



DATE: Monday, September 18, 2023
TIME: 7:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

Chair: Maryalice Wu, Ward 1

A. Call to Order and Roll Call

B. Approval of Minutes of Previous Meeting

1. 08-07-2023 Minutes

C. Additions to the Agenda

D. Presentations and Public Input

E. Staff Report

F. New Business

1. **Ordinance No. 2023-09-033:** An Ordinance Approving a Final Subdivision Plat (Fieldstone Subdivision No. 1 / Plan Case 2478-S-23) - CD
2. **Ordinance No. 2023-09-034:** An Ordinance Amending the Urbana Zoning Map (601 Killarney Street / Plan Case 2477-M-23) - CD
3. **Ordinance No. 2023-09-035:** An Ordinance Revising the Annual Budget Ordinance (Budget Amendment #2 - DCEO Grant) - HRF

G. Council Input and Communications

H. Adjournment

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions, and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and the general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner. Public Input will be taken in the following ways:

Email Input

Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: citycouncil@urbanaininois.us. The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than two (2) hours, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under "Verbal Input". Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the

meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City Clerk's Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: CityClerk@urbanillinois.us



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Kimberly Smith, Community Development Services Director
Marcus Ricci, AICP, Planner II

DATE: September 18, 2023

SUBJECT: **An Ordinance Approving a Final Subdivision Plat** (Fieldstone Subdivision No. 1 / Plan Case 2478-S-23)

Introduction

Nolan Atkins, on behalf of Fieldstone Investments, LLC, requests approval of a final plat for Fieldstone Subdivision No. 1. The applicant wants to subdivide a 3.57-acre tract of land into 14 lots to be developed for single-family homes. The subdivision would be part of the Stone Creek Development. The tract is zoned R-2 (Single-Family Residential) and is undeveloped.

At its September 7, 2023, meeting, the Plan Commission voted unanimously with six ayes and zero nays to approve the preliminary plat and forward the proposed final plat to City Council with a recommendation of approval. Staff concur with this recommendation.

Background

City Council has approved preliminary and final plats for several sections of the Stone Creek Development since 1997. The proposed subdivision generally conforms to the configuration proposed in the original 1997 preliminary plat.

More background and site details are available in the Staff Report in Council Exhibit A.

The Urbana Land Development Code regulates Preliminary, Final, and Concurrently-Submitted Plats. Preliminary and final plats are required to show many items. Both plats were reviewed by City staff and other relevant agencies, and are in general compliance with the Land Development Code. Minor corrections, including providing the attorney's contact information and clarifying the location of lot setbacks, will be made and confirmed prior to recording of the plat by City staff. The proposed final plat generally conforms to the approved preliminary plat, and has been forwarded by the Plan Commission for Council review.

Discussion

Land Use, Zoning Regulation, and Comprehensive Plan Designation

The property is located at the intersection of Colorado Avenue and South Stone Creek Boulevard (Council Exhibit A). The proposed development would be consistent with existing single-family residential uses to the north, west, and farther to the south and east of the site. The proposed subdivision is consistent with the R-2 zoning district's development requirements, including minimum

lot area and frontage. The proposed subdivision is consistent with the Comprehensive Plan's future land use designation of "Residential – Suburban Pattern" for the site.

Land Development Code Regulation

The proposed lots range from 0.238 to 0.305 acres (Council Exhibit A). The plat proposes no roadway expansion, and maintains future connectivity by reserving future right-of-way dedication for a potential Mumford Drive connection. The stormwater detention for these lots was accounted for as part of the Stone Creek Development. A multiuse path was previously installed in the median of South Stone Creek Boulevard. Utilities are available adjacent to the site. Street trees were previously installed in the South Stone Creek Boulevard median. No waivers, deferrals, or variances have been requested from the requirements of the Urbana Land Development Code or the Urbana Zoning Ordinance.

More background and site details are available in the Staff Report in Council Exhibit A.

Plan Commission

On September 7, 2023, the Plan Commission discussed the proposed preliminary and final plats (Council Exhibit B). The applicant stated his intent for the proposed subdivision to be consistent with the existing subdivisions, with lot owners being members of the existing homeowners association (HOA), and the restrictive covenants to be similar to the existing covenants. The President of the Stone Creek Subdivision HOA spoke in favor of the proposed subdivision and hoped that the lot owners would become members of the existing HOA.

After discussion, the Plan Commission voted unanimously to approve the preliminary plat, and to forward the final plat to City Council with a recommendation to APPROVE the final plat as presented.

