



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

Planning Division

**M E M O R A N D U M**

**TO:** Urbana Plan Commission

**FROM:** Rob Kowalski, Planning Manager

**DATE:** January 16, 2004

**SUBJECT:** Plan Case 1878-T-04; Text Amendment of the Urbana Zoning Ordinance pertaining to the requirements in the B-1, Neighborhood Business Zoning District.

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**Introduction and Background**

Plan Case 1878-T-04 is a request by the Zoning Administrator to amend the Urbana Zoning Ordinance requirements as they pertain to the B-1, Neighborhood Business Zoning District. In the Fall of 2002 the Urbana City Council directed staff to study potential revisions to the district. The direction was given as a result of concern that the current regulations do not always foster development that is compatible with adjacent residential neighborhoods. The discussion included potential amendments to the Urbana Zoning Ordinance that could help ameliorate many of these incompatibilities.

In March of 2003 staff presented the Council with suggested potential changes that could be proposed to the Plan Commission as a text amendment. These changes primarily included amendments to the Table of Uses indicating which uses are permitted in the B-1 zone, but also included suggested revisions to requirements related to setbacks, buffer yards and signs.

Following discussion in March 2003 it was suggested that any changes to the regulations need to be carefully considered so that they help achieve compatibility between uses but not go so far as to be a disincentive to establish a new businesses in the district. The proposed amendments attempt to strike this balance.

At the City Council meetings in 2002/2003, the following comments were offered:

- Revisions to the B-1 district should consider existing sites and potential new developments.
- The priorities of the amendment should be to establish more appropriate businesses, protect residents from nuisances, and to make neighborhood business development easy.
- Some of the uses permitted by right in the B-1 zoning district should be subject to more review and scrutiny under special use permit procedures.
- There should be consideration given to reducing the amount of signage permitted for B-1 businesses.
- There should be consistent setbacks in the district.
- The new regulations should encourage new development.

One of the primary concerns expressed about the current regulations was that there are some land uses permitted in the ordinance that could have a negative impact to a neighborhood. However, there are many other factors beyond land use that can create incompatibilities. This can include size, scale, operation, site design, etc. One of the shortcomings of the Urbana Zoning Ordinance, as well as zoning ordinances nationwide, is that it does not adequately address the need for different regulations among different districts. Although the districts are intended to vary in intensity, they often contain similar development regulations. The ordinance does regulate “floor area ratio” which is a ratio used to determine how much structure can be built on a lot. Zoning districts intended to be less intense typically require lower floor area ratios. However, this does not always ensure that a development will result in an appropriate scale that is compatible with surrounding development.

The proposed amendment offers changes to the table of uses but also makes provisions to allow certain uses by right provided that the square footage of the business is below 2,500 square feet. This provision allows for the review and approval of larger developments that may have impacts to neighborhoods while allowing small scale uses by right. Staff believes this provision works towards achieving the goal of promoting small-scale neighborhood business while allowing for in depth review of larger scaled developments.

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

The District has the following definition and intent statement in the Urbana Zoning Ordinance:

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

Table V-1, Table of Uses outlines what land uses are permitted in the B-1 district. The most common uses permitted in the district include personal service and retail business uses. Uses are permitted by right, permitted with a Conditional Use Permit with review by the Urbana Zoning Board of Appeals, or permitted with a Special Use Permit with review by the Urbana Plan Commission and City Council.

The Zoning Ordinance also outlines specific development regulations required in the district. These regulations include lot size, height of structures, floor area ratio, open space ratio and required setbacks. Finally, the Zoning Ordinance specifies regulations for parking, which generally do not vary by district, and allowed signage. For a complete listing of the land uses permitted in the district and the required development regulations, please refer to Exhibit "A".

### **Existing B-1 Zoned Property**

There are approximately 19 different sites zoned B-1 around the City of Urbana (see Exhibit "B"). The sites vary in size and use ranging from the small Sunshine Grocery site at Race and Washington Street to an undeveloped 7-acre parcel at the southeast corner of Beringer Commons Subdivision. The B-1 sites also contain a variety of uses ranging from a bicycle repair shop on West Main Street to the Insight Communications offices on Fairlawn Avenue. Some of the B-1 zoned parcels represent a relic of past land uses that were once neighborhood serving businesses but now contain uses that offer little to the surrounding neighborhoods.

There has been little activity in the B-1 district over the past several years. In 2002 two lots were rezoned on North Lincoln Avenue to create a larger B-1 parcel. This parcel has been redeveloped for a video store. In 2001 there was a request by a developer to establish a small B-1 site in a newly developing subdivision so there could be some neighborhood commercial services available to the development. That proposal did not pass the Plan Commission and City Council primarily due to the concern that it could potentially result in a development that is incompatible with the neighborhood.

## Discussion

### Proposed Text Amendments to the Urbana Zoning Ordinance

The following amendments are proposed to the Urbana Zoning Ordinance:

#### *Table V-1. Table of Uses*

Amend the table to no longer permit the following industrial uses in the B-1, Neighborhood Business Zoning District:

- Bookbinding
- Confectionary Products Manufacturing and Packaging

#### *Commentary*

Bookbinding and Confectionary Products Manufacturing and Packaging are not uses that appear to meet the overall goals and intent of the district. Eliminating these uses will not create any non-conformity issues in the community.

Amend the table to no longer permit the following uses by right in the B-1, Neighborhood Business Zoning District, but rather to permit them **ONLY** with a **Special Use Permit**:

- Convenience Store
- Drugstore
- Principal Use Parking Garage or Lot
- Motion Picture Production Studio

#### *Commentary*

Convenience Store and Drugstore are two uses that are conceptually appropriate in the B-1 District and meet the intention of the district but should be reviewed as a special use because they typically function and operate in a manner that could have an impact to the neighborhood (traffic, hours of operation, frequency of customer visits). A Principal Use Parking Garage or Lot would have similar impacts to the neighborhood. A Motion Picture Production Studio is not a likely use to be established in the B-1 district although the Insight Communication business at Fairlawn Avenue and Vine Street historically housed a motion picture studio.

