



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** The Urbana Plan Commission

**FROM:** Paul Lindahl, Planner I

**DATE:** July 15, 2005

**SUBJECT:** Plan Case 1943-M-05: A request to rezone 903 W. Nevada from CRE, Conservation - Recreation - Education to B-3U, General Business - University.

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### **Introduction**

David Barr, representing Mid-Illinois Realty Group IV & DAVAN, LLC, is requesting a zoning change for their property at 903 W. Nevada. The request is to rezone the lot from CRE, Conservation - Recreation - Education to B-3U, General Business – University. The site is approximately 7,300 square feet in area and contains a 10-unit rooming house, converted from an older single-family home. The rezoning will bring the designation into conformance with its current use and will allow for proposed reconstruction of a new apartment building at the site.

### **Background**

The subject lot was originally platted with dimensions of 65 feet wide by 147 feet deep. In 1939 the southern 44 feet were conveyed to the lot to the east (now behind Jimmy John's sandwich shop) and an agreement for access was made that permitted the access to that 44-foot rear area from Nevada Street using an 8-foot wide drive on the west edge of the property (see map). Barr Real Estate owns both the subject site and the building in which Café Paradiso and Jimmy John's is located. According to Mr. Barr and as confirmed through a site visit, use of the access drive is no longer needed to serve the commercial property.

### **Adjacent Land Uses and Zoning Designations**

This area is adjacent to campus and contains a mix of zoning districts, land uses, and densities encompassing University, multi-family residential (primarily student apartments), and neighborhood-serving business uses. On the north side of Nevada Street, a new University building is under construction. To the west of the subject property are University dance studios. Immediately east of the subject property is the Café Paradiso / Jimmy John's neighborhood business building which is on the southwest corner of Lincoln and Nevada. To the south is a parking lot owned by the University with public parking meters that serve the corner neighborhood businesses. East of Lincoln Avenue is the West Urbana residential neighborhood.

## Zoning and Land Use Table

The following is a summary of surrounding zoning and land uses for the subject site:

Location	Zoning	Existing Land Use	2005 Comprehensive Plan – Future Land Use
<b>Subject Property</b>	CRE, Conservation - Recreation - Education	Multifamily residential	Institutional
<b>North</b>	R-5, Medium High Density Multiple Family Residential	Institutional (under construction)	Institutional (Campus Mixed-Use is ½ block west)
<b>Immediate South ½ Lot</b>	CRE, Conservation - Recreation - Education	Commercial	Community Business
<b>South</b>	CRE, Conservation - Recreation - Education	Institutional (parking and open space)	Institutional
<b>East</b>	B-1, Neighborhood Business	Commercial	Community Business
<b>West</b>	CRE, Conservation - Recreation - Education	Institutional (dance studio)	Institutional

## Issues and Discussion

The subject site is located in an area adjacent to the University of Illinois that has a long history of land uses which serve the University populations. The early 20<sup>th</sup> century platting of the land in the neighborhood was as single family residential lots. In the post World War II period the demand for new housing in proximity to the University expanded and many houses were converted from single family to multi-family apartments and rooming houses. In later years where land owners could acquire contiguous lots they demolished older houses to construct apartment buildings, again to serve the University population. At the same time the University also acquired many properties in the area and converted the buildings to University uses or replaced them with new University structures. The demand for housing in close proximity to the University has continued to put pressure on the single family residential neighborhood to the east of Lincoln Avenue.

The subject site has been in use as a residential property since at least 1939. In 1950, Urbana adopted a Zoning Ordinance that had only six zoning districts. On the 1950 Zoning Map the subject lot was zoned multiple family residential (then indicated as “R-2”). In 1966 a Comprehensive Plan study was initiated to identify future land use designations. That study was incorporated into the 1967 Urbana Comprehensive Plan which designated the future land use for the area west of Lincoln Avenue and south of Green Street as “Institutional”. By 1973 deficiencies had been identified in the Zoning Ordinance including the suitability of its zoning district definitions in the area nearby the University. On the July 25, 1979 Zoning Map the subject property was still zoned R-2 multiple family residential. The six year effort to comprehensively re-write the zoning ordinance was completed at the end of 1979. On Dec. 17, 1979 the City Council adopted the “Comprehensive Amendment to the 1950 Zoning Ordinance”. This

new Zoning Ordinance defined 14 zoning districts, including CRE which was one of four completely new zoning designations.

On the April 1980 Zoning Map, the subject property is identified as being rezoned to CRE Conservation - Recreation – Education, even though this district does not permit any residential uses. Many properties that the 1967 Comprehensive Plan designated with a future land use of Institutional were directly converted to CRE. This included extensive areas owned by the University of Illinois as well as areas immediately adjacent to it. It is evident that the conversion to CRE of many properties reflected a broad generalization that property with institutional ownership (or possible future ownership) should be zoned CRE. This change seems to have been made regardless of whether the use of the land fit the description of the CRE district.

In 1990, the City of Urbana conducted an extensive study of zoning and land use in the area as part of the Downtown to Campus Plan. This study did not include areas west of Lincoln and south of Green Street. The overall outcome of the Downtown to Campus Plan was to downzone areas to the east of Lincoln Avenue to help protect the residential neighborhood in this area. The Plan also established the B3-U zoning district as a means of encouraging appropriately placed student (multi-family) housing west of Lincoln Avenue. The outcomes of the Downtown to Campus Plan were carried forward into the recently adopted Urbana Comprehensive Plan.