Summary of Findings

1. The proposed final plat is consistent with the R-2 (Single-Family Residential) zoning designation for the subject property.
2. The proposed final plat is consistent with the "Residential – Suburban Pattern" Comprehensive Plan future land use designation for the site.
3. The proposed final plat meets the requirements of the Urbana Land Development Code.

Recommendation

At its September 7, 2023 meeting, the Plan Commission voted with six ayes and zero nays to forward Plan Case 2478-S-23 to the City Council with a recommendation to APPROVE the Final Plat of Fieldstone Subdivision No. 1, as presented. Staff concurs with the Plan Commission recommendation.

Attachments: Council Exhibit A: Plan Commission Staff Report, 9/7/2023
 Council Exhibit B: Plan Commission Meeting Minutes DRAFT, 9/7/2023
cc: Nolan Atkins, Applicant, on behalf of Fieldstone Investments, LLC

ORDINANCE NO. _____**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT****(Fieldstone Subdivision No. 1 / Plan Case 2478-S-23)**

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, Nolan Atkins, on behalf of Fieldstone Investments, LLC, has submitted a Final Subdivision Plat for the Fieldstone Subdivision No. 1 in general conformance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, the Final Plat for Fieldstone Subdivision No. 1 meets the requirements of the Urbana Land Development Code; and

WHEREAS, the City Engineer has reviewed and approved the Final Plat for Fieldstone Subdivision No. 1; and

WHEREAS, the Plan Commission voted six (6) ayes and zero (0) nays to forward the case to the Urbana City Council with a recommendation to approve the proposed final plat.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The Final Plat for Fieldstone Subdivision No. 1, attached hereto as Ordinance Attachment A, is hereby approved as platted.

Section 2.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and

publication in accordance with Section 1-2-4 of the Illinois Municipal Code. Upon approval of this Ordinance, the City Clerk is directed to record a certified copy with the Champaign County Office of the Recorder of Deeds and transmit one copy of the recorded Ordinance to the petitioner.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2023.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2023.

Diane Wolfe Marlin, Mayor

Ordinance Exhibit A

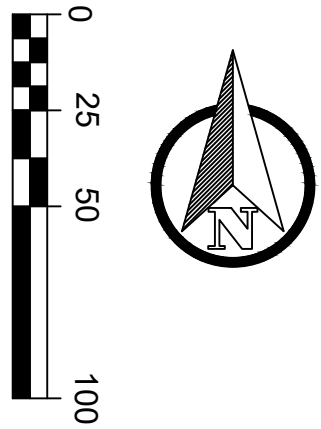
File Name: S:\000 Projects\380 Break Shot Property Management Group\38022002 Break Shot Stone Creek Sub\CAD\38022002 plat.dwg



FINAL PLAT
FIELDSTONE SUBDIVISION NO.1
A PART OF THE NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 19 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS

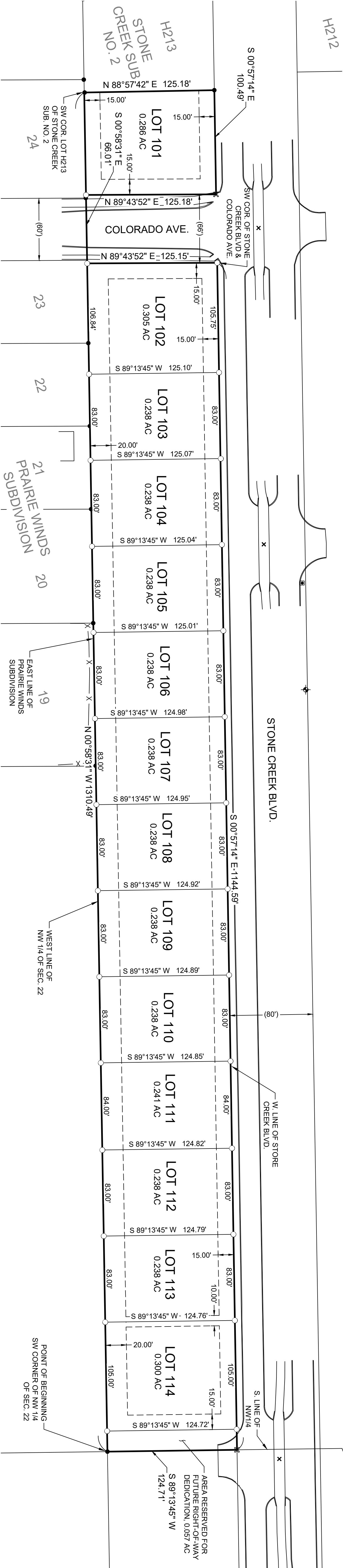
SUBDIVIDER/OWNER
FIELDSTONE INVESTMENTS, LLC
4102A FIELDSTONE ROAD
CHAMPAIGN, IL 61822
PH: 217.893.5601

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784
CHAMPAIGN, IL 61824-0784
PH: 217.202.8049



PRESENTED FOR RECORDING BY: CITY OF URBANA
RETURNED TO: PRECISION ENGINEERING GROUP, INC.

