADDITION; THENCE, SOUTH 88°58'58" WEST ALONG SAID NORTH LINE, A DISTANCE OF 55.84 FEET TO AN IRON PIPE SURVEY MONUMENT SITUATED AT THE SOUTHEAST CORNER OF LOT 2 OF THE AFORESAID WEBBER'S ADDITION; THENCE NORTH 01°16'54" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 66.03 FEET, TO THE POINT OF BEGINNING, CONTAINING 2580 SQUARE FEET, MORE OR LESS. More commonly known as a part of 204 S. Grove Street (PIN# 92-21-17-236-002).

AND;

Lot "C" of the Assessor's Subdivision of the West 32 rods of the Northwest ¼ of the Northwest ¼ of Section 10 and part of Lot 6 of the Northwest Quarter of Section 16, and part of the Northeast Quarter of the Northeast Quarter of Section 17, all in Township 19 North, Range 9 East of the Third Principal Meridian, as per plat recorded in Book "A" at Page 349 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 611 E. Elm Street (PIN# 91-21-17-237-001)

AND;

Commencing at an iron pipe survey monument found situated at the Southwest corner of Lot 2 of Block 2 of G.G. Webber's Addition to the City of Urbana, Illinois, then North 88 degrees 58' 58" East along the South line of said Lot 2, a distance of 179.75 feet to a Place of Beginning; thence North 1 degree 01' 22" West a distance of 66.01 feet; thence South 89 degrees 00'29" West a distance of 26.31 feet; thence North 1 degree 16' 54" West a distance of 66.05 feet to an iron pipe survey monument located at the South line of Elm Street; thence North 89 degrees 01' 35" East along said South line a distance of 15.99 feet to a point where the East Right-of-Way line of the Abandoned Norfolk and Western R.R. abuts the Northwest corner of Outlot "C"; thence South 39 degrees 42' 17" East a distance of 120.46 feet to a point on the West line of Anderson Street; thence South 1 degree 18' 44" East along said West line of Anderson Street, a distance of 38.01 feet; thence South 88 degrees 58' 58" West a distance of 64.89 feet to the Place of Beginning, situated in the City of Urbana, Champaign County, Illinois. More commonly known as a part of 611 E. Elm Street (PIN# 91-21-17-237-001)

AND;

Lot 1 and 2 in Block 1 of the George G. Webber's Fifth Addition to the City of Urbana, situated in Champaign County, Illinois. More commonly known as 606 E. Green Street (PIN# 92-21-17-236-006) and 608 E. Green Street (92-21-17-236-007).

R-5 to R-3

The following described properties are proposed to be rezoned from R-5, Medium High Density Multiple Family Residential Zoning District to R-3, Single and Two-Family Residential Zoning District:

Lot 1 in Block 1 in George G. Webber’s Third Addition to the City of Urbana, as per Plat recorded in Deed Record 26 at Page 44 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 102 S. Grove Street (PIN# 92-21-17-232-001) and 603 E. Main Street (92-21-17-232-002).

AND;

Lots 4 and 5 in Block 1 in George G. Webber’s Third Addition to the City of Urbana, Illinois, as per plat recorded in Deed Record 26 at Page 44 in the Office of the Recorder of Deeds, Champaign County, Illinois. Together with the south half of the vacated alley lying North and adjacent to Lot 4 in Block 1 in George G. Webber’s Third Addition. More commonly known as 604 E. Elm Street (PIN# 92-21-17-232-008).

R-4 to CRE

The following described properties are proposed to be rezoned from R-4, Medium Density Multiple Family Residential Zoning District to CRE, Conservation-Recreation-Education Zoning District:

Lot 7 in Grossbach Place Subdivision in the City of Urbana, as per plat recorded in Book “E” at page 320 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 107 S. Grossbach Drive (PIN# 92-21-16-104-024).

AND;

Lot 4 in Block 1 all in the Teddy G. Johnson’s Addition, as shown on a plat recorded April 12, 1907 in Plat Book “C” at page 44 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known at 1003 E. Main Street (PIN# 92-21-16-104-007).

AND;

Lot 1 of Grossbach Place Subdivision as shown on plat recorded June 5, 1931 as Document Number 249002 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 1001 E. Main Street (PIN# 92-21-16-104-006).