In recent years, the City has become increasingly concerned about the erosion of its tax base through acquisition of properties by the University of Illinois. These acquisitions in the east campus and south campus areas have resulted in City-University efforts to delimit potential acquisition areas and to promote tax-generating redevelopment efforts. The proposed rezoning represents an opportunity to correct a current inaccuracy in the zoning map and to encourage private redevelopment of University-serving residential use in an area that is west of Lincoln Avenue (and therefore well removed from single-family uses).

### **CRE, Conservation - Recreation – Education**

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."*

Table VI-1 of the Zoning Ordinance lists "*Public and Quasi-Public Facilities*" as uses permitted by right in the CRE district including: "*Municipal or Government Building, Public Elementary, Junior High School, or Senior High School, Public Park, University or College*". No residential uses are permitted in the CRE district either by right or as a Conditional or a Special Use. Nonetheless, the residential use of the subject property evidently pre-dates the CRE district by 40 years and post-dates it by another 25 years. The current zoning of the site is a concern in that it is not a part of the University's holdings and does not reflect the historic and intended future use of the site.

## **B-3U, General Business - University**

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

*"The B-3U General Business-University District is intended to provide areas in proximity to the University of Illinois for a range of business and office uses to meet the needs of persons and businesses associated with the University. **This district is also intended to provide areas for high-density residential uses to insure an adequate supply of housing for persons who desire to reside near the campus.** These business and residential uses may occur as mixed uses in the same structure. The development regulations in this district are intended to allow building which are compatible with the size and scale of the University's buildings." (Emphasis added)*

Table VI-1 of the Zoning Ordinance lists many Public and Quasi Public Facilities, Residential Uses, businesses, retail and office uses as permitted by right in the B-3U zoning district.

The B-3U zoning district designation was created in 1990 as an outgrowth of the Downtown to Campus Plan. It was intended in part to address the lack of services offered in areas adjacent to the University, with a primary focus on the north campus west of Lincoln Avenue. Its purpose and intent would work well in appropriate areas of the east campus area as well.

The petitioner is requesting rezoning of the site to B-3U because the development regulations for this district match the intended redevelopment plans for the property (see attached conceptual elevation and floor plan). Of the potential residential and commercial districts that could pertain to this area, the B-3U District has the closest fit both in terms of overall purpose and in terms of facilitating medium density infill development.

### **Consideration**

In considering the zoning map amendment for the subject property, the Plan Commission must consider effects upon the public health, safety, comfort, morals and general welfare of the community. The City's 2005 Comprehensive Plan and zoning law decisions in the Illinois Courts provide a framework for this consideration.

The Urbana 2005 Comprehensive Plan Map #8 designates the Future Land Use of the subject property as part of a larger Institutional designation that encompasses the University's holdings in the area. However, it also identifies an adjacent area to the east and south (including the B-1 zoned property immediately east and the parking lot immediately south) as part of area of "Community Business". Map #8 designates the Future Land Use of an area beginning one half block to the west of the subject property and north across Nevada Street as suitable for "Campus Mixed-Use Development" and notes that "more East Campus Commercial Center style of development be encouraged". The 2005 Comprehensive Plan future land use designation of these properties (immediately adjacent or in close proximity to the subject property) recognizes that there is a need for medium density residential development like that contemplated by the petitioners in the immediate area.

The proposed rezoning to B-3U would be generally consistent with the Future Land Use Map annotations nearby the site regarding Campus Mixed-Use and Community Business. Because the site is not in Institutional use, it is reasonable to assume that the Comprehensive Plan map can be interpreted to

encompass future Campus Mixed Use or Community Business at the site.

In summary, the proposed rezoning of 903 W. Nevada from CRE, Conservation - Recreation - Education to B-3U, General Business - University would be generally consistent with the overall goals and intent of the 2005 Comprehensive Plan.

### **Comprehensive Plan Goals, Objectives and Policies**

The proposed Zoning Amendment should be considered in light of other goals, objectives and policies contained in the 2005 Comprehensive Plan. The following 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*

- 1.4     Promote established neighborhoods close to campus and the downtown as attractive places for people to live.
- 1.5     Ensure appropriate zoning in established neighborhoods to help foster the overall goals for each unique area.

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

##### *Objectives*

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

#### **Goal 5.0                    Ensure that land use patterns conserve energy.**

##### *Objectives*

- 5.1     Encourage development patterns that help reduce dependence on automobiles and promote different modes of transportation.

### **The La Salle National Bank 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 proposed rezoning to B-3U, General Business – University zoning would be generally compatible with the existing B-1 zoning designation of the property to the east, and the R-5 and R-6 zoning of the block to the north. The proposed rezoning is also consistent with the zoning designations of the blocks north of Nevada Street and to the west, which includes the higher intensity residential, commercial, and

mixed use zones of R-7 University Residential, B-4 Central Business, and CCD Campus Commercial District. On these properties are University buildings, parking lots, sororities, apartment buildings, mixed use commercial residential buildings, stores, restaurants, and a theatre. To the west of the subject site the entire block is zoned CRE and is occupied at medium to high density by University buildings. All the land to the south is zoned CRE and is occupied by University buildings. Immediately adjacent is a University parking lot that also has public parking meters to serve the adjacent B-1 neighborhood business lot. Further south is an open space area, and then a University residence hall.