Amend the table to permit the following uses in the B-1, Neighborhood Business Zoning District, **by right** when the gross square footage of the use is 2,500 square feet or less, and with a **Special Use Permit** when greater than 2,500 gross square feet,

- Supermarket or Grocery Store
- Video Store

#### *Commentary*

A grocery store and video store are businesses that are appropriate for the B-1 district although they could potentially have operational impacts that affect the neighborhood. For those businesses that are proposed to exceed 2,500 square feet, a special use permit review is recommended.

Amend the table to permit the following uses in the B-1, Neighborhood Business Zoning District, **by right** when the gross square footage of the use is 2,500 square feet or less, and **by Conditional Use Permit** when greater than 2,500 gross square feet.

- Antique or Used Furniture Sales and Service
- Arts and Crafts Store or Studio
- Apparel Shop
- Pet Store
- Sporting Goods
- Shoe Store
- Café
- Restaurant
- Dry Cleaning or Laundry Establishment
- Health Club / Fitness
- Photo Sales or Service
- Bicycles Sales and Service

***Commentary***

These uses are all currently permitted in the B-1 district with a conditional use permit. As an incentive to encourage neighborhood businesses, they are proposed to be permitted by right when less than 2,500 square feet in size. If the business is proposed to be greater than 2,500 square feet, a conditional use permit is still required.

***Amend Table VI-1, Development Regulations by District***

- Required a 7-foot side yard setback.

***Commentary***

The Zoning Ordinance currently does not have a side yard setback requirement for the B-1 zoning district although there are other provisions that require a five-foot setback when adjacent to a single-family residential zone. This provision would increase that requirement by two feet.

***Amend VI-5-G.2.c***

- Require a six-foot high wood fence along rear yard instead of a landscape buffer when adjacent to R-4, R-5, R-6, R-6B, or R-7 District.

***Commentary***

The Zoning Ordinance currently requires a six-foot high wood fence to be installed in the side and rear yard for B-1 uses when adjacent to single-family. The ordinance also requires a wood fence as a screen when B-1 is adjacent to multi-family zones. However, the code

requires a landscape buffer for the rear yard setback of a B-1 use when adjacent to a multi-family zoning district. This amendment would apply a consistent requirement of a six-foot high wood fence screen along both side yard and rear yards when B-1 is adjacent to any residential zone. While landscape buffers can be effective if properly installed and maintained, it typically takes considerable time for landscape buffers to mature to a point where they are effective and it is typically difficult to force businesses to actively maintain and promote the growth of the buffer.

***Amend Table IX-1 – Freestanding Signs***

- Allow only one freestanding sign for the site instead of one sign per business frontage.

***Commentary***

The ordinance currently allows one freestanding sign per frontage. It is the opinion of staff that if the business is truly a neighborhood business with a neighborhood scale, multiple freestanding signs for corner lot locations are unnecessary to promote the business.

***Amend Table IX-2 – Wall-Mounted Signs***

- Prohibit wall signs when the wall faces a residential use or zone and is not separated by a right-of-way.

***Commentary***

This amendment would help avoid a potential negative impact to adjacent residential uses.

**Other issues considered but not proposed**

**1. Number of Parking Spaces.**

At this time staff does not recommend changes to the parking space requirements specific to the B-1 district. The Urbana Zoning Ordinance regulates parking spaces based on use regardless of the zoning district. It is believed that these standards have not been reviewed for a considerable amount of time and that there are significant revisions to be made. This revision should be considered under a separate effort.

**2. Lighting.**

The Urbana Zoning Ordinance does not currently contain standards on lighting except that residential uses shall be shielded from direct rays of lights from parking lots. Any provisions for lighting should be considered under a separate amendment to the Zoning Ordinance and would pertain to all districts.

### **3. Hours of Operation**

Under the advice of legal counsel, it is not recommended that hours of operation be included as a regulation under the B-1 district or any other zoning district. This operational standard is not currently regulated under the Zoning Ordinance and would be difficult to impose for a specific zoning district considering the variety of uses that are permitted in the district. Restrictions on hours of operation can, however, be imposed under special and conditional use procedures.

### **Summary of Staff Findings**

1. As defined by the Urbana Zoning Ordinance, The B-1, Neighborhood Business Zoning District is *“intended to provide commercial areas of limited size, for basic trade and personal services for the convenience of adjacent residential areas, for needs recurring regularly or frequently.”*
2. Considering the intent of the district, the current regulations and requirements of the B-1 zoning district as specified in the Urbana Zoning Ordinance may foster development that can be incompatible with adjacent residential neighborhoods.
3. The proposed amendments to the Table of Uses better differentiate those uses that are appropriate in the district and the level of review they should receive. The provision to allow some uses by right when under 2,500 square feet in gross floor area will help promote neighborhood business development while minimizing potential impacts to neighborhoods.
4. The proposed amendment will encourage more compatible development between the B-1, Neighborhood Business Zoning District and adjacent residential zoning districts by amending the requirements for setbacks, screening and signage.
5. The proposed amendment is generally consistent with the goals of the 1982 Urbana Comprehensive Plan.