B-3 to R-3

The following described properties are proposed to be rezoned from B-3, General Business Zoning District to R-3, Single and Two-Family Residential Zoning District:

Lots 16 and 17 in N. W. Davis’ Second Addition, as per Plat recorded in Plat book “A” at Page 294 in the Office of the Recorder of Deeds, situated in Champaign County, Illinois. More commonly known as 902 E. Main Street (PIN# 91-21-09-355-011) and 904 E. Main Street (91-21-09-355-012).

AND;

All of the South One Hundred Fifty-Four and Sixty-six Hundredths (154.66) feet of Lot Twenty-One (21), except the South One Hundred Forty-two and Sixty-six Hundredths (142.66) feet of the West Thirty (30) feet, and except the South One Hundred Twenty (120) feet of the East Twelve (12) feet, and except

the East Fifty (50) feet of the West Two Hundred Thirty-one (231) feet thereof, in N.W. Davis' Second Addition to the City of Urbana, as set forth in Plat Book "A" at Page 292 filed August 15, 1895, in Champaign County, Illinois. More commonly known as 1002 E. Main Street (PIN# 91-21-09-355-015).

AND;

All of the South 154.66 feet of Lot 21, except the West 181 feet thereof and except the South 120 feet of the East 12 feet of said Lot in N.W. Davis' Second Addition to the City of Urbana, in Champaign County, Illinois. Together with the west ½ of the north/south public alley adjacent to the aforesaid parcel as vacated by ordinance recorded July 17, 1963 in Book 731 at Page 447 as Document 698777 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 1004 E. Main Street (PIN# 91-21-09-355-016).

AND;

Beginning at a point 133.00 feet north of the Southwest corner of Lot 8 of Esquire Munhall's Addition (also known as James Munhall's Addition) to Urbana, Illinois, as per plat recorded in Deed Record 32 at Page 587, thence north 48.5 feet, thence east 63 feet, thence south 48.5 feet, thence west 63 feet to the place of beginning, situated in Champaign County, Illinois. More commonly known as 106 N. Webber Street (PIN# 91-21-09-353-006).

AND;

Lots 25 and 26 of a Subdivision of part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian, including Lots 2, 3, 4 and 5 of a former subdivision of the same ground in the City of Urbana, as per plat recorded in Plat Book "B" at page 144, situated in Champaign County, Illinois. Commonly known as 1106 E. Main Street (PIN# 91-21-09-377-016) and 1108 E. Main Street (91-21-09-377-017).

B-3 to B-2

The following described properties are proposed to be rezoned from B-3, General Business Zoning District to B-2, Neighborhood Business – Arterial Zoning District:

The West 27 feet of Lot 19 and the East 12 feet of the South 120 feet of Lot 21 in N.W. Davis' Second Addition, as per Plat recorded in Plat Book "A" at Page 294 in the Office of the Recorder of Deeds, Champaign County, Illinois. (Said parcel hereinafter referred to as Parcel 1) Together with a parcel commencing at the Northeast corner of Parcel 1; thence West 39 feet on the North line of Parcel 1; thence Northeasterly to the Southwest corner of Lot 15 in N.W. Davis' Second Addition; thence South 6 feet to the North line of the Middle of the vacated alley; thence East on the middle of the vacated alley to the East line of Parcel 1 extended North; thence South to the point of beginning. More commonly known as 1006 E. Main Street (PIN# 91-21-09-355-017).

AND;

Lot 20 and the East 39 feet of Lot 19 in N.W. Davis' Second Addition to the City of Urbana, as per Plat recorded in Plat Book "A" at page 294 in the Office of the Recorder of Deeds, Champaign County, Illinois. Together with the south ½ of the vacated alley lying north and adjacent to Lot 20 and the East 39 feet of Lot 19 of the N.W. Davis' Second Addition, as vacated by Ordinance recorded July 17, 1963 in Book 731 at Page 447 as Document 698777 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly known as 1008 E. Main Street (PIN# 91-21-09-355-018) and 103 N. Cottage Grove (91-21-09-355-019).

AND;

Lots 1, 2 and 3 of Nancy M. Munhall's Elm Tree Addition to the City of Urbana, as per Plat recorded in Plat Book "B" at Page 230 and 231 in the Office of the Recorder of Deeds, Champaign County, Illinois. More commonly referred to as 704 E. Main Street (PIN# 91-21-09-352-011), 706 E. Main Street (91-21-09-352-012) and 708 E. Main Street (91-21-09-352-013).