The character and density of the established land uses in these areas reflect the continuing need for medium to high density residential and commercial properties in close proximity to University institutional uses.

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

This is the difference in the value of the property as CRE, Conservation - Recreation - Education and the value it would have if it were rezoned to B-3U, General Business – University, to permit the proposed use.

There are no residential land uses permitted in the CRE district, and there are no commercial land uses permitted that are appropriate to a parcel of this size and configuration. Considering the zoning and land uses of the properties immediately adjacent to the subject site and nearby, as well as the size and configuration of the subject site, it is unlikely to be redeveloped for any of the private land uses permitted under the current CRE zoning. For this reason the utility of the property and probably its value is diminished by the current zoning classification.

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.*

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

The question here applies 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 site is addressed by the 2005 Comprehensive Plan which contains future land use and development objectives considered to promote the public welfare. The future land use designations in the immediately adjacent and surrounding areas reflect the continuing need for medium density residential and commercial properties in close proximity to University institutional uses. The current zoning of the subject property as CRE prevents most practical commercial use by the property owner and entirely prohibits any redevelopment or new construction of residential use. If there is an advantage to the public welfare by potential mixed commercial residential development one half block away it would seem there may be similar public benefit at the subject location.

It is the opinion of staff that in this case there is no great advantage to the public welfare created by the current zoning of the subject property that offsets the hardship imposed on the property owner.

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 specific features for this property are its location and its size. It is located in close proximity to the University of Illinois campus. The B-3U General Business - University zoning district encourages the type of development that is seen in the area to the west and north of the site. As stated in #2 above there are no private residential or commercial land uses permitted in the CRE district that would be appropriate to a parcel of this size and configuration. Considering the zoning and land uses of the properties nearby, as well as the size of the lot, it is staff's opinion that the subject site is well suited for the proposed B-3U zoning district.

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 property is not vacant. This test does not apply in this case.

## **Summary of Staff Findings**

1. The subject property is located in an area that has a continuing need for medium density residential and commercial uses.
2. The proposed B-3U, General Business University zoning for the subject site is generally consistent with the overall goals of the 2005 Comprehensive Plan and future land use intent for the area.
3. The location of the site in close proximity to the University of Illinois campus makes it appropriate for the rezoning to the B-3U, General Business University zoning district.
4. The petitioner's request would help accommodate a proposed redevelopment of the site that would be generally compatible with development in the immediate vicinity.
5. The proposed rezoning appears to generally meet the LaSalle Case criteria.

## **Options**

The Plan Commission has the following options for recommendations to the City Council. In Plan Case 1943-M-05, the Plan Commission may:

- a. Forward this case to City Council with a recommendation for approval of the request to rezone 903 W. Nevada from CRE, Conservation - Recreation - Education to B-3U, General Business - University.

- b. Forward this case to City Council with a recommendation for denial of the request to rezone 903 W. Nevada from CRE, Conservation - Recreation - Education to B-3U, General Business - University.

### **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 Plan Commission forward Plan Case No. 1943-M-05 to the Urbana City Council with a recommendation for APPROVAL.**

#### Attachments:

Exhibit A:	Location Map	Exhibit H:	Re Zoning Application / Petition
Exhibit B:	Zoning Map	Exhibit I:	Legal Notice Mailing List
Exhibit C:	Current Land Use Map	Exhibit J:	CRE Zoning Description Sheet
Exhibit D:	Future Land Use Map	Exhibit K:	B-3U Zoning Description Sheet
Exhibit E:	Aerial Photo		
Exhibit F:	Site Photos		
Exhibit G:	Site Plans		