SPACE RESERVED FOR
RECORDER'S STAMP



SURVEYOR'S NOTES

- Field work was completed for this project on February 7, 2023.
- This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
- The subdivision is located within the corporate limits of the City of Urbana.
- All required public improvements including storm sewer, storm water management, storm water detention, water main, streets, sidewalks, and sanitary sewer systems have been constructed in accordance with the current City of Urbana standards and shall be constructed within easements as necessary.
- All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
- No part of this property is in the Special Flood Hazard Area as defined by FEMA.
- This tract of land is located in Zone(s) "X" on the Special Flood Hazard Area identified for the City of Urbana, Illinois, by the Federal Emergency Management Agency on the Flood Insurance Rate Maps, Panel Number 17019C0431D and 17019C0450D, both dated October 2, 2013.
- Tract does not lie within 500 feet of a point on a water course draining over 640 acres.
- Legal description was prepared by the surveyor.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) s.s.

I, Merle E. Ingersoll, Jr., being Illinois Professional Land Surveyor Number 035.003202, do hereby certify that at the request of the owner, Fieldstone Investments, Inc., I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tracts of land:

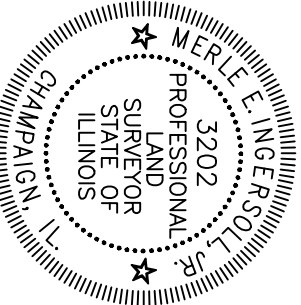
A tract of land being part of the Northwest Quarter of Section 22, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being described as follows, with bearing on Illinois State Plane East Zone datum:


Beginning at an iron pipe found at the Southwest corner of the Northwest Quarter of said Section 22, proceed North 00° 58' 31" West, 1310.49 feet along the West line of the Northwest Quarter of said Section 22, line also being the Southern extension of the East line of Prairie Winds Subdivision to the Southwest corner of Lot H213 of Stone Creek Subdivision No. 2 as recorded in the Champaign County Recorder's Office; thence North 89° 57' 42" East, 125.18 feet along the South line of said Lot H213 to the West line of Stone Creek Boulevard; thence South 00° 57' 14" East, 100.49 feet along said West line of Stone Creek Boulevard to a chiseled "X" on the North line of Colorado Avenue; thence South 89° 43' 52" West, 125.18 feet along the North line of said Colorado Avenue to an iron rod monument set on the said West line of the Northwest Quarter; thence South 00° 58' 31" East 66.00 feet to an iron rod monument set on the South line of Colorado Avenue; point also being on the East line of Lot 23 of said Prairie Winds Subdivision; thence North 89° 43' 52" East, 125.15 feet along the South line of said Colorado Avenue to an iron rod monument set at the Southwest corner of Colorado Avenue and Stone Creek Boulevard; thence South 00° 57' 14" East, 1144.89 feet along the West line of Stone Creek Boulevard to a chiseled "X" monument set on the South line of the Northwest Quarter of said Section 22; thence South 89° 13' 45" West, 124.71 feet along the South line of the Northwest Quarter of said Section 22 to the point of beginning, encompassing 3,570 acres, more or less.

For said owner who desires to facilitate the sale of said land by subdividing it into lots, street right-of-ways and other areas into which said lands have been so subdivided, and have numbered the lots which numbers are shown in larger size on said plat, and have stated the precise dimensions in feet and hundredths of feet of said lots, streets, and other areas; and that reference has been made upon said plat to permanent survey monuments, and have placed survey monuments as shown on the plat; and the Subdivision shall be known as "Fieldstone Subdivision No. 1".

Signed and sealed this 1st day of August, 2023.

