



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Lily Wilcock, Planner I
DATE: November 30, 2018
SUBJECT: Plan Case 2357-M-18: A request by Jonah Weisskopf on behalf of AGRJ Investments, LLC to rezone three parcels totaling approximately 0.55-acres from R-4, Medium Density Multiple-Family Residential to R-5, Medium High Density Multiple-Family Residential, located at 307 South Busey Avenue, 401 South Busey Avenue, and 403 South Busey Avenue (also known as 802 West Illinois Street).

Introduction

Jonah Weisskopf has submitted a request on behalf of AGRJ Investments, LLC to rezone three parcels from R-4, Medium Density Multiple-Family Residential to R-5, Medium High Density Multiple-Family Residential Zoning District. The requested changes would reflect the Future Land Use designation of "Multi-Family Residential" attributed to these parcels in the 2005 Comprehensive Plan.

Background

The following is a summary of the properties that are proposed to be rezoned R-4, Medium Density Multiple-Family Residential to R-5, Medium High Density Multiple-Family Residential (see Exhibits A, B, and C):

307 South Busey Avenue: This 5,337-square-foot parcel contains a single-family rental house.

401 South Busey Avenue: This 4,532-square-foot parcel contains a small apartment building and surface parking lot.

403 South Busey Avenue and 802 West Illinois Street: This 12,450-square-foot parcel contains a large house that has been converted to apartments and a surface parking lot.

Current Zoning and Future Use Table

Table with 4 columns: PROPERTIES, Zoning, Land Use, Future Land Use. Rows include Subject Properties, North, East, South, and West.

Comprehensive Plan Land Use Designation

The 2005 Comprehensive Plan designated this area as suitable for Multi-Family Residential Future Land Use. Specifically, that designation is described: “Multi-Family residential is for areas planned primarily for apartment complexes and other multi-family buildings. Located close to major centers of activity such as business centers, downtown, and campus. May include supporting business services for convenience needs of the residents. Multi-family residential areas should allow for a density buffer when transitioning to a lower-density residential area. These areas should incorporate provision for transit service and pedestrian access.”

Discussion

The proposed rezoning would match the adjacent R-5, Medium High Density Multiple-Family Residential district to the north and west (Exhibit B). It would also maintain the properties’ conformity with the Future Land Use Designation per the 2005 Comprehensive Plan.

The properties were downzoned from R-5 to R-4 in February 1991 as part of the rezoning of dozens of parcels after adoption of the Downtown to Campus Plan. The ordinance (see excerpt in Exhibit H) approving the downzoning cited several reasons to support the rezoning, including that the area experiences “severe parking shortages” and are “located in an area where the sanitary and storm sewers may have insufficient capacity to accommodate the increased demands resulting from new high density multiple-family residential development...” Since the rezoning was approved by that ordinance, conditions have changed to make those justifications no longer applicable.

First, as the 2017 Multi-family Campus-area Residential Parking Survey multi-family buildings in the campus area illustrated, more parking spaces are provided on-site in the area than are used by the residents of those buildings. Additionally, over the last three years, only five on-street parking permits have been issued at the above properties, out of approximately 22 available in the 300 and 400 blocks of South Busey Avenue and the 800 and 700 blocks of West Illinois Street.

Secondly, since the downzoning was approved, the City has instituted requirements to manage stormwater. Any additional impervious area introduced as part of a redevelopment of the site would trigger the need for a stormwater management plan and stormwater detention to account for the increased runoff. The post-development flow from the site would be restricted based on the pre-development conditions. This would prevent any significant impact on the storm sewers due to the redevelopment. The sanitary sewer system has also been improved by the 1990 Coler Avenue Area Sewer Improvements project, which was completed after the rezoning was approved. The project provided a relief sewer along Coler Avenue and a larger sanitary sewer downstream of the subject site. The City Engineer for Development has indicated that the increase in density from R-4 to R-5 for this site would generate a near-negligible increase in sanitary sewer flows.

Rezoning 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. In addition to the six La Salle Criteria, the court developed two more factors in the case of *Sinclair Pipe Line Co. v. Village of Richton Park*. Together, all eight factors are discussed below to compare the current zoning to the proposed zoning.