#### Cc:

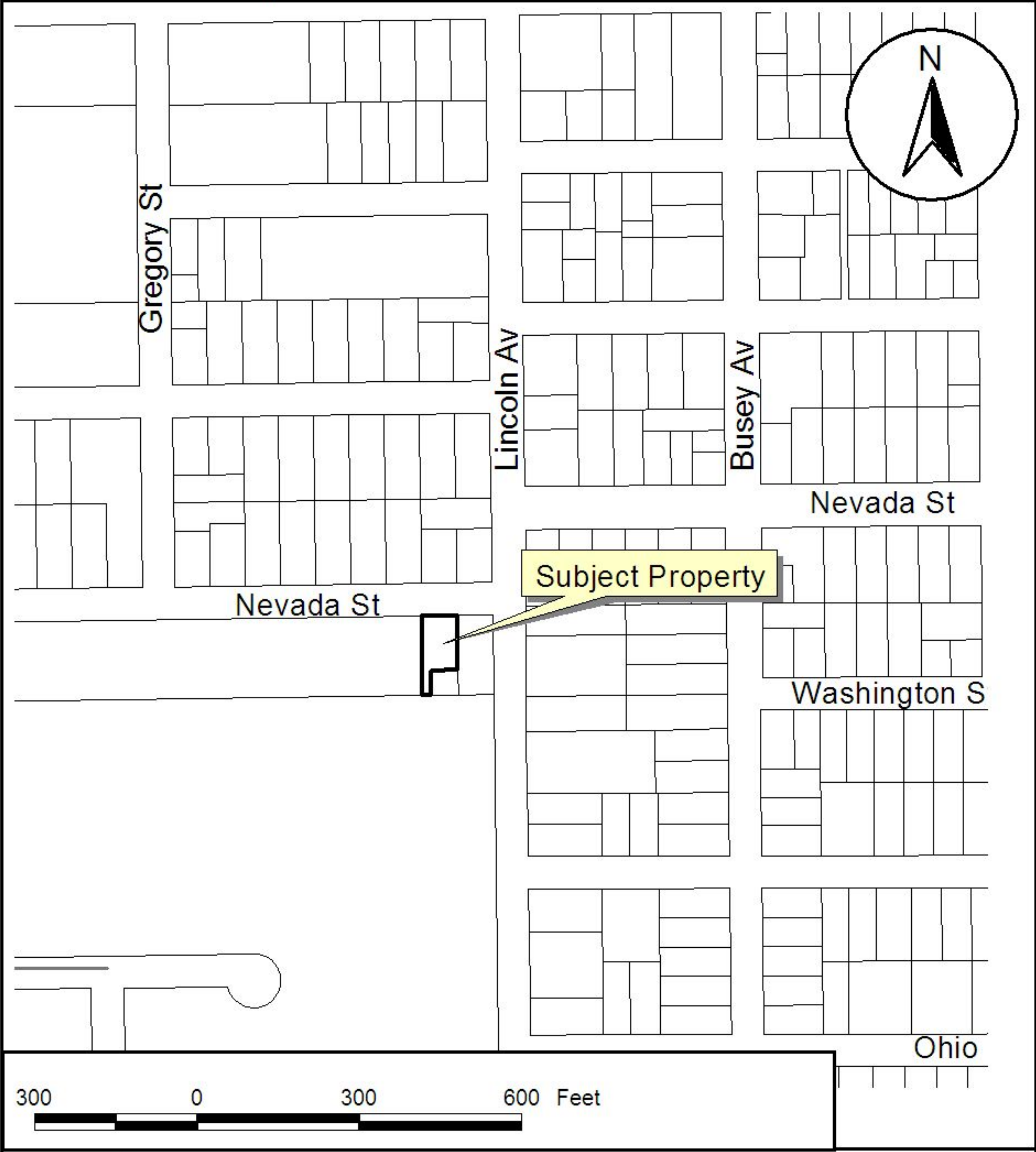
**Barr Real Estate, Inc., Attn: David Barr, 1710 S. Neil Street, Champaign, IL 61820**