Merle E. Ingersoll, Jr.
Merle E. Ingersoll, Jr.
Illinois Professional Land Surveyor No. 035.003202
License Expires November 30, 2024



REV. #		REV. DATE:		REVISION MADE:	
DATE:		08/01/23		SCALE: AS SHOWN	
FIELD BOOK:		38/p/1-5-28-32		DRAWN BY: MAM	
CHECKED BY: MEI					
FINAL PLAT					
FIELDSTONE SUBDIVISION NO. 1 PART OF SEC. 22, T. 19 N., R. 9 E., 3rd P. M. URBANA, ILLINOIS					
<div>PRECISION ENGINEERING GROUP, INC. P.O. BOX 784 CHAMPAIGN, IL 61824-0784 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585</div>					
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FILE #		38022002			
SHEET		1 OF 1			

Council Exhibit A: Plan Commission Staff Report

Item F1.



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Marcus Ricci, AICP, Planner II
DATE: September 7, 2023
SUBJECT: **Plan Case 2478-S-23:** A request by Nolan Atkins, on behalf of Fieldstone Investments, LLC, for preliminary and final plat approval for the Fieldstone Subdivision No.1 Subdivision (generally located at the intersection of Stone Creek Boulevard and Colorado Avenue).

Introduction

Nolan Atkins, on behalf of Fieldstone Investments, LLC, requests approval of preliminary and final plats for the Fieldstone Subdivision No. 1 Subdivision. The applicant would like to subdivide a 3.57-acre tract of land into 14 lots to be developed for single-family homes. The subdivision would be part of the Stone Creek Development, west of South Stone Creek Boulevard, at the east end of Colorado Avenue. The tract is zoned R-2 (Single-Family Residential) and is undeveloped.

According to the Urbana Land Development Code, preliminary and final plats may be submitted for concurrent approval. The Plan Commission must review the preliminary and final plats and make a recommendation to City Council for approval or denial. Staff recommends approval of the proposed plats.

Background

City Council has approved multiple plats for the Stone Creek Development – originally proposed as “Rosewood” – starting in 1997:

- Preliminary plat for Stone Creek Subdivision approved on March 3, 1997.¹ This plat was never recorded, so the lots were not created.
- Final plat for Stone Creek Subdivision No. 1 approved on September 2, 1997.²
- Preliminary plat for Stone Creek Commons Subdivision on March 2, 1998.³
- Preliminary plat for Stone Creek Commons Subdivision on May 17, 1999.⁴
- Final Plat for Stone Creek Commons Subdivision No. 1 on June 3, 2002.⁵
- Final Plat for Stone Creek Subdivision No. 2 on July 18, 2005.⁶
- In addition, at least six replats of lots in the subdivision have been administratively reviewed.

¹ Ordinance No. 9697-101; Plan Case 1644-S-97.

² Ordinance No. 9798-37; Plan Case 1672-S-97.

³ Ordinance No. 9798-92; Plan Case 1687-S-98.

⁴ Ordinance No. 1999-05-036; Plan Case 1718-S-99.

⁵ Ordinance No. 2002-05-055; Plan Case 1825-S-02.

⁶ Ordinance No. 2005-07-113; Plan Case 1941-S-05.

The applicant is requesting approval of preliminary and final plats to subdivide this portion of Stone Creek Subdivision that was included in the original 1997 preliminary plat. The proposed Fieldstone Subdivision No. 1 would be a continuation of the Stone Creek Subdivision No. 1 to the north.

The recently-updated Urbana Land Development Code regulates Preliminary, Final, and Concurrently-Submitted Plats in Sections 21-225, 21-230, and 21-235, respectively. Preliminary plats are required to show the locations of public utilities, paved roads and sidewalks, topographic lines, and other details required for establishment of a subdivision. Final plats are required to show the location of paved roads, property and lot lines, and easements. Required plat items are often shown on both plats. According to Section 21-230.C.2, if a final plat substantially conforms to the previously-approved preliminary plat, the final plat shall be submitted directly to City Council for approval. Both of the submitted plats have all of the required items. The plats are out for review by external agencies; comments are due by September 8, 2023. Any comments from reviewers requiring revisions to the plats, e.g., a missing easement, will be addressed by the applicant prior to recording of the plat.

City staff discussed the proposed plats with the applicant at a pre-application conference on July 24, 2023. At that time, the Administrative Review Committee determined that the proposed activity would be considered a Major Development.⁷

Discussion

Land Use, Zoning Regulation, and Comprehensive Plan Designation

Land Use. The property is located at the intersection of Colorado Avenue and South Stone Creek Boulevard (Exhibit A – Location Map). It is along the western edge of the Stone Creek Development of Windsor Road, south of Stone Creek Subdivision No. 2 and east of Prairie Winds Subdivision. Surrounding the site are agricultural uses to the southwest, east, and south, and residential uses to the northwest and north. The proposed development would continue the infill development of residential uses in southeastern Urbana and would be another step towards the completion of the Stone Creek Development. It would be generally consistent with existing single-family residential uses to the north, west, and farther to the south and east of the site.