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 proposed rezoning to R-5, Medium High Density Multiple Family Residential is compatible with the zoning and land uses of the immediate area (see Exhibits A and B). The three parcels are on a block that is zoned almost exclusively R-5 and contain several other apartment buildings, a single-family rental, and a gas station. To the south there are higher density apartment buildings zoned R-6. To the east there are single-family rental residences zoned R-2; further northeast there is a mix of R-3 and R-4 zoning adjacent to MOR, Mixed Office Residential.

2. The extent to which property values are diminished by the restrictions of the ordinance.

*This is the difference in the value of the neighboring properties with the current R-4, Medium Density Multiple-Family Residential zoning of the subject properties, compared to the value of the neighboring properties if the subject properties are zoned R-5, Medium High Density Multiple-Family Residential.*¹

The proposed rezoning should not reduce the property values of neighboring properties. The single-family homes across the street from the properties are already facing apartment buildings on the parcels in question. The primary differences between the R-4, Medium Density Multiple-Family Residential and R-5, Medium High Density Multiple-Family Residential zoning districts are an increase in the number of allowed uses and a reduction of several development regulations (e.g. required yards, Floor Area Ratio, etc.; see Exhibit E). Many of the allowed uses that are allowed in R-5 but not in R-4 require a Special Use or Conditional Use Permit, which would require an another level of review for approval. Most residential land uses are the same between the two zoning districts. Increasing the flexibility of these properties for future use should not reduce the property values of the surrounding properties.

3. The extent to which the ordinance promotes the health, safety, morals or general welfare of the public.

This question applies to the potential impacts of the proposed rezoning to public welfare.

The proposed rezoning will not affect the health, safety, morals, or general welfare of the public in any significant way. There is little difference between the current R-4, Medium Density Multiple-Family Residential zoning and the proposed R-5, Medium High Density Multiple-Family Residential zoning in this regard. As an example, the current R-4 zoning could allow up to 0.7 FAR (if there was 2,000 square feet of lot area per unit), while R-5 zoning allows up to 0.9 FAR. Combined, these lots are 22,319 square feet. Under R-4 zoning, 15,623 square feet of buildings could be constructed. Under the proposed R-5 zoning, 20,087 square feet could be constructed, an increase of 4,400 square feet.

4. The relative gain to the public as compared to the hardship imposed on the individual property owner.

¹ It should be noted that the Urbana City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact on the value of the property. Therefore, any discussion pertaining to property values must be considered speculative and inconclusive.

Do the restrictions provide gain to the public which offsets the hardships imposed on the property owner by the restrictions?

The public would gain little if the existing zoning is maintained, as the properties would likely continue to be used in their current form. If the properties are rezoned, the small increase in density allowed under the R-5 zoning could reduce some of the pressure to develop more apartments east of Busey Avenue, which could be beneficial to the public and the adjacent neighborhood. For the property owner, the rezoning would allow the properties to be redeveloped at a slightly higher density, which would be a benefit to them. It is uncertain whether the existing zoning could be considered a “hardship”. The property owner will not see a significant increase in permitted uses (as shown in Exhibit E).

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 properties are well-suited for medium-high density residential housing, which would be allowed under the proposed R-5 zoning. Given the existing R-5 zoning to the west and north, the proposed R-5 district is logical. It also reflects the Multi-Family Residential Future Land Use designation shown in the 2005 Comprehensive Plan. Sanitary sewer improvements in the area and current stormwater management requirements eliminate the previous concerns over capacity and flooding, respectively. As the property is close to the University of Illinois campus, with 45,000 students, the applicant has stated that medium-high density housing is in demand in this area.

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.

The property is already in use as medium density residential housing and is not vacant.

7. The community’s need for more of the proposed use.

The property owner cites the growing student population as a need for higher density housing close to campus. The 2005 Comprehensive Plan takes into consideration the need and benefit of student housing in the Multi-Family Residential designation (Exhibits C).

8. The care with which the community has planned its land use development.

When the City adopted its Comprehensive Plan in 2005, the previous plan for the area, the Downtown to Campus Plan, was superseded. The Comprehensive Plan created areas with different levels of residential intensities: Regional, Community, and Central. The area where these properties are located, due to the proximity to the University of Illinois campus, was envisioned as part of the higher density “Multi-Family Residential” Future Land Use designation, a transitional area between single-family homes to the east and University property to the west. The proposed rezoning to R-5, Medium High Density Multiple-Family Residential Zoning District would be consistent with this designation.