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# Location Map

# Exhibit "A"

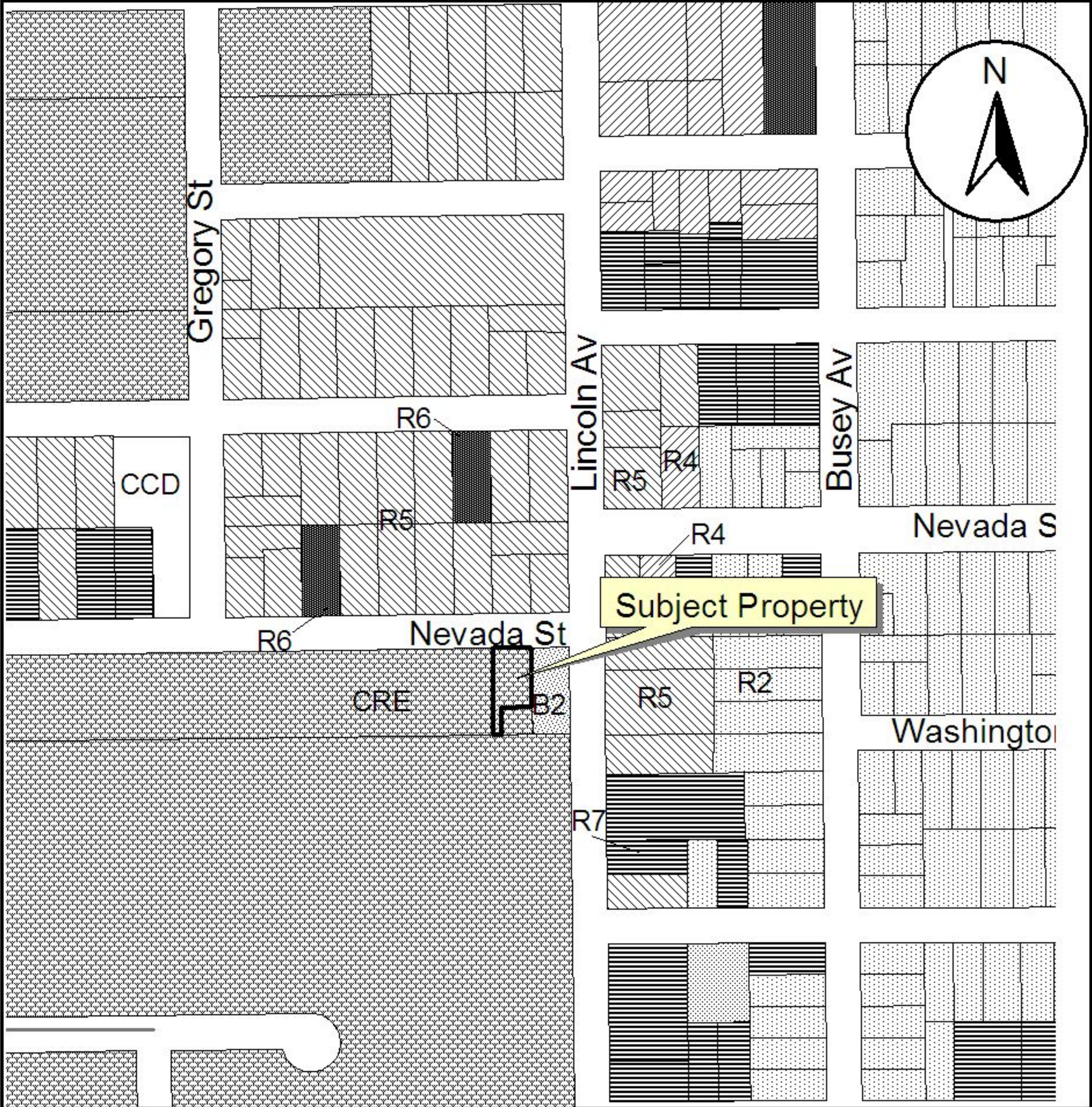


Plan Case: 1943-S-05  
Petitioner: Mid-Illinois Realty Group IV & DAVAN, LLC  
Location: 903 W. Nevada  
Zoning: CRE - Conservation - Recreation - Education  
Description:  
Rezoning from CRE to B-3U - General Business - University

Prepared 06/28/05 by Community Development Services - jcs

# Zoning Map

# Exhibit "B"



0 200 400 600 800 Feet



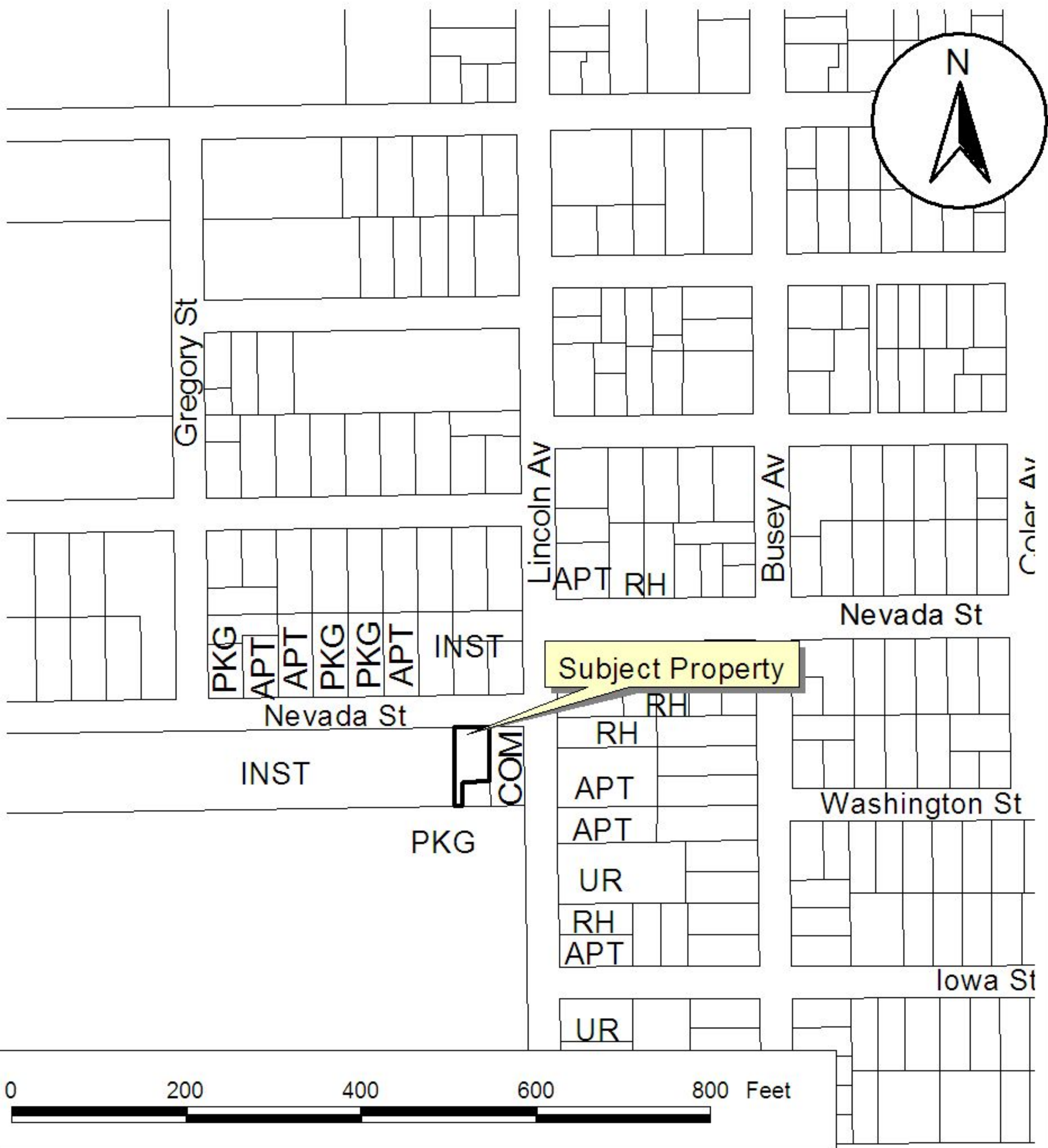
Plan Case: 1943-S-05  
 Petitioner: Mid-Illinois Realty Group IV & DAVAN, LLC  
 Location: 903 W. Nevada  
 Zoning: CRE - Conservation - Recreation - Education  
 Description: Rezoning from CRE to B-3U - General Business - University