AND;

Lots 6, 7 and the South 133 feet of Lot 8 of the James Munhall's Addition to the City of Urbana, all situated in Champaign County, Illinois. More commonly referred to as 802 E. Main Street (PIN# 91-21-09-353-013), 804 E. Main Street (91-21-09-353-014) and 806 E. Main Street (91-21-09-353-016) and 806½ E. Main Street (91-21-09-353-017).

AND;

Lot 27 of a Subdivision of Lots 2, 3, 4 and 5 of a part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian, as per Plat recorded in Book "B" of Plats at page 144 in the Office of the Recorder of Deeds, Champaign, County, Illinois. More commonly known as 1104 E. Main Street (PIN# 91-21-09-377-015).



R-3 – SINGLE AND TWO-FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The R-3, Single- and Two-Family Residential District is intended to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings.

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the R-3 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:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Public Elementary, Junior High School or
Senior High School
Public Park

Residential

Dwelling, Community Living Facility, Category I
and Category II
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line

SPECIAL USES:

Public and Quasi-Public

Church or Temple
Electrical Substation
Institution of an Educational, Philanthropic or
Eleemosynary Nature
Police or Fire Station
Public Library, Museum or Gallery

Residential

Residential PUD

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Lodge or Private Club

Public and Quasi-Public

Municipal or Government Building

Residential

Bed and Breakfast, Owner Occupied

DEVELOPMENT REGULATIONS IN THE R-3 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-3	6,000 ¹¹	60 ¹¹	35	0.40	0.40	15 ⁹	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7 and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95) (Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

Footnote¹¹ – In the R-1 District, any lot platted and of public record before November 6, 1950 and presently having a lot width of 65 feet or less and a lot area of less than 7,500 square feet may be developed in accordance with the development regulations for the maximum FAR and the minimum OSR of the R-3 District as specified in Table VI-3. Development Regulations By District. (Ord. No. 8384-24, sec. 5; Ord. No. 8586-53, sec. 2, 1-20-86; Ord. No. 9091-16, 8-6-90; Ord. No. 9091-59, sec. 14, 11-19-90; Ord. No. 9091-60, sec. 11, 11-19-90; Ord. No. 9091-61, sec. 8, 11-19-90; Ord. No. 9091-62, sec. 8, 11-19-90; Ord. No. 9091-132, sec. 1, 5-20-91; Ord. No. 9091-133, 5-20-91)

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



R-4 – MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The R-4, *Medium Density Multiple-Family Residential District* is intended to provide areas for multiple-family dwellings at low and medium densities."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the R-4 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:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Church or Temple

Institution of an Educational, Philanthropic or
Eleemosynary Nature

Municipal or Government Building

Public Elementary, Junior High School or
Senior High School

Public Library, Museum or Gallery

Public Park

Residential

Boarding or Rooming House

Dormitory

Dwelling, Community Living Facility, Category I,
Category II and Category III

Dwelling, Duplex

Dwelling, Duplex (*Extended Occupancy*)

Dwelling, Multifamily

Dwelling, Multiple-Unit Common-Lot-Line

Dwelling, Single Family

Dwelling, Single Family (*Extended Occupancy*)

Dwelling, Two-Unit Common-Lot-Line

SPECIAL USES:

Business – Professional and Financial Services

Professional and Business Office

Public and Quasi-Public

Police or Fire Station

Principal Use Parking Garage or Lot

Residential

Dwelling, Home for Adjustment

Residential PUD

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Athletic Training Facility, Residential
Lodge or Private Club

Public and Quasi-Public

Electrical Substation

CONDITIONAL USES CONTINUED:

Residential

Bed and Breakfast, Owner Occupied
 Home for the Aged
 Nursing Home

DEVELOPMENT REGULATIONS IN THE R-4 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-4	6,000	60	35	0.5¹⁴	0.35	15⁹	5	10

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7 and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95) (Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

Footnote¹⁴ – In the R-4 District, the maximum floor area ratio may be increased to 0.70, provided that there is a minimum of 2,000 square feet of lot area per dwelling unit.

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

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Community Development Services Department
 400 South Vine Street
 Urbana, IL 61801
 (217) 384-2440
 (217) 384-2367 fax



R-5 – MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-5 Zoning District is as follows:

"The R-5, *Medium High Density Multiple-Family Residential District* is intended to provide areas for multiple-family dwellings at densities ranging up to medium high."