Summary of Staff Findings

1. Jonah Weisskopf, part owner, on behalf of AGRJ Investments, LLC, has petitioned to rezone three parcels: 307, 401, and 403 South Busey Avenue (also known as 802 West Illinois Street.)
2. The properties would be rezoned from R-4, Medium Density Multiple-Family Residential to

R-5, Medium High Density Multiple-Family Residential Zoning District, to meet the demands of the continued growth of the University's student body.

3. The proposed rezoning is consistent with the 2005 Urbana Comprehensive Plan.
4. The proposed rezoning generally meets the rezoning criteria.

Options and Staff Recommendation

The Plan Commission has the following options in this case:

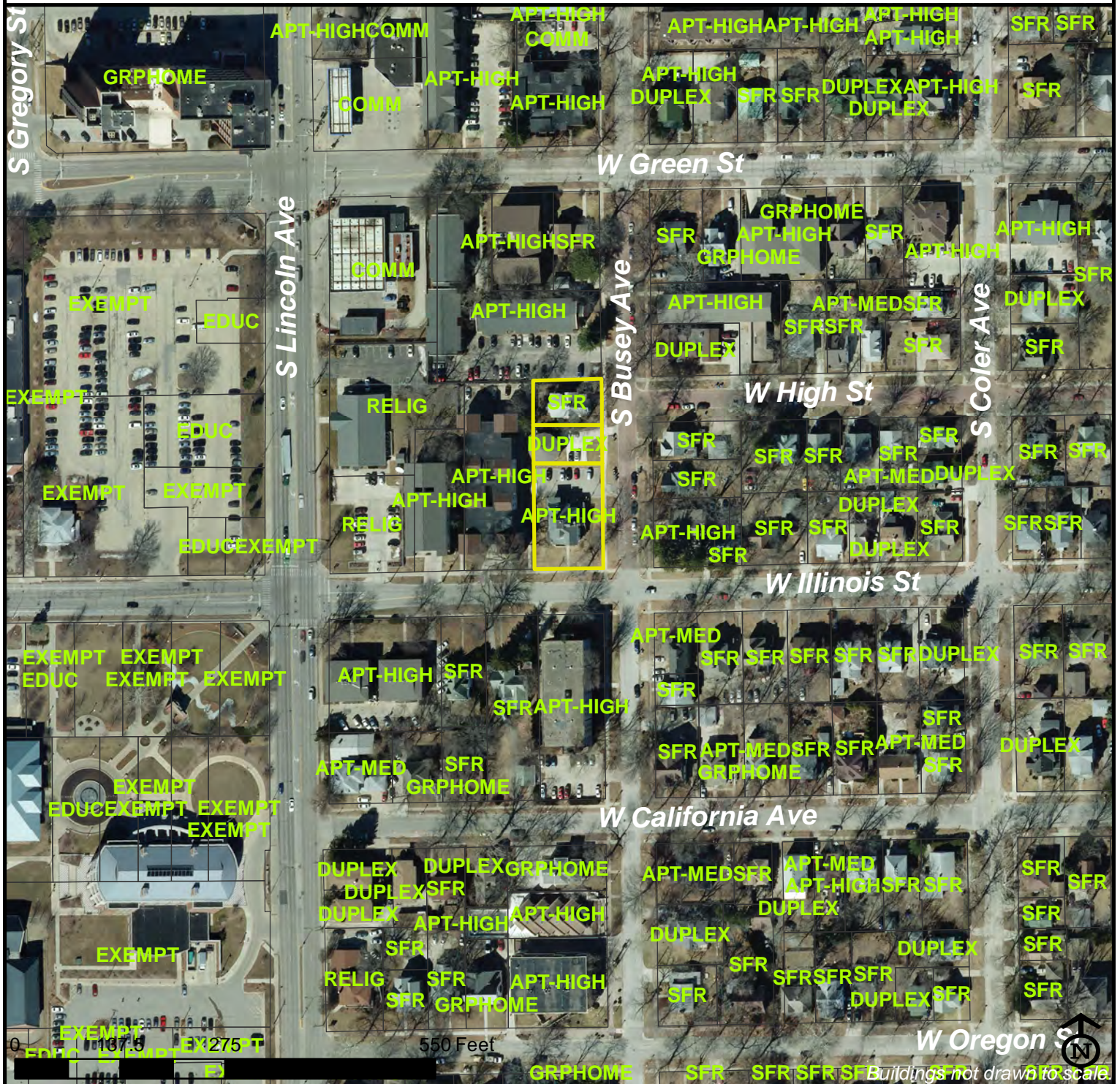
1. Forward the case to City Council with a recommendation to approve the request as presented;
or
2. Forward the case to City Council with a recommendation to deny the request.