Prepared 06/28/05 by Community Development Services - jcs

CRE - Conservation-Recreation-Education  
 R1 - Single Family  
 R2 - Single Family  
 R3 - Single- and Two-Family  
 R5 - Medium High Density Multiple-Family  
 R7 - University Residential

# Existing Land Use Map

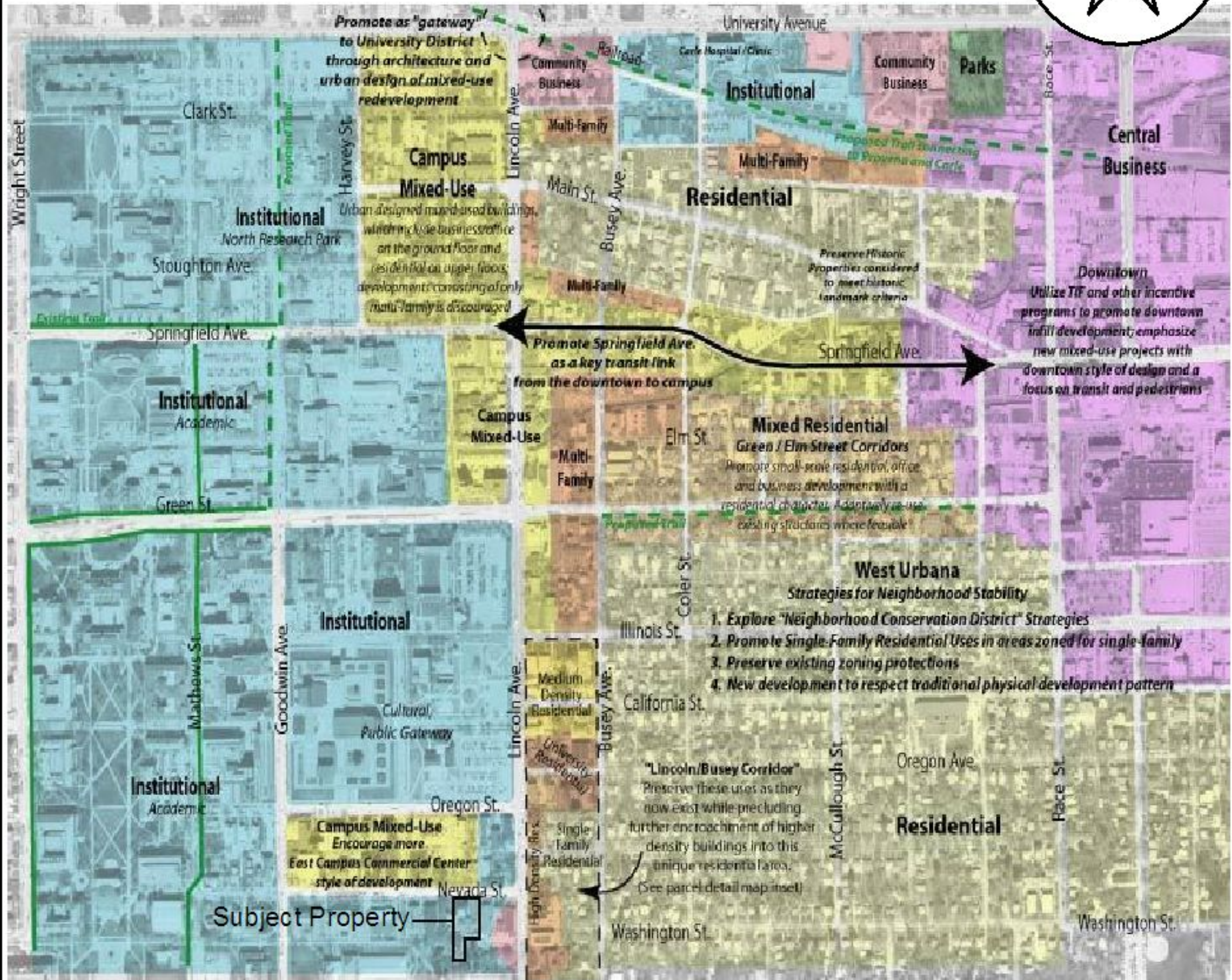
# Exhibit "C"