### **Options**

The Plan Commission has the following options for recommendation to the Urbana City Council. In Plan Case 1878-T-04, the Plan Commission may:

- a. forward this case to City Council with a recommendation for approval of the proposed text amendment to the Zoning Ordinance, as presented herein; or

- b. forward this case to City Council with a recommendation for approval of the proposed text amendment to the Zoning Ordinance, as modified by specific suggested changes; or
- c. forward this case to City Council with a recommendation for denial of the proposed text amendment to the Zoning Ordinance.

### **Staff Recommendation**

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Commission recommend **APPROVAL** of the proposed text amendment to the Zoning Ordinance, as presented herein.

Attachments:	Exhibit "A"	Description of B-1, Neighborhood Business Zoning District
	Exhibit "B"	Active B-1 properties in Urbana (listing and map)
	Exhibit "C"	B-1 Philo Road and Harding Street Example sheet (description and map)
	Exhibit "D"	General Schematic of B-1 Property in Residential Neighborhood
	Exhibit "E"	B-1 Property Owner listing and Notification Letter





# B-1 NEIGHBORHOOD BUSINESS ZONING DISTRICT

## ZONING DESCRIPTION SHEET

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

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

### PERMITTED USES:

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

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

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

Garden Shop

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

Barber Shop	Self-Service Laundry
Beauty Shop	Shoe Repair Shop
Laundry and/or Dry Cleaning Pickup	Tailor and Pressing Shop
Pet care/ grooming	

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

Bank, Savings and Loan Association  
Check Cashing Service  
Professional and Business Office  
Copy and Printing Service

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

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

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

Appliance Sales and Service	Jewelry Store
Bookstore	Music Store
Drugstore	Stationery-Gift Shop-Art Supplies
	Tobacconist
Electronic Sales & Service	Variety-Dry Goods Store
Florist	Video Store
Hardware Store	

## B-1 Zoning District Summary cont.

### SPECIAL USES:

#### Residential Uses –

Dwelling, Multiple-Unit Common-Lot-Line

#### Business Uses -

Shopping Center/Commercial PUD - Convenience

### CONDITIONAL USES:

#### Public and Quasi-Public Facilities

Electrical Substation  
Telephone Exchange

#### Residential Uses -

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

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

#### Resource Production and Agricultural Uses -

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

#### Business Uses - Personal Services

Dry Cleaning or Laundry Establishment  
Mortuary  
Health Club / Fitness

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

Day Care Facility  
Packaging/ Mailing Service

#### Business Uses - Food Sales and Services

Cafe  
Fast-food Restaurant  
Locker, Cold Storage for Individual Use

Restaurant  
Retail Liquor Sales

#### Business Uses - Vehicular Sales and Services

Automobile Accessories (New)  
Auto/Truck Repair-minor

Gasoline and Service Station

#### Business Uses - Retail Trade

Apparel Shop  
Art and Craft Stores and Studios  
Bicycle Sales and Service  
Pet Store

Photographic Studio and Equipment Sales and  
Service  
Shoe Store  
Sporting Goods

#### Business Uses - Recreational

Lodge or Private Club

**B-1 Zoning District Summary cont.**

Athletic Training Facility, Residential

**Business Uses - Recreational/Miscellaneous**

Contractor Shop and Show Room: Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops  
 Heating, Ventilating, Air Conditioning Sales and Services  
 Lawn Care and Landscaping Service  
 Mail-order business (less than 10,000 sqft)  
 Radio or TV Studio

**Industrial Uses -**

Confectionery Products Manufacturing and Packaging  
 Bookbinding  
 Motion Picture Production Studio.

**DEVELOPMENT REGULATIONS IN THE B-1 DISTRICT**

MINIMUM LOT SIZE FOR NEW LOT	MINIMUM OR AVG. LOT WIDTH FOR NEW LOT	MAX HEIGHT	MAX FLOOR AREA RATIO (FAR)	MIN OPEN SPACE RATIO (OSR)	MINIMUM FRONT YARD SETBACK	MINIMUM SIDEYARD SETBACK	MINIMUM REAR-YARD SETBACK
6,000	60'	35'	0.30	none	15'	none	10'

**ADDITIONAL REGULATIONS IN THE B-1 DISTRICT**

**SETBACKS**

**VI-5-A / Page 80**

In a B or IN District, any yard which adjoins, abuts, or is situated across a dedicated right-of-way of one hundred feet (100') or less in width from a Residential District shall be the same as that required in the Residential District.

**VI-5-E.3 / Page 82**

The side yard of a lot which immediately adjoins or is directly opposite property in another district which requires a greater side yard shall not be less than that required in the adjoining or opposite district.

**VI-5-E.3 / Page 82**

In the AG, CRE, R, B-1, B-2, OP, and MOR Districts, and for residential uses in the B-3 and B-4 Districts, each required side yard shall be increased by three feet (3') for each ten feet (10') or fraction thereof over twenty-five (25') in height, whichever is greater.

**VI-5-F.1 / Page 82**

## **B-1 Zoning District Summary cont.**

In the AG, CRE, R, **B-1**, B-2, OP, and MOR Districts, and for residential uses in the B-3 and B-4 Districts, the required rear yard shall be increased by three feet (3') for each ten feet (10') or fraction thereof over twenty-five (25') in height.

### **VI-5-G.2.c / Page 83**

The required side yard of a lot in any B District, except the B-4E, the IN District or the OP District, shall have a minimum depth of ten feet (10') if it immediately adjoins property in any R-4, R-5, R-6, R-6B, or R-7 District or the MOR District. In these instances, no access drive may encroach into said required side yard unless the Zoning Administrator determines that there is no feasible alternative to access parking on the site. In addition, a landscape buffer with a minimum depth of five feet (5') shall be provided in said yard. Said landscaping buffer shall, at a minimum, meet the requirements of this Section.