The following is a list of the Permitted Uses, Special Uses and Conditional Uses in the R-5 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:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course
Lodge or Private Club

Public and Quasi-Public

Church or Temple
Institution of an Educational, Philanthropic or Eleemosynary Nature
Municipal or Government Building
Public Elementary, Junior High School or Senior High School
Public Library, Museum or Gallery
Public Park

Residential

Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Home for Adjustment
Dwelling, Multifamily
Dwelling, Multiple-Unit Common-Lot-Line
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line
Home for the Aged
Nursing Home

SPECIAL USES:

Public and Quasi-Public

Hospital or Clinic
Methadone Treatment Facility
Police or Fire Station
Principal Use Parking Garage or Lot

Residential

Residential PUD

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Personal Services

Mortuary

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business – Professional and Financial Services

Professional and Business Office

CONDITIONAL USES CONTINUED:

Business - Recreation

Athletic Training Facility, Residential

Residential

Bed and Breakfast, Owner Occupied

Public and Quasi-Public

Electrical Substation

DEVELOPMENT REGULATIONS IN THE R-5 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
R-5	6,000	60	35	0.90	0.30	15 ⁹	5	5

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Sec. VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7 and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Sec. VI-5.D.1. (Ord. No. 9596-58, 11-20-95) (Ord. No. 9697-154) (Ord. No. 2001-03-018, 03-05-01)

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B-2 – NEIGHBORHOOD BUSINESS-ARTERIAL ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The *B-2, Neighborhood Business-Arterial District* is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high density residential uses. These businesses and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated in the City's adopted Comprehensive Plan and related amendments."

PLEASE NOTE: In order to promote a desired mix of business and residential uses in the district, Section V-7-A requires that there be a combination of such uses on a particular zoning lot under the following circumstances:

"In the B-2 District, if the floor area of a principal structure is to be occupied by a residential use of more than three thousand (3,000) square feet, a business use shall also be established on the zoning lot. When a business use is required, the floor area devoted to the business use shall be equal to or greater than twenty-five percent (25%) of the total floor area that is occupied by the residential use on the zoning lot. When a business use is required, the use shall conform to the list of uses permitted in the B-2 District as designated in Table V-1."

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the B-2 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:

Agriculture

Garden Shop

Business - Food Sales and Service

Bakery (*less than 2,500 square feet*)

Café or Deli

Confectionery Store

Convenience Store

Meat and Fish Market

Restaurant

Supermarket or Grocery Store

Business - Miscellaneous

Mail-order Business (*10,000 square feet of gross floor area or less*)

Business - Personal Services

Barber/ Beauty Shop

Dry Cleaning or Laundry Establishment

Health Club/ Fitness

Laundry and/or Dry Cleaning Pickup

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

PERMITTED USES CONTINUED:

Business - Retail Trade

Apparel Shop
Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Bookstore
Drugstore
Electronic Sales and Service
Florist
Hardware Store
Heating, Ventilating, Air Conditioning Sales and Service
Jewelry Store
Music Store
Pet Store
Photographic Studio and Equipment Sales and Service
Shoe Store
Sporting Goods
Stationery, Gifts or Art Supplies
Tobacconist
Variety Store
Video Store

Public and Quasi-Public

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

Residential

Bed and Breakfast Inn
Bed and Breakfast, Owner Occupied
Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex
Dwelling, Duplex (*Extended Occupancy*)
Dwelling, Home for Adjustment
Dwelling, Loft
Dwelling, Multifamily
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line
Home for the Aged
Nursing Home

SPECIAL USES:

Public and Quasi-Public

Utility Provider

Business - Miscellaneous

Shopping Center - Convenience

CONDITIONAL USES:

Agriculture

Plant Nursery or Greenhouse

Business – Food Sales and Services

Fast-Food Restaurant
Liquor Store

Business– Miscellaneous

Day Care Facility (*Non-Home Based*)
Radio or TV Studio

Public and Quasi-Public

Electrical Substation

Business – Recreation

Athletic Training Facility, Residential
Lodge or Private Club
Theater, Outdoor

Business – Vehicular Sales and Services

Automobile Accessories (*New*)
Gasoline Station

Industrial

Bookbinding
Confectionery Products Manufacturing and Packaging
Motion Picture Production Studio

CONDITIONAL USES CONTINUED:

Residential

Dwelling, Multiple-Unit Common-Lot-Line

DEVELOPMENT REGULATIONS IN THE B-2 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
B-2	6,000	60	35³	1.50⁴	0.15	15	10	15

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1 and B-2 Zoning Districts, if the height of a building exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.E.3 and Section VI-5.F.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-1 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.