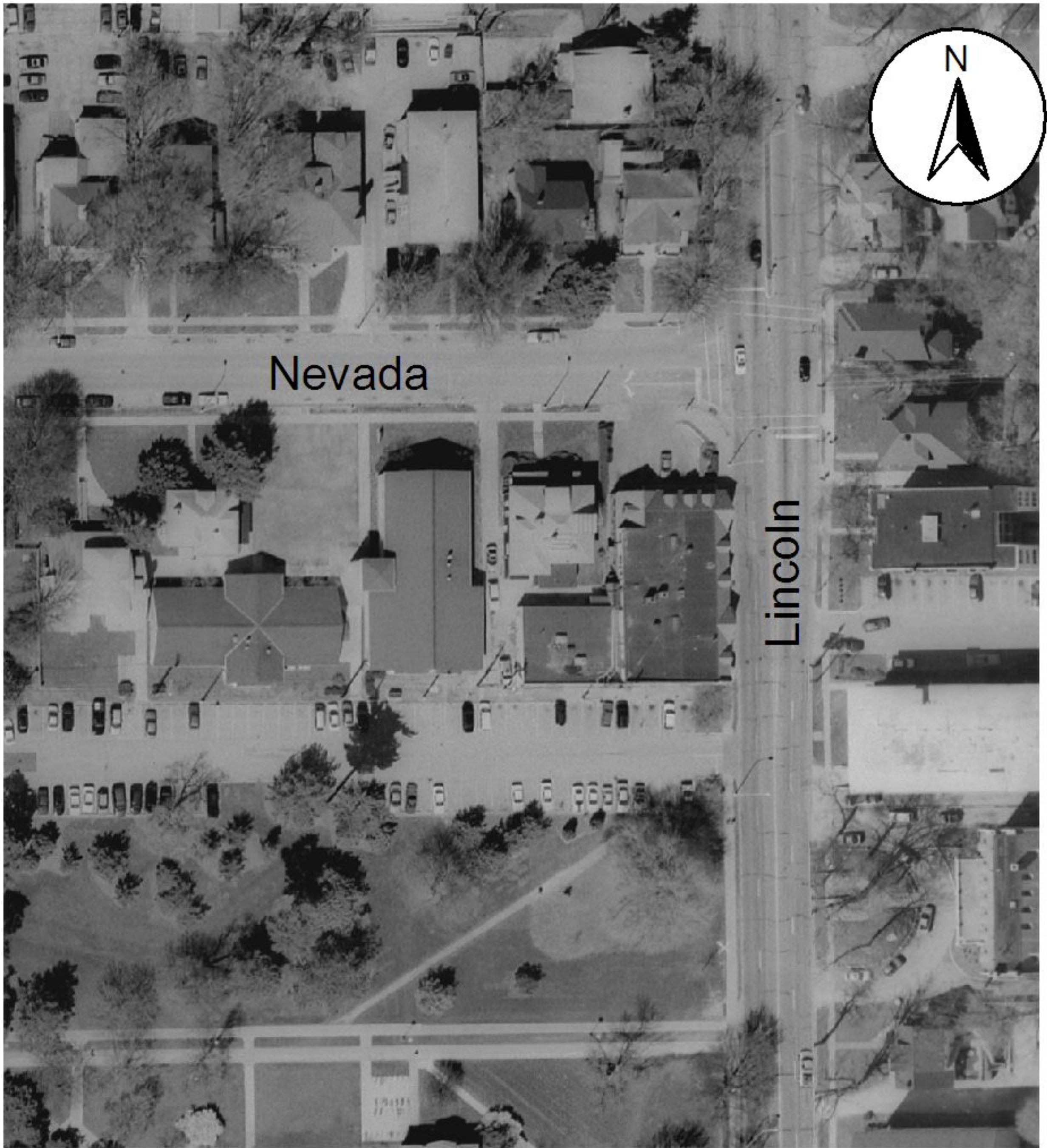
Plan Case: 1943-S-05  
 Petitioner: Mid-Illinois Realty Group IV & DAVAN, LLC  
 Location: 903 W. Nevada  
 Zoning: CRE - Conservation - Reservation - Education  
 Description: Rezoning from CRE to B-3U - General Business - University

Prepared 06/28/05 by Community Development Services - jcs

- APT - Apartment
- COM - Commercial
- INST - Institutional
- PKG - Parking
- RH - Rooming House
- UR - University Residential



Plan Case: 1943-S-05  
 Petitioner: Mid-Illinois Realty Group IV & DAVAN, LLC  
 Location: 903 W. Nevada  
 Zoning: CRE - Conservation - Recreation - Education  
 Description: Rezoning from CRE to B-3U - General Business - University



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Petitioner: Mid-Illinois Realty Group IV & DAVAN, LLC  
Location: 903 W. Nevada  
Zoning: CRE - Conservation - Recreation - Education  
Description: Rezoning from CRE to B-3U - General Business - University



#1



#2



#3



#4



# 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 Board of Zoning Appeals.

### PERMITTED USES:

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

Municipal or Government Building  
Public Elementary, Junior High School, or Senior  
High School

Public Park  
University or College

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

Agriculture, General  
Agriculture, Cropping

### SPECIAL USES:

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

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

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

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

### CONDITIONAL USES:

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

Artificial Lake of one (1) or more acres

## CRE Zoning District Summary cont.

### Business Uses - Recreational

Athletic Training Facility, Residential  
 Bait Sales  
 Camp or Picnic Area  
 Commercial Fishing Lake  
 Country Club or Golf Course  
 Lodge or Private Club  
 Driving Range  
 Miniature Golf

Outdoor Commercial Recreation Enterprise  
 (Except Amusement Park)  
 Private Indoor Recreational Development  
 Resort or Organized Camp  
 Riding Stable  
 Seasonal Hunting or Fishing Lodge

### Business Uses - Miscellaneous

Cemetery

## DEVELOPMENT REGULATIONS IN THE CRE DISTRICT

ZONE	MIN LOT SIZE	MIN OR AVERAGE WIDTH	MAX HEIGHT	MAX FAR	MIN OSR	MIN FRONT YARD	MIN SIDE YARD	MIN REAR YARD
CRE	1 acre	150'	35'	0.25	0.55	25'	15'	25'