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends the Plan Commission forward Case No. 2357-M-18 to the City Council with a recommendation to **APPROVE** the proposed rezoning.

Attachments: Exhibit A: Location and Existing Land Use
Exhibit A2: Photos of Subject Properties
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Excerpt from Ordinance 9091-75
Exhibit E: Differences of R-4 and R-5
Exhibit F: AGRJ Investments Zoning Map Amendment Application
Exhibit G: Zoning Description Sheets for R-4 and R-5 Districts
Exhibit H: Correspondence from Thomas Hays

CC: Jonah Weisskopf, Applicant

Exhibit A: Location & Existing Land Use Map



Case: 2357-M-18
 Subject: Zoning Map Ammendment
 Location: 307-403 S Busey Ave
 Petitioner: Jonah Weisskopf, AGRJ Investments

 Subject Property



Property to the north of subject area.
Properties directly north are R-5.



307 S Busey Avenue.
Current zoning is R-4.

Exhibit A2



307 S Busey Avenue.

307 South Busey, Urbana



\$2150 per month

Already leased for Fall 2019-20!

- 4-5 bedrooms/2bathrooms
- Hardwood floors
- Central Ac
- Fully furnished
- Kitchen washer/dryer
- Fenced in backyard
- Backyard deck

You pay all utilities

Call 217-369-2150 or westurbanarentals@gmail.com

This is as good as it gets for a student rental one block from campus!



Fully furnished 307 South Busey has central air, a fenced in backyard, a hangout back deck, hardwood floors, stackable washer/dryer on the first floor, free parking, a piano!!! All the attraction of West Urbana neighborhoods and quality of life only ONE block from campus and green street. Check out the pictures!!!

4-5 bedrooms!

307 S Busey Avenue.
House is currently rented.



401 S Busey Avenue.



403 S Busey Avenue.
Same structure as 802 W Illinois Street

Exhibit A2



802 W Illinois Street.
Same structure as 403 S Busey Avenue.



Property to the west of subject area.
Properties directly north are R-5.