Footnote⁴ – See Section V-7.A of the Zoning Ordinance for further information about the required floor areas of residential and business uses in the B-2 Zoning District.

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Community Development Services Department
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Urbana, IL 61801
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www.city.urbana.il.us



B-3 – GENERAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The B-3, *General Business District* is intended to provide areas for a range of commercial uses wider than that of B-1 Neighborhood Business but at a lower intensity than Central Business, meeting the general business needs of the City."

Following is a list of the Permitted Uses, Special Uses 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 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
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 Parlor
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
Automobile Washing Facility
Gasoline Station
Mobile Home Sales

PERMITTED USES CONTINUED:

Business - Recreation

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

Public and Quasi-Public

Electrical Substation
Hospital or Clinic
Institution of an Educational, Philanthropic or
Eleemosynary Nature
Methadone Treatment Facility
Municipal or Government Building
Police or Fire Station
Principle Use Parking Garage or Lot
Public Library, Museum or Gallery
Public Maintenance and Storage Garage
Public Park
University or College
Utility Provider

Business - Retail Trade

Antique or Used Furniture Sales and Service
Apparel Shop
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)*
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

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 - Miscellaneous

General Shopping Center – Convenience
General Shopping Center – General

Business – Vehicular Sales and Service

Towing Service
Truck Stop

Public and Quasi-Public

Church or Temple
Penal or Correctional Institution

Residential

Dwelling, Multifamily

CONDITIONAL USES:

Business - Miscellaneous

Crematory
 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

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

Residential

Home for the Aged
 Nursing Home

DEVELOPMENT REGULATIONS IN THE B-3 DISTRICT

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

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

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www.city.urbana.il.us



CRE – CONSERVATION-RECREATION- EDUCATION ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

"The *CRE, Conservation-Recreation-Education District* is intended to conserve natural and scenic areas for open space, recreational, and educational purposes, both public and private, and to preserve from unsuitable uses natural surface drainage courses and other areas whose physical characteristics, such as slope or susceptibility to flooding, make many forms of development inappropriate or potentially injurious to the public health or safety. The uses permitted in this district are primarily of low intensity, which would not interfere with natural conditions, and for which such conditions would not pose severe problems; areas developed for more intensive use, which include significant open space, or which provide educational or recreational facilities to the public, are also appropriate in this district.

Following is a list of the Permitted Uses, Special Uses and Conditional Uses in the CRE 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:

Agriculture

Agriculture, General
Agriculture, Cropping

Public and Quasi-Public

Municipal or Government Building
Nonprofit or Governmental, Educational and
Research Agencies
Public Elementary, Junior High School, or
Senior High School
Public Library, Museum or Gallery
Public Park
University or College

SPECIAL USES:

Agriculture

Mineral Extraction, Quarrying, Topsoil Removal
and Allied Activities
Plant Nursery or Greenhouse

Public and Quasi-Public

Church or Temple
Institution of an Educational, Philanthropic or
Eleemosynary Nature
Sewage Treatment Plant or Lagoon

CONDITIONAL USES:

Agriculture

Artificial Lake of one (1) or more acres

Business - Miscellaneous

Cemetery

CONDITIONAL USES CONTINUED:

Business - Recreation

- Athletic Training Facility, Residential
- Bait Sales
- Camp or Picnic Area
- Commercial Fishing Lake
- Country Club or Golf Course
- Driving Range
- Lodge or Private Club
- Miniature Golf Course
- Outdoor Commercial Recreation Enterprise (*Except Amusement Park*)
- Private Indoor Recreational Development
- Resort or Organized Camp
- Riding Stable

DEVELOPMENT REGULATIONS IN THE CRE DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet)	MIN SIDE YARD (in feet)	MIN REAR YARD (in feet)
CRE	1 acre	150	35³	0.25	0.55	25	15	25

FAR= FLOOR AREA RATIO

OSR= OPEN SPACE RATIO

Footnote³ – In the AG, CRE, B-1 and B-2 Zoning Districts, if the height of a building exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.E.3 and Section VI-5.F.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-1 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.