FAR= FLOOR AREA RATIO  
 OSR= OPEN SPACE RATIO

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

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

Revised 5/28/05





# B-3U GENERAL BUSINESS- UNIVERSITY ZONING DISTRICT

## ZONING DESCRIPTION SHEET

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

"The B-3U General Business-University District is intended to provide areas in proximity to the University of Illinois for a range of business and office uses to meet the needs of persons and businesses associated with the University. This district is also intended to provide areas for high-density residential uses to insure an adequate supply of housing for persons who desire to reside near the campus. These business and residential uses may occur as mixed uses in the same structure. The development regulations in this district are intended to allow building which are compatible with the size and scale of the University's buildings."

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

### PERMITTED USES:

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

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

#### **Residential Uses**

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

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

Commercial Greenhouse  
Garden Shop  
Greenhouse (Not Exceeding 1,000 sq. ft.)

## **B-3U Zoning District Summary Cont.**

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

Ambulance Service  
Barber Shop  
Beauty Shop  
Dry Cleaning or Laundry Establishment  
Laundry and/or Dry Cleaning Pickup  
Health/Fitness Club  
Pet Care/grooming

Massage Parlor  
Medical Carrier Service  
Mortuary  
Shoe Repair Shop  
Self-service Laundry  
Tailor and Pressing Shop

### **Business Uses - Agricultural**

Feed and Grain (Sales only)  
Roadside Produce Sales Stand

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

Bank or Savings and Loan Association  
Check Cashing Service  
Copy and Printing Service  
Packaging/Mailing Service

Professional and Business Office  
Vocational, Trade or Business School

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

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

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

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

Automobile Accessories (New)  
Automobile Washing Facility

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

Antique or Used Furniture Sales and Service  
Apparel Shop  
Art and Craft Stores and Studios  
Bicycle Sales and Service  
Bookstore  
Building Material Sales (All Indoors Excluding  
Concrete or Asphalt Mixing)  
Department Store  
Drugstore  
Electrical or Gas Appliance Sales and Service  
Electronic Sales and Service  
Florist  
Furniture Store - Office Equipment Sales and  
Service

Hardware Store  
Heating, Ventilating, Air Conditioning Sales and  
Service  
Jewelry Store  
Monument Sales (Excludes Stone Cutting)  
Music Store  
Pet Store  
Photographic Studio/Equipment Sales and Service  
Shoe Store  
Sporting Goods  
Stationery-Gift Shop-Art Supplies  
Tobacconist  
Variety-Dry Goods Store  
Video Store

## **B-3U Zoning District Summary Cont.**

### **Business Uses - Recreational**

Athletic Training Facility, Nonresidential  
Athletic Training Facility, Residential  
Billiard Room  
Bowling Alley  
Dancing School

Lodge or Private Club  
Outdoor Commercial Recreation Enterprise  
(Except Amusement Park)  
Private Indoor Recreational Development  
Indoor Theater

### **Business Uses - Miscellaneous**

Auction Sales (Non-animal)  
Contractor Shop and Show Room (Carpentry,  
Electrical, Exterminating, Upholstery, Sign  
Painting, and Other Home Improvement Shops)

Mail Order Business (if less than 10,000 sq. ft.)  
Lawn Care and Landscaping Service  
Radio or TV Studio  
Wholesale Business

### **Industrial Uses**

Electronics and Related Accessories – Applied  
Research – Limited Manufacturing

## **SPECIAL USES:**

### **Business Uses – Miscellaneous**

Mail Order Business (greater than 10,000 sq. ft.)  
Shopping Center/Commercial PUD – Convenience  
Shopping Center/Commercial PUD – General

## **CONDITIONAL USES:**

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

Radio or Television Tower and Station

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

Plant Nursery

### **Business Uses – Business, Private Education and Financial Services**

Day Care Facility

### **Business Uses – Vehicular Sales and Service**

Automobile, Truck, Trailer or Boat Sales  
Gasoline Station

### **Business Uses - Miscellaneous**

Crematory  
Veterinary Hospital – Small Animal

### **Industrial Uses**

Confectionery Products Manufacturing and Packaging  
Engineering, Laboratory, Scientific and Research Instruments Manufacturing  
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing  
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing  
Bookbinding  
Motion Picture Production Studio  
Nonprofit or Governmental, Educational and Research Agencies

**B-3U Zoning District Summary Cont.**

**DEVELOPMENT REGULATIONS IN THE B-3U DISTRICT**

<b>ZONE</b>	<b>MIN LOT SIZE</b>	<b>MIN OR AVERAGE WIDTH</b>	<b>MAX HEIGHT</b>	<b>MAX FAR</b>	<b>MIN OSR</b>	<b>MIN FRONT YARD</b>	<b>MIN SIDE YARD</b>	<b>MIN REAR YARD</b>
<b>B-3U</b>	<b>6,000 sq. ft.</b>	<b>60'</b>	<b>none</b>	<b>4.00</b>	<b>0.10</b>	<b>15'</b>	<b>5'</b>	<b>5'</b>

**FAR= FLOOR AREA RATIO**

**OSR= OPEN SPACE RATIO**

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

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

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