Zoning Regulation. The property is undeveloped and is zoned R-2 (Single Family Residential). The proposed subdivision is consistent with this district's development requirements, including minimum lot area and frontage (Exhibit B – Zoning Map). The site is surrounded by the R-2 zoning district on all sides, except for R-1 (Single-Family Residential) to the southwest.

Comprehensive Plan Designation. The 2005 Comprehensive Plan shows this area as “Residential – Suburban Pattern,” as part of the Stone Creek Subdivision (Exhibit C – Future Land Use Map). The proposed subdivision is consistent with the Comprehensive Plan future land use designation for the site.

Land Development Code Regulation

Section XI-2 of the Zoning Ordinance states the Plan Commission reviews subdivision plans and makes recommendations to City Council, as provided in Chapter 21 entitled “Subdivisions and Other

⁷ The Administrative Review Committee is made up of the City Engineer, Director of Community Development Services, and the Secretary of the Plan Commission. It is responsible for enforcing the Land Development Code.

Land Developments” of the Urbana City Code.⁸ All of the items below are shown on their required plat(s).

Subdivision Layout and Access. The 3.57-acre parcel would be subdivided into 14 lots ranging from 0.238 to 0.305 acres on the west side of South Stone Creek Boulevard, with 13 lots to the south of Colorado Avenue and one lot to the north (Exhibit D – Preliminary Plat; Exhibit E – Final Plat). Roadway access to the subdivision is provided by South Stone Creek Boulevard from the north and south, and Colorado Avenue from the west; both are designated minor collectors in the Comprehensive Plan. The plat proposes no roadway expansion, and the existing stub along South Stone Creek Boulevard that aligns with Mumford Road to the west would be retained for a future connection. Major arterials in the vicinity of the site include Windsor Road to the south, Florida Avenue to the north, Philo Road to the west, and South High Cross Road to the east.

The proposed subdivision would not require a Traffic Impact Analysis (TIA) under the criteria set forth in the Land Development Code. City staff do not anticipate any traffic access or congestion due to the proposed development or its layout.

Drainage. The stormwater detention for these lots was accounted for as part of the Stone Creek Development. A new stormwater management plan will not be required for the proposed subdivision.

Sidewalks. A multiuse path was previously installed in the median of South Stone Creek Boulevard, and it fulfills the requirement for sidewalks for the proposed subdivision.

Utilities. Utilities are available adjacent to the site and will be extended to the site to serve the proposed development.

Street Trees. Street trees were previously installed in the median of South Stone Creek Boulevard, and they fulfill the requirement for street trees for the proposed subdivision.

Deferrals, Waivers, and Variances. No waivers, deferrals, or variances have been requested from the requirements of the Urbana Land Development Code or the Urbana Zoning Ordinance.

Summary of Findings

1. The proposed preliminary and final plats are consistent with the R-2 (Single-Family Residential) zoning designation for the subject property.
2. The proposed preliminary and final plats are consistent with the Comprehensive Plan land use and roadway designations for the site.
3. The proposed preliminary and final plats meet the requirements of the Urbana Land Development Code.

Options

The Plan Commission has the following options for recommendations to the City Council in Plan Case 2478-S-23:

⁸ The revised Chapter was renamed “Land Development Code” when it was adopted by City Council on March 27, 2023, Ordinance No. 2023-03-006; it became effective July 1, 2023.

Council Exhibit A: Plan Commission Staff Report

Item F1.

A. For the Preliminary Plat:

1. Approve the preliminary plat and forward it to the City Council with a recommendation to approve the plat as presented; or
2. Deny the preliminary plat and forward it to the City Council with a recommendation of denial.

B. For the Final Plat:

1. Approve the final plat and forward it to the City Council with a recommendation to approve the plat as presented; or
2. Deny the final plat and forward it to the City Council with a recommendation of denial.

Recommendation

Based on the analysis and findings presented herein, staff recommends that the Plan Commission APPROVE both the Preliminary Plat and the Final Plat of Fieldstone Subdivision No. 1 Subdivision, and forward both plats to City Council with a recommendation to APPROVE both plats.

Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Preliminary Plat
Exhibit E: Final Plat
Exhibit F: Site Photos

cc: Nolan Atkins, Applicant

Exhibit A - Location & Land Use



Case: 2478-S-23
 Subject: Fieldstone Major Development
 Location: 2121 & 1841 S. Stone Creek Blvd.
 Applicant: Fieldstone Investments, LLC