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www.city.urbana.il.us

Andel, Teri

From: Tyler, Elizabeth
Sent: Wednesday, August 20, 2008 3:05 PM
To: Benjamin Grosser; Bernadine Stake; Don White; James G. Ward; Jane Burris; Lew Hopkins; Marilyn Upah-Bant; Michael Pollock; Tyler Fitch
Cc: Andel, Teri; Karcher, Lisa; 'Laura Huth'; Myers, Robert
Subject: FW: Support for Plan Case 2080-M-08 (Historic East Urbana Rezoning)

FYI

From: Laura Huth [mailto:laurahuth@dogoodconsulting.org]
Sent: Wednesday, August 20, 2008 2:37 PM
To: Tyler, Elizabeth; Karcher, Lisa
Cc: heuna@heuna.org; 'Laura Huth'
Subject: Support for Plan Case 2080-M-08 (Historic East Urbana Rezoning)

Libby and Lisa:

Since the email addresses of the members of the Plan Commission are not listed on the City website, would you be able to forward this to members prior to the meeting on Thursday for me? Many thanks!

Laura Huth

Dear Plan Commission members:

I am writing as a former resident of the Historic East Urbana neighborhood and as a former city council member representing this area. I am writing in support of the passage of Plan Case 2080-M-08, the rezoning request for the Historic East Urbana neighborhood region.

When I arrived in town about 16 years ago, I landed in the heart of the area you are discussing in this case. I lived in a small green bungalow on Elm Street for nearly six years. Sixteen years ago, this area looked and felt a lot different. Houses and families were more prevalent, there were fewer cars and more trees, backyards and grass instead of parking lots. During my time there, though, the neighborhood began facing a transition that many in the area did not and still do not like and do not support.

Too many clapboard houses have been replaced with eight- to ten-unit apartment buildings, many with no windows facing the street. Backyards have been paved over by parking lots. Transition has set in, jeopardizing this already fragile neighborhood - property values are unstable, and people are moving out. We are losing older homes that can never be replaced, trees are coming down, and quality of life is suffering.

In 1997, I was elected to represent this area on the city council. I ran on a platform of neighborhood preservation because of what I saw and witnessed and during my tenure, the award-winning Historic East Urbana Neighborhood Association formed and took root. Through door-to-door work, monthly coffees, and regular

8/20/2008

communications with my constituents, I can attest to you the strength of this neighborhood's feeling about preserving their area. As bulldozers transformed blocks by day, people's urgency for preservation grew stronger.

The community, elected officials, and other key stakeholders all participated in a Comprehensive Plan update that pointed at the need to preserve this region with improved zoning. Today you have before you the tool to help re-transform this neighborhood: to help preserve the homes that are left, and to protect one of the few remaining affordable housing areas we have left in our community.

I urge you to support Plan Case #2080-M-08 and I know based on my experiences in and with this neighborhood that the people living in this area support this rezoning as well. I plan to attend Thursday's meeting to speak and answer any questions you may have. Thank you for your time and your service to our community.

Sincerely,
Laura Huth

Laura Huth, President & CEO

Trainer & Consultant

do good Consulting

*Helping Non-Profits Increase Their Capacity
Fundraising, Planning, Organizational Growth, Program Development & more*

201 W. Green, Urbana, IL 61801

217-778-1687

laurahuth@dogoodconsulting.org

www.dogoodconsulting.org

Go to www.dogoodconsulting.org/newsletter to sign up for **do good Consulting's** monthly e-newsletter, Doing Good!

August 15, 2008

Lisa Karcher,
Department of Community Development Services
City of Urbana
400 S. Vine
Urbana, Illinois 61801

Dear Ms. Karcher:

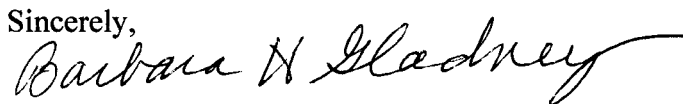
Re: Plan Case 2080-M-08, proposed rezoning properties in the Historic East Urbana neighborhood.

I support the rezoning from R-4 to R-3. This will help protect and upgrade a residential neighborhood. I own one property on 112 S. Poplar Street.

Please let me know if it is important for me to attend the hearing on August 21.

Thank you for being pro-active in this matter.