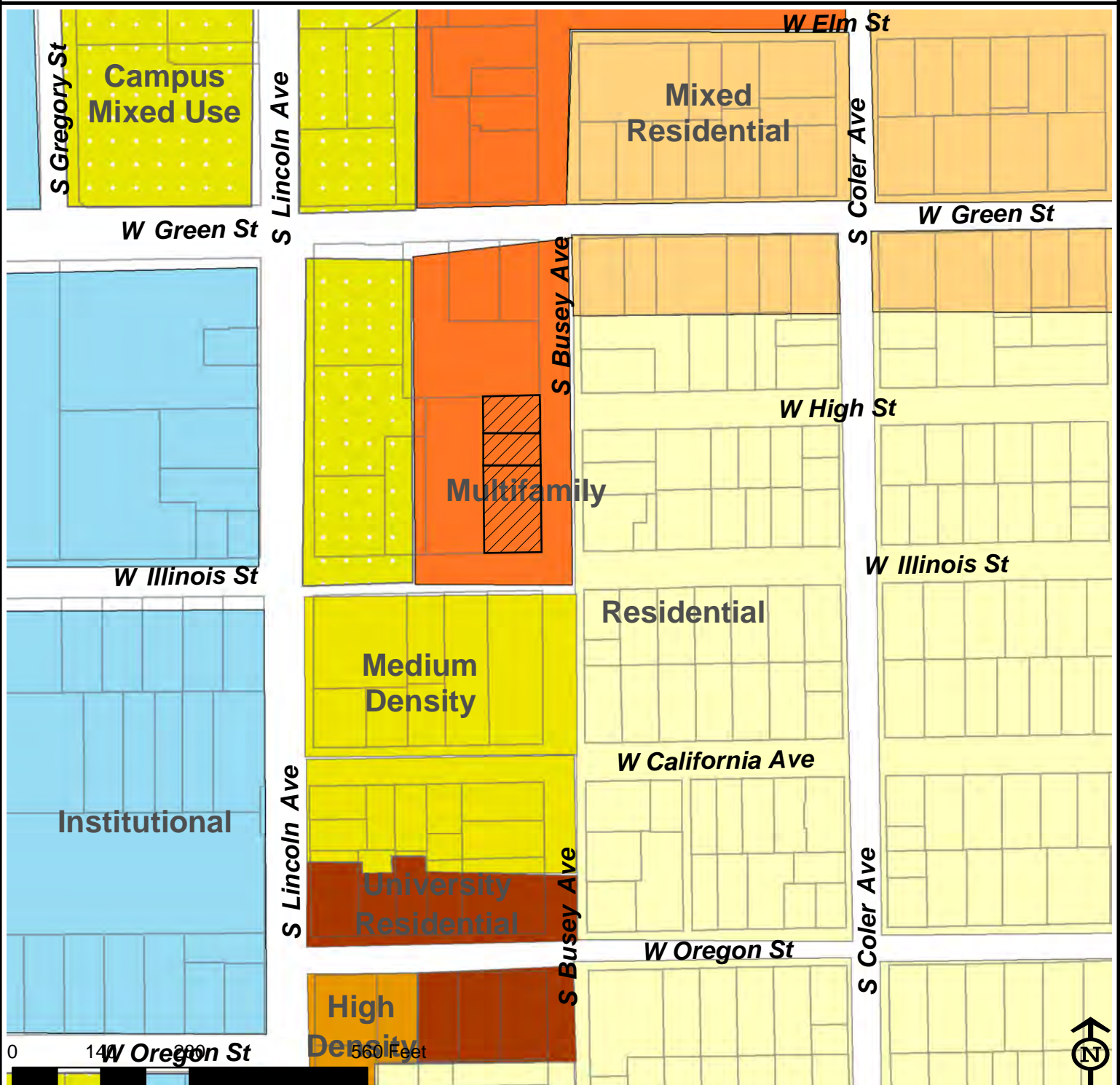
Exhibit B: Zoning Map



Case: 2357-M-18
 Subject: A proposal to rezone from R-4 to R-5
 Location: 307-403 S Busey Ave and 802 W Illinois St
 Petitioner: AGRJ Investments, LLC

- B1
- B3U
- CRE
- MOR
- R2/SF1
- R3
- R4/MF1
- R5
- R6
- R7
- Subject Property

Exhibit C: Future Land Use Map



Case: 2357-M-18
 Subject: A proposal to rezone from R-4 to R-5
 Location: 307-403 S Busey Ave and 802 W Illinois St
 Petitioner: AGRJ Investments, LLC

- | | |
|------------------------|--------------------------|
| Residential | Multi-Family Residential |
| High Density | Campus Mixed Use |
| University Residential | Institutional |
| Medium Density | Subject Property |
| Mixed Residential | |

Exhibit D

WHEREAS, the preservation and rehabilitation of the Downtown to Campus neighborhood would be threatened by such incompatible and inappropriate development if multiple-family residential development occurred at the densities permitted by the existing zoning on the properties described in Section 1 herein; and

WHEREAS, the Urbana City Council finds that 90% of the structures on the properties described in Section 1 herein were first built as or are still being used as single-family homes; that only 20% of the properties are owner-occupied dwellings; that they are located near other single-family homes; that they are located in an area experiencing severe parking shortages; that they are located in an area where the sanitary and storm sewers may have insufficient capacity to accommodate the increased demands resulting from new high density multiple-family residential development; that they are suitable and appropriate for new medium density apartment development to provide opportunities for new housing near the University of Illinois; and that they are under increasing pressure for new high density residential development which would damage the residential character and density of the adjacent neighborhood; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to differ with the recommendation of the Urbana Plan Commission and to amend the Official Zoning Map as described in Section 1 herein for the reasons contained herein as well as for the reasons spread upon the records of both this Plan Case and the Downtown to Campus Plan.

Section 1.

The following described properties located along Busey, Illinois, Lincoln and California are hereby rezoned from R-5 (Medium High Density Multiple Family Residential) to R-4 (Medium Density Multiple Family Residential).