### **VI-5-G.2.d / Page 83**

The required side or rear yard of a lot in any B District, except the B-4E, the IN District or the OP District which immediately adjoins property in the R-1, R-2, or R-3 Districts shall have a required side yard in accordance with the Development Regulations in table VI-1, except that a solid fence six feet (6') in height shall be erected rather than landscaping required herein. This provision shall supersede Chapter 7 of the Urbana City Code entitled "Fences" but shall not be permitted in an area that the City Engineer determines will pose a traffic hazard.

### **VI-5-G.2.f / Page 83**

The required rear yard of a lot in any B District, the IN District or the OP District shall have a minimum depth of ten feet (10') if it immediately adjoins property in any R District or the MOR District. In addition, a landscape buffer with a minimum depth of five feet (5') shall be provided in said yard. Said landscaping buffer shall, at a minimum, meet the requirements established for plantings and ground cover in this Section.

## **PARKING & LOADING**

### **VIII-2-F.1 / Page 135**

Off-street parking which is located along any setback line and which directly adjoins a residential zoning district or residential use shall be screened. No screening is required, however, between adjacent parking lots serving separate multi-family structures or when a parking lot is adjacent to a public alley except that screening is required when parking faces a public alley. On-site or off-site screening existing at the time when approval for construction of new parking is sought may satisfy this requirement subject to approval of the Zoning Administrator.

### **VIII-3.F.2**

Accessory off-street parking may encroach into the required side yard and rear yard, provided that the parking is located behind the rear face of the principle structure. In the case of a lot with no principal structure on which a principle use parking lot is to be located, parking may encroach into the rear side yard.

### **VIII-2-F.2.a / Page 135**

Landscaped screening will be no less than three feet (3') in height; except that in order to enhance visibility along the right-of-way, shrub planting adjacent to an access driveway shall not exceed three feet (3') in height along the lot line adjacent to the right-of-way. If screening for off-street parking is in the form of a wall or fence, the requirements of this Article shall supersede the requirements of Chapter 7 of the Urbana City Code entitled "Fences".

### **VIII-2-F.2.b / Page 136**

## **B-1 Zoning District Summary cont.**

Where off-street parking areas are to be screened by means of a shrub planting hedge, a three feet (3') wide planting area is required at the end of the paving surface.

### **VIII-2-F.2.c / Page 136**

All parking screening shall be maintained to effectively function as a direct headlight screen. All plant materials shall be maintained as living plant material and promptly replaced within ninety (90) days when such foliage dies.

### **Section VIII-5.F**

Off-street loading spaces may be located in a required rear yard.

## **PARKING SPACE REQUIREMENTS**

Parking requirements vary according to the proposed use. In general, for service uses, the parking requirement ranges from one space per 200 square feet to one space per 400 square feet. For retail business uses, the requirement ranges from one space per 100 square feet for restaurants, cafes, and bars to one space per 250 square feet for general merchandise.

## **LIGHTING**

### **Section VIII-2.A.1**

Adjacent residential uses shall be shielded from direct rays of light from the illumination of any off-street parking areas.

## **SIGNS**

### **Table IX-1**

#### **Freestanding Signs**

One per frontage up to 300 feet.

32 square feet in area

15 feet high. 1 additional foot per 2 additional feet of setback

Shall be out of setback and right-of-way

Shall not be located within 50 of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital, or nursing home.

#### **Wall Signs**

10% of wall area but not to exceed 150 sq. ft. maximum

Signs shall not extend beyond the top or ends of the wall surface on which they are placed.

#### **Projecting Signs**

One per frontage, except that no projecting sign is permitted if a free-standing or roof sign exists on the same frontage. Upper level businesses are not allowed projecting signs.

32 square feet maximum area

9-foot minimum clearance above ground.

Shall not extend roof

Shall not project more than 5 feet from the face of the building.

Shall not extend over the right-of-way

## **B-1 Zoning District Summary cont.**

### **Roof Signs**

Not permitted

### **Canopies and Entrance Structures**

*One sign per business frontage up to 100 feet. One additional sign for each 100 feet thereafter.*

10 square feet maximum

9 foot clearance to ground

No sign may project more than 2 feet from any canopy, or other such structure.

### **Freestanding Shopping Center Signs**

Two signs per frontage

75 square feet (may be increased w/SUP)

30 feet high at minimum setback line. One additional foot high for each 2 feet in setback up to 40 feet max.

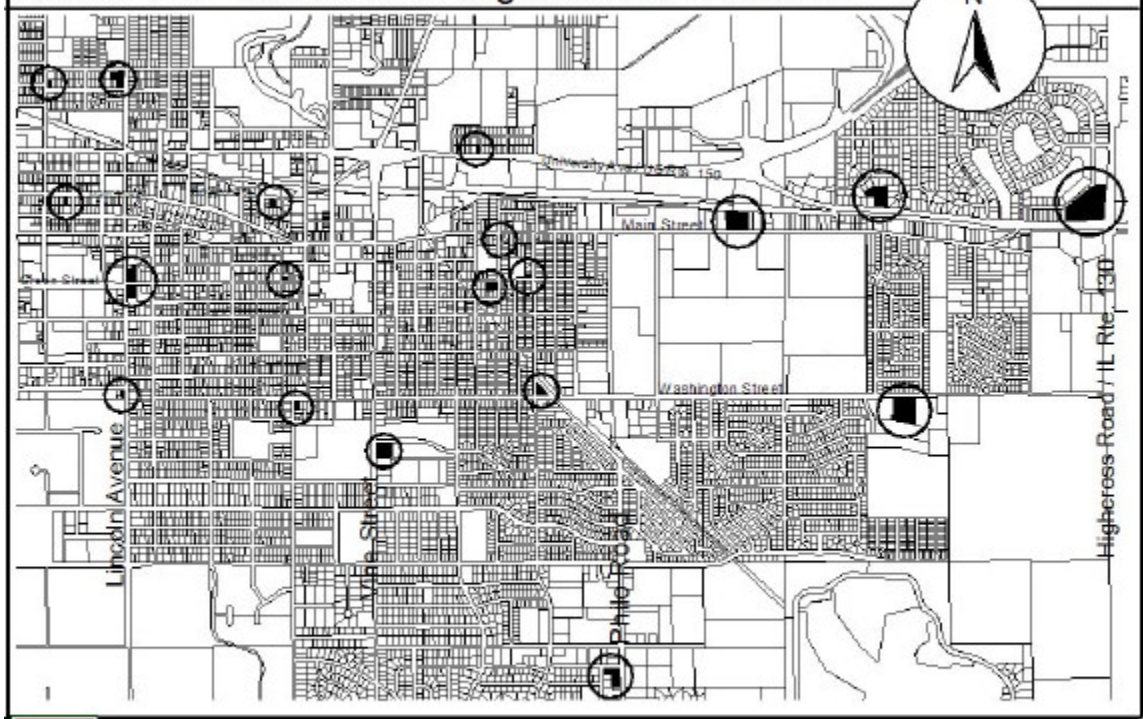
Shall be out of setback and right-of-way