Sincerely,



Barbara H. Gladney
709 W. Michigan Avenue
Urbana, Illinois 61801

bhgladney@comcast.net
217-328-1658

I'm Scott Wyatt, a lifelong resident of Urbana, and I've lived at 204 S. Grove St. for the past 11 years. I am a charter member, webmaster, and occasional guitar player for the Historic East Urbana Neighborhood Association.

I live on what is arguably a defining line in East Urbana, made apparent to me one day in... I believe it was 2000, when I came home from work to find the little pink house across the street from me at 201 in a pile of rubble.

Soon enough, construction began on an apartment complex at that location. I went to the City to look at the plan and decided that since it was a single story structure of one bedroom apartments, I didn't have much to complain about. What I failed to notice, as apparently did the building inspector until after the foundation was poured, was that the plan, or at least the finished product, violated the Elm St. setback by about ten feet, necessitating a hearing for a variance, which was subsequently granted. To add insult to injury, Campus Property Management put up a sign advertising their property within the already-violated setback.

It was this "after the fact" way of doing business that galvanized concerned citizens to form the Historic East Urbana Neighborhood Association, which, for the last 7 or 8 years has pushed for brick sidewalk rehab, Victory Park improvements, and other issues that would contribute to making our neighborhood family-friendly and encourage owner-occupied residency and property maintenance. We are not anti-rental, mind you; we understand that we live in a transitional society in a university town, and our fliers advertising picnics go out to apartment dwellers as well. We simply want to improve life in a very affordable part of Urbana.

Not long after HEUNA's formation, we'd thought about using my block as a test case, to petition the City to rezone the owner-occupied dwellings from R4 to R3. This effort got lost in the shuffle, but not the discouraging notion to a lot of us that every time you knock down a house and throw up an apartment building, THAT'S what's going to be on that lot ad infinitum. And the kind of buildings going up recently have shown a decided lack of architectural significance. [show pics] We didn't lose sight of the fact that the way to minimize high-density apartment buildings from going up in our neighborhood is through a zoning change.

So our efforts turned to working with the City on the comprehensive plan, and how HEUNA's idea of its own comprehensive plan might mesh with the grander scheme of things. I reckon, however, that it's primarily the result of Community Development's land use study in conjunction with the comprehensive plan, more than anything, that brings us here today.

So I'd like to express my thanks to Lisa Karcher and the others involved with the rezone process for all the work involved with presenting their concept and soliciting the neighborhood, not once but three times to get as much response as possible. Because the result is what a lot of us wanted from the get-go, and that is for Grove St., between Main and Green, to be the dividing line between high-density housing and R3 housing, a more family and neighborhood-friendly area.

But I said at the start of my remarks that Grove St. is *arguably* a dividing line. Because the fact remains that I am the only owner-occupied resident on either side of Grove St. on my block, to my knowledge. I grew concerned when I read in the Gazette of Alex Ruggieri's plan to oppose this. He purchased the home at 210 S. Grove St. with the intention, according to the article, of paying down the mortgage and "possibly building something nice." 210 S. Grove St., being a Thomas Ricker design, has historical significance to our neighborhood as well as the City. Granted it could use a lot of TLC, but I think the owners would tend to find a lot of resentment from the neighbors if it were torn down, to be replaced with something larger than a duplex. There is already a multi-unit building at 206, between Mr. Ruggieri's property and my own, that went in non-conforming, lacks appropriate parking, and has been the source of numerous police calls from noise to street gatherings to drugs and domestic disputes. We don't need another apartment building on the block, thank you just the same, however nicely it's dressed up. While the tone of Mr. Ruggieri's comments concerning the contributions he's made to the City may imply that he'd prefer this property to be exempted from the rezone, I'd suggest that the more appropriate viewpoint be the wishes of the neighbors and the existing use of the property to date. Should the rezone be enacted as drafted, Mr. Ruggieri, of course, retains the option of requesting a rezone on his parcel.

I spoke with a realtor not long after I purchased my property, who told me what she'd do with the long lot is tear down the 1876 house and put up an apartment building. That may be good economics, but it's not what's going to happen. I may not get the kind of neighborhood I'd like in my front yard, although I extend a hand in friendship to most of the tenants surrounding me, but I'm happy to know that some protection is being afforded to the properties in back.

I fully support the rezone in Plan Case #2080-M-08 as drafted. Thank you.

4104
S. Elm





606 E. Elm