1. Tax Parcel #92-21-17-103-016, the north 60' of the east half of Lot 5 of Sim's Add. of Outlots, commonly known as 307 S. Busey
2. Tax Parcel #92-21-17-103-017, the south 50' of the north 110' of the east half of Lot 5 of Sim's Add. of Outlots, commonly known as 401 S. Busey
3. Tax Parcel #92-21-17-103-018, the south 136.18' of the east half of Lot 5 of Sim's Add. of Outlots, commonly known as 802 W. Illinois

Exhibit E



CHANGES BETWEEN R-4 ZONING DISTRICT AND R-5 ZONING DISTRICT

ZONING DESCRIPTION SHEET

The City of Urbana has 211 common land-uses specified in the city’s Zoning Ordinance. For each land-use there is what is permitted by right, what is allowed with a Special Use Permit, and what is allowed with a Conditional Use Permit. This can be found in the city’s Zoning Ordinance, which can be found online at <https://www.urbanaininois.us/zoning>.

Please note that that permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

Following is a table of the only land-uses allowed that change between R-4 and R-5 zoning districts.

LAND-USES DIFFERENCE BETWEEN R-4 AND R-5

	R-4	R-5
Public and Quasi-Use		
Hospital or Clinic		S
Methadone Treatment Facility		S
Business		
Mortuary		
Professional and Business Office	S	C
Lodge or Private Club	C	P
Residential		
Assisted Living Facility	C	P
Dwelling, Home for Adjustment	S	P
Dwelling, Transitional Home, Type II	C	P
Nursing Home	C	P

P – Permitted, C – Conditional Use Permit Required, S – Special Use Permit Required

DEVELOPMENT REGULATIONS IN THE R-4 AND R-5 ZONING DISTRICTS

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
R-4	6,000	60	35 ¹⁷	0.50 ¹⁴	0.35	15 ⁹	5	10
R-5	6,000	60	35	0.90	0.30	15 ⁹	5	5

FAR = Floor Area Ratio
OSR = Open Space Ratio

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

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 Section 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 Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance 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.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

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

City of Urbana
Community Development Services Department
400 South Vine Street, Urbana, Illinois 61801
(217) 384-2440 phone / (217) 384-2367 fax
www.urbanaininois.us



Application for Zoning Map Amendment

PLAN COMMISSION

The application fee must accompany the application when submitted for processing. Please refer to the City's website at http://www.urbanaininois.us/fees for the current fee associated with this application. The Applicant is also responsible for paying the cost of legal publication fees. Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 11-01-2018 Plan Case No. 2357-M-18
Fee Paid - Check No. 892 Amount \$200.00 Date 11-01-2018

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Jonah Weisskopf on behalf of AGRJ I Phone: 217-369-2150
Address (street/city/state/zip code): 206 West Main
Email Address: jonahweisskopf@hotmail.com
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Owner

2. OWNER INFORMATION

Name of Owner(s): Bob Schimmel, Jonah Weisskopf, AGRJ Phone:
Address (street/city/state/zip code): 2114 Strand Dr
Email Address: jonahweisskopf@hotmail.com
Is this property owned by a Land Trust? [] Yes [x] No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Address/Location of Subject Site: 802 West Illinois/403 South Busey, 401 South Busey, 307
PIN # of Location: 92-21-17-103-018 92-21-17-103-017 92-21-17-103-016
Lot Size: 31,920
Current Zoning Designation: R-4
Proposed Zoning Designation: R-5
Current Land Use (vacant, residence, grocery, factory, etc): Multifamily
Proposed Land Use: Multifamily
Present Comprehensive Plan Designation: multi-family

How does this request conform to the Comprehensive Plan? It matches the contiguous parcels in :
Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

4. CONSULTANT INFORMATION

Name of Architect(s): Phone:

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

Email Address:

Name of Engineers(s): Phone:

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

Email Address:

Name of Surveyor(s): Phone:

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

Email Address:

Name of Professional Site Planner(s): Phone:

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

Email Address:

Name of Attorney(s): Phone:

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

Email Address:

5. REASONS FOR MAP AMENDMENT:

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

What changed or changing conditions warrant the approval of this Map Amendment?
The continued growth of the campus University along with the student body. The new zoning would match the current zoning in the entire block and be closer to its R-6 neighbor to the South.

Explain why the subject property is suitable for the proposed zoning.
Its proposed zoning would bring it in line with the zoning of the entire block

What other circumstances justify the zoning map amendment
They block is high intensity in the Lincoln Busey guidelines.