Shall not be located within 50 of any residential district where the nearest lot contains a dwelling unit, public school, park, hospital, or nursing home

Active B-1 properties in Urbana

Description of General Location	House No.	Dir	Street	Current Use Description	Parcel Sq Feet	Parcel Acres	Building Sq Feet	
Lincoln Avenue and Fairview	1	905	W	FAIRVIEW AV	Family Video Parking	14,689	0.34	-
	2	807	N	LINCOLN AV	Family Video	8,888	0.20	8899
	3	801	N	LINCOLN AV	rental house	6,101	0.14	
	4	803	N	LINCOLN AV	rental house	8,786	0.20	
	5	907	W	FAIRVIEW AV	Engineering Offices	7,679	0.18	2265
Goodwin Avenue and Hill	6	802	N	GOODWIN AV	Vacant former gas station	6,733	0.15	769
West Main Street near campus	7	1103	W	MAIN ST	Bike Shop	8,712	0.20	1887
Lincoln Avenue and Green, NE corner	8	808	W	GREEN ST	Open space	11,861	0.27	-
	9	810	W	GREEN ST	Mobil Gas Station	18,017	0.41	2186
	10	202	S	LINCOLN AV	Apartment Building	5,875	0.13	1323
Lincoln Avenue and Green, SE corner	11	809	W	GREEN ST	Amoco Gas Station	27,533	0.63	1132
Lincoln Avenue and Nevada	12	805	S	LINCOLN AV	Café Paradiso, Jimmy Johns and Art Gallery -strip mall	9,628	0.22	6860
Griggs Street between Central and Wood	13	305	W	GRIGGS ST	Griggs St Potters	4,673	0.11	438
	14	303	W	GRIGGS ST	open area	8,117	0.19	3625
Green Street at Ceder	15	212	W	GREEN ST	Vacant former gas station	4,331	0.10	946
Washington and Race Streets	16	900	S	RACE ST	Sunshine Grocery and Electronics Repair shop	2,932	0.07	2653
	17	902	S	RACE ST	house	4,692	0.11	910
	18	117	W	WASHINGTON ST	Parking area for grocery	1,898	0.04	-
Vine Street and Fairlawn	19	303	E	FAIRLAWN DR	Insight Cable offices	37,208	0.85	6730
	20	1102	S	VINE ST	Former gas station? Insight Cable maintenance offices	10,000	0.23	2505
	21	1106	S	VINE ST	Domino's and medical offices in strip mall	12,004	0.28	2729
University Avenue and Ash	22	712	E	UNIVERSITY AV	Shaffer Sanitary	7,304	0.17	659
Main Street and Lynn	23	901	E	MAIN ST	Second Hand Rose antique shop	4,195	0.10	1140
Cottage Grove Avenue and Green	24	211	S	COTTAGE GROVE AV	Car repair - former gas station	7,194	0.17	767
Green Street and Lynn	25	807	E	GREEN ST	Bahai Temple - former grocery	23,529	0.54	4448
Philo Road, Washington Street and Cottage Grove Avenue triangle	26	806	S	COTTAGE GROVE AV	Swish Shop Collectibles	2,947	0.07	1445
	27	808	S	COTTAGE GROVE AV	A white house	4,276	0.10	251
	28	803	S	PHILO RD	a brown, red-brick home	4,243	0.10	1337
	29	805	S	PHILO RD	Sweet Betsy's Restaurant	4,970	0.11	799
	30	1102	E	WASHINGTON ST	Creation Art Studio & Gallery	4,875	0.11	2527
	31	1104	E	WASHINGTON ST	Country in the City	860	0.02	228
Philo Road and Harding	32	2001	S	PHILO RD	Sunnycrest Professional building-up for sale	13,255	0.30	5430
	33	1401	E	HARDING DR	Sunnycrest parking	13,256	0.30	-
	34	2003	S	PHILO RD	Carle Clinic building	13,257	0.30	4890
	35	2005	S	PHILO RD	Strip mall - 3 shops	13,486	0.31	2145
East Main Street	36	1904	E	MAIN ST	Quakers meeting house, under construction	107,415	2.47	-
University Avenue, E of Smith.	37	2402	E	UNIVERSITY AV	Office space in a what looks like a house	42,870	0.98	3557
	38			PIN 91-21-10-377-012.	parking area behind offices	16,155	0.37	-
	39	2404	E	UNIVERSITY AV	Strip mall	32,575	0.75	4604
Washington Street, E of Smith Rd	40	2410	E	PRAIRIE GREEN DR	Apartment Buildings	140,403	3.22	-
Berringer Commons SE corner	41			US Rte 150 and High Cross Rd	vacant lot - future commercial strip	273,582	6.28	-

# Exhibit "B": Urbana B-1 Neighborhood Business



Plan Case: 1878-T-04  
B-1 Zoning Text Amendment



Prepared January 15, 2004 by Community Development Services - pal



## **B-1 Philo Road and Harding Drive Example**

## **Exhibit “C”:**

The best example of a B-1 site in Urbana that serves a local neighborhood and demonstrates appropriate target sizes for both acreage and building are sites at Philo Avenue and Harding Drive.

Two of the four properties are devoted to professional offices: one as the building and one for parking.

The other two parcels each have a building and parking on them. One holds a satellite medical clinic serving the local area; the other is a mini strip mall with three shops.

All of the parcels are about one third of an acre in size and (with the exception of the parking lot) have buildings between about 2,000 and 5,500 square feet.

<b>Number</b>	<b>Street</b>	<b>Use</b>	<b>Parcel Square Feet</b>	<b>Parcel Acres</b>	<b>Building Square Feet</b>	
2001	S	PHILO RD	Sunnycrest Professional building	13,255	0.30	5430
1401	E	HARDING DR	Sunnycrest parking	13,256	0.30	-
2003	S	PHILO RD	Carle Clinic building	13,257	0.30	4890
2005	S	PHILO RD	Strip mall - 3 shops	13,486	0.31	2145

These site examples demonstrate three important points about the potential for both the success and failure of B-1 zoned properties.

First: Mismatch of use versus the intent of the zoning district:

The professional office building is of a moderate size but cannot fit sufficient parking on the parcel. It's parking is on the adjoining B-1 zoned parcel. Locating a use that does not serve the daily needs of the adjacent residents, and one that also has intensive parking needs causes parking demand to spill over onto the adjacent parcel. The result is that one less B-1 parcel is available to potential businesses that could serve the immediate neighborhood.

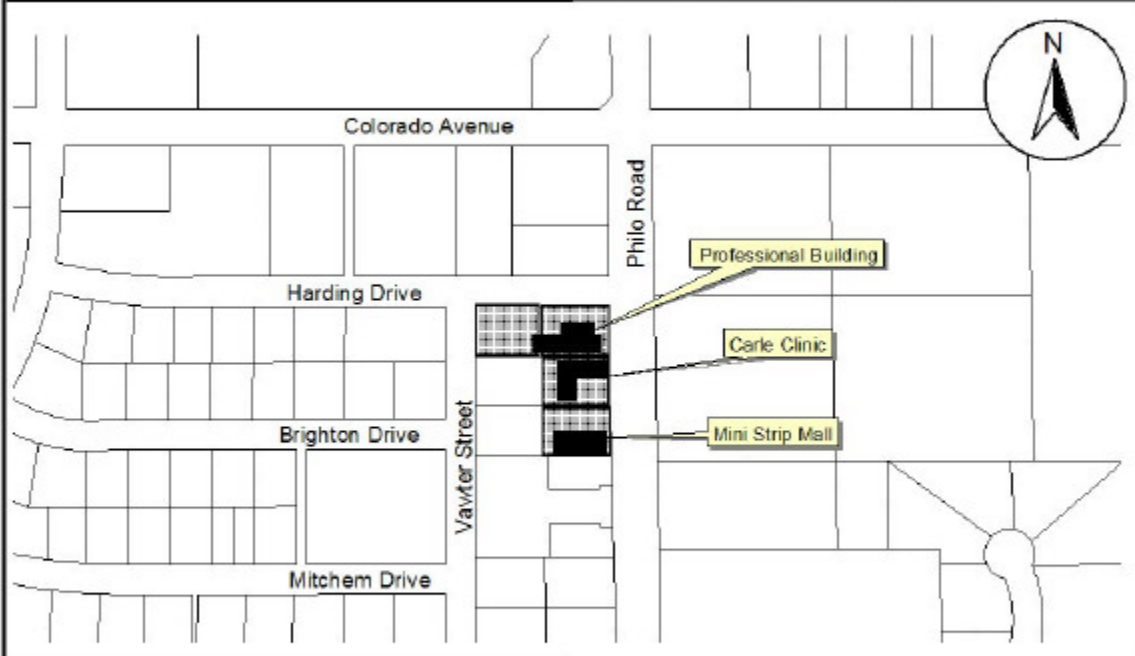
Second: Complementary uses better matched to the intent of the zone:

The other two parcels have smaller structures and face each other in such a way as to demonstrate a potential for shared parking. The clinic is a mostly daytime use that is conveniently located to service the southeast area of Urbana and is more particularly within walking distance of a substantial residential population. The mini strip mall can have a mix of daytime and evening uses depending on the types of shops it houses and the hours they keep. These two uses complement each other.

Third: Misplacement of the zone:

The mini strip mall is less than successful as a retail center because it is too close to the dominating influence of larger commercial retailers in the Sunnycrest mall located two blocks north. The B-1 neighborhood commercial zone should be centrally placed within a residential area where it is convenient for residents to walk to and is far enough away from other business centers so that it does not have to compete with larger businesses.