Time schedule for development (if applicable)
NA


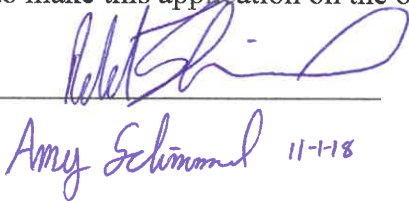
Additional exhibits submitted by the petitioner.
NA

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

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

CERTIFICATION BY THE APPLICANT

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

 11/1/18
Applicant's Signature
 11/1/18
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

802 West Illinois/403 South Busey

The East Half of Lot 5, except the North 110 feet thereof, of Joseph W. Sims's addition of Outlots to the Town(now city) of Urbana, as per Plat recorded in Deed Record 8 at Page 328, in Champaign County, Illinois.

307 South Busey

The North 60 Feet of the East 1/2 of Lot 5 of J.W. Sims Addition of Out Lots to the Town(now city) of Urbana, as per plat recorded in deed record 8 at page 328, Situated in

Champaign county Illinois; also described as follows:

Beginning at the North East corner of Lot 5 of J.W. Sims addition of Out Lots to the Town

(now City) Of Urbana, running Thence West on the North Line of said Lot to the center of said Lot 5,

Thence South 60 feet, Thence to the East line of said Lot, thence North along the East Line of said Lot

To the Place of Beginning, situated in Champaign County, Illinois.

401 South Busey

The South Fifty feet of the North One Hundred Ten feet of the East One-Half of Out Lot Five of J.W. Sim's Addition of Out Lots to Urbana, in Champaign County Illinois

Exhibit G



R-4 – MEDIUM DENSITY MULTIPLE-FAMILY 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, Planned Unit Development Uses and Conditional Uses in the R-4 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Church, Temple or Mosque
Elementary, Junior High School or Senior High School
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Municipal or Government Building
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, Transitional Home, Category I
Dwelling, Two-Unit Common-Lot-Line***

SPECIAL USES:

Business – Professional and Financial Services

Professional and Business Office

Residential

Dwelling, Home for Adjustment

Public and Quasi-Public

Police or Fire Station
Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

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

Residential

Residential Planned Unit Development (*See Section XIII-3*)

Exhibit G

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Public and Quasi-Public

Electrical Substation

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Residential

Assisted Living Facility
 Bed and Breakfast, Owner Occupied
 Dwelling, Transitional Home, Category II
 Nursing Home

Business - Recreation

Lodge or Private Club

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

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) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
R-4	6,000	60	35 ¹⁷	0.50 ¹⁴	0.35	15 ⁹	5	10

FAR = Floor Area Ratio

OSR = Open Space Ratio

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

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 Section 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 Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance 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.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

Exhibit G

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

City of Urbana
Community Development Services Department
400 South Vine Street, Urbana, Illinois 61801
(217) 384-2440 phone / (217) 384-2367 fax
www.urbanaininois.us

Exhibit G



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, Planned Unit Development Uses and Conditional Uses in the R-5 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course
Lodge or Private Club

Public and Quasi-Public

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

Residential

Assisted Living Facility
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, Transitional Home, Category I and II
Dwelling, Two-Unit Common-Lot-Line***
Nursing Home

SPECIAL USES:

Public and Quasi-Public

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

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

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

Residential

Residential Planned Unit Development (*See Section XIII-3*)

Exhibit G

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

Public and Quasi-Public

Electrical Substation

Residential

Bed and Breakfast, Owner Occupied

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

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) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
R-5	6,000	60	35	0.90	0.30	15 ⁹	5	5

FAR = Floor Area Ratio

OSR = Open Space Ratio

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

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 Section 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 Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance No. 2001-03-018, 03-05-01*)

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

City of Urbana

Community Development Services Department

400 South Vine Street, Urbana, Illinois 61801

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

www.urbanaininois.us

Exhibit H

From: [Thomas Hays](#)
To: [Wilcock, Lily](#)
Subject: Plan Case 2357-M-18
Date: Monday, November 26, 2018 4:41:54 PM

Lily

I do not believe the zoning change is the correct thing to do as just across Busey street to the east the zoning is single family zoning. To upgrade the density of the zoning abutting single family zoning does not seem to me to be the right thing to do.

Thomas Hays