# Exhibit "C": B-1 Philo Road and Harding Drive Sample Site



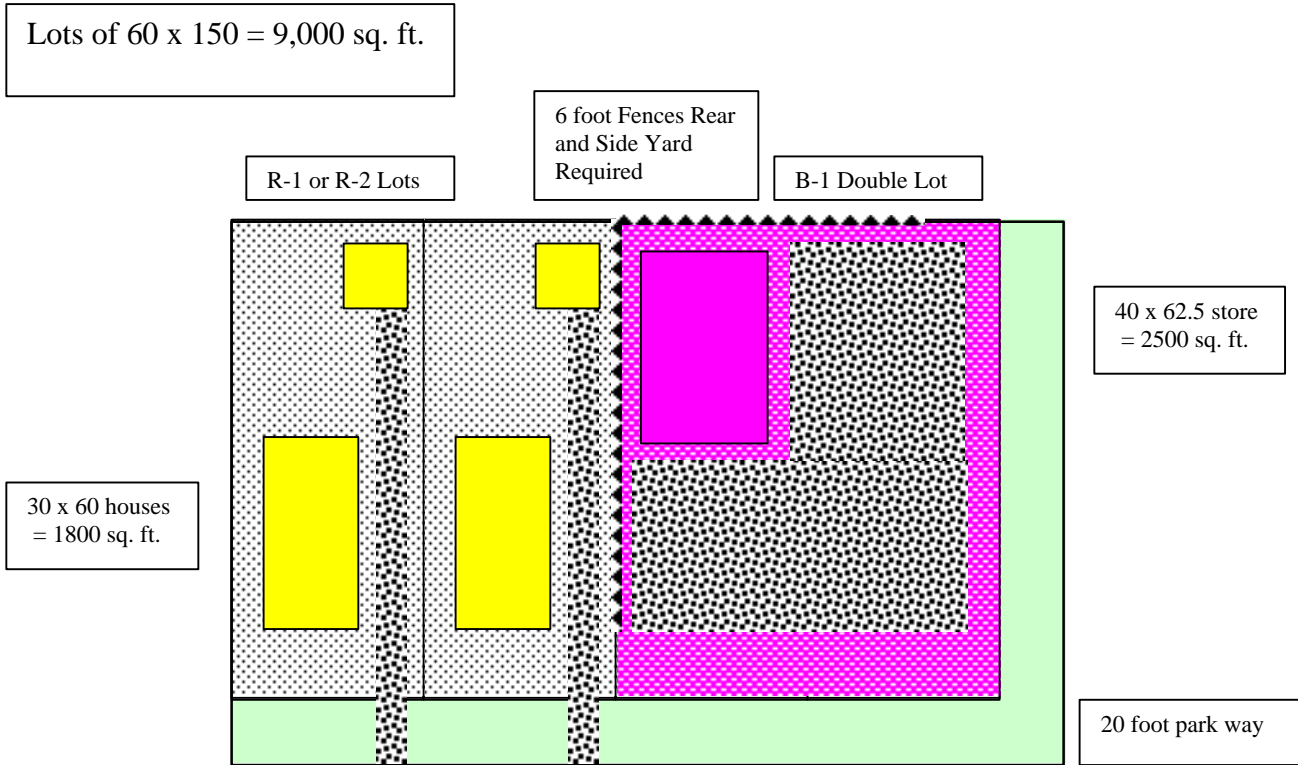
Plan Case: 1878-T-04  
B-1 Zoning Text Amendment

300 0 300 600 Feet

Prepared January 16 2004 by Community Development Services - pal

# Exhibit "D":

## General Schematic of B-1 Property in Residential Neighborhood





DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division  
400 S. Vine  
P.O. Box 946  
Urbana, IL 61801  
(217) 384-2439

January 5, 2004

**NOTICE OF PUBLIC HEARING IN REGARD TO A PROPOSED TEXT AMENDMENT TO THE URBANA ZONING ORDINANCE**

Dear Property Owner:

A public hearing will be held by the Urbana Plan Commission on **Thursday, January 22, 2003 at 7:30 P.M.** in the Urbana City Council Chambers, at which time and place the Commission will consider an amendment to the Urbana Zoning Ordinance. The Zoning Administrator, is proposing a text amendment in Plan Case No. 1878-T-04 to generally consider the following amendments to the Urbana Zoning Ordinance:

*Amend Table V-1. Table of Uses to no longer permit the following industrial uses in the B-1, Neighborhood Business Zoning District:*

- *Motion Picture Production Studio*
- *Bookbinding*
- *Confectionary Products Manufacturing and Packaging*

*Amend Table V-1. Table of Uses to no longer permit the following uses by right in the B-1, Neighborhood Business Zoning District, but rather to permit them as a Special Use:*

- *Convenience Store*
- *Principal Use Parking Garage or Lot*
- *Drugstore*
- *Supermarket or Grocery Store*
- *Video Store*

*Amend various sections of the Urbana Zoning Ordinance as it applies to the development regulations for the B-1 zoning district including, but not limited to, the regulation of setbacks, landscaping and allowed signage.*

You have been sent this notice because records indicate that you are an owner of property zoned as B-1 Neighborhood Business. **These amendments will not affect your current business operation or any approvals you have previously received to operate in the B-1 Zoning District.** They could, however, have an impact on any future expansion of your business on your site. For more information regarding these changes please feel free to contact me at 384-2440. Additional information will become available prior to the scheduled public hearing.

Sincerely,

Rob Kowalski, AICP  
Planning Manager

91-21-07-428-022  
FAMILY<KMNS LLC  
% JANET BLESS  
1022 E ADAMS ST  
SPRINGFIELD, IL 62703

91-21-07-428-007  
MARINO<GENNARO G  
1601 PARK HAVEN DR  
CHAMPAIGN, IL 61820

91-21-07-428-019  
FAMILY<KMNS LLC  
% JANET BLESS  
1022 E ADAMS ST  
SPRINGFIELD, IL 62703

91-21-07-428-020  
FAMILY-KMNS<COMPANY LLC  
1022 E ADAMS ST  
SPRINGFIELD, IL 62703

91-21-07-426-010  
HARLOW<DON  
P.O. BOX 122  
SAVOY, IL 61874

91-21-07-428-021  
FAMILY-KMNS<COMPANY LLC  
JANET BLESS  
1022 E ADAMS ST  
SPRINGFIELD, IL 62703

91-21-07-477-015  
UNIV OF ILLINOIS  
URBANA, IL 99999

91-21-10-377-012

91-21-10-354-014  
FOX<JAMES M  
1085 BAYTOWNE DR #14  
CHAMPAIGN, IL 61822

91-21-10-354-009  
TAYLOR<PAUL  
ENVIRO SOL SERV  
PO BOX 17067  
URBANA, IL 61803

91-21-07-458-012  
BD OF TRUS OF THE U OF I  
% OBA ACCOUNTING DIV  
506 S WRIGHT  
URBANA, IL 61801

91-21-07-478-007  
KRUEGER<BRUCE  
1103 W MAIN ST  
URBANA, IL 61801

91-21-07-458-013  
UNIVERSITY<OF ILLINOIS  
% ACCOUNTING DIV  
506 S WRIGHT  
URBANA, IL 61801

91-21-08-383-003  
CRONAN<ELIZABETH  
305 W HIGH ST  
URBANA, IL 61801

91-21-08-383-004  
MERRITT<GEOFFREY  
201 N COLER  
URBANA, IL 61801

91-21-07-458-014  
UNIVERSITY<OF ILLINOIS  
% EARL PALMBERG  
506 S WRIGHT #258  
URBANA, IL 61801

91-21-09-478-004  
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92-21-16-104-001  
SHURTS<F. BRUCE & DENARDO  
710 W ORGEN  
URBANA, IL 61801

92-21-17-102-006  
TRI<STAR MARKETING INC  
PO BOX 17280  
URBANA, IL 61803

92-21-16-104-037  
BILBREY<TEROL R.  
110 S GLOVER  
URBANA, IL 61802

92-21-17-102-007  
TRI<STAR MARKETING INC  
PO BOX 17280  
URBANA, IL 61803

92-21-17-141-005  
MARRO JR<RAY M  
212 W GREEN ST  
URBANA, IL 61801

92-21-16-109-014  
SPIRITUAL<ASSEMBLY  
BAHA'T'S OF URBANA  
807 E GREEN  
URBANA, IL 61801

92-21-17-103-001  
BIGFOOT<FOOD STORES LLC  
(#38)  
P O BOX 347  
COLUMBUS, IN 47202

93-21-18-252-010  
UNIVERSITY<OF ILLINOIS  
% MARK HENSS  
506 S WRIGHT # 258  
URBANA, IL 61801

93-21-18-252-012  
UNIVERSITY<OF ILLINOIS  
% GERALD DOUGLASS  
506 S WRIGHT 263 ADM  
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93-21-18-252-013  
U<OF I BD TRUSTEES  
258 ADMIN BLD  
URBANA, IL 61801

93-21-18-252-017  
UNIV OF ILLINOIS  
\* EARL PALMBERG  
258 ADM BLDG  
URBANA, IL 61801

92-21-16-179-013  
CITY<OF URBANA  
% CITY ATTORNEY  
400 S VINE  
URBANA, IL 61801

92-21-16-180-001  
MASAR<TERRY  
805 S PHILO RD  
URBANA, IL 61801

92-21-16-180-004  
MASAR<TERRY  
805 S PHILO RD  
URBANA, IL 61802

92-21-16-180-002  
MASAR<TERRY  
805 S PHILO RD  
URBANA, IL 61801

92-21-16-180-006  
MASAR<TERRY  
601 S RACE  
URBANA, IL 61801

92-21-16-180-003  
MASAR<TERRY W & SHELLEY  
1102 E WASHINGTON  
URBANA, IL 61802

92-21-16-180-005  
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91-21-15-326-010  
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% VILLAGE COMMUNITY  
8888 KEYSTONE CROSSI  
INDIANAPOLIS, IN 46240

93-21-17-401-002  
DANNER<GREGORY JAMES  
201 W WASHINGTON ST  
URBANA, IL 61801

93-21-17-401-001  
DANNER<GREGORY J  
201 W WASHINGTON  
URBANA, IL 61801

93-21-17-401-003  
STONE<MICHAEL  
902 RACE  
URBANA, IL 61801

93-21-17-429-003  
HARRINGTON<ANDRAE  
UNIT 209  
3801 CLUBHOUSE DR  
CHAMPAIGN, IL 61822

93-21-17-429-001  
HARRINGTON<ANDREA  
PO BOX 1550  
CHAMPAIGN, IL 61824

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HARRINGTON<ANDREA  
P O BOX 1550  
CHAMPAIGN, IL 61824

93-21-21-180-001  
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P O BOX 3159  
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93-21-21-180-009  
FOLLMER< JAMES  
2001 S PHILO ROAD  
URBANA, IL 61801

93-21-21-180-010  
HAPP<STEPHEN L & ELIZABET  
1602A COUNTY RD 200N  
VILLA GROVE, IL 61956

93-21-21-180-011  
HAPP<STEPHEN L  
1602A COUNTY ROAD 20  
VILLA GROVE, IL 61956

91-21-07-455-011  
ILL<BLDG AUTH  
% PALMBERG EARL  
258 ADM BLDG  
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92-21-17-102-005  
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110 S GLOVER  
URBANA, IL 61802

93-21-18-281-007  
BARR<REAL ESTATE  
1710 S NEIL  
CHAMPAIGN, IL 61820

91-21-09-303-012  
SHAFFER<SHARON A  
1930 COUNTY ROAD 185  
URBANA, IL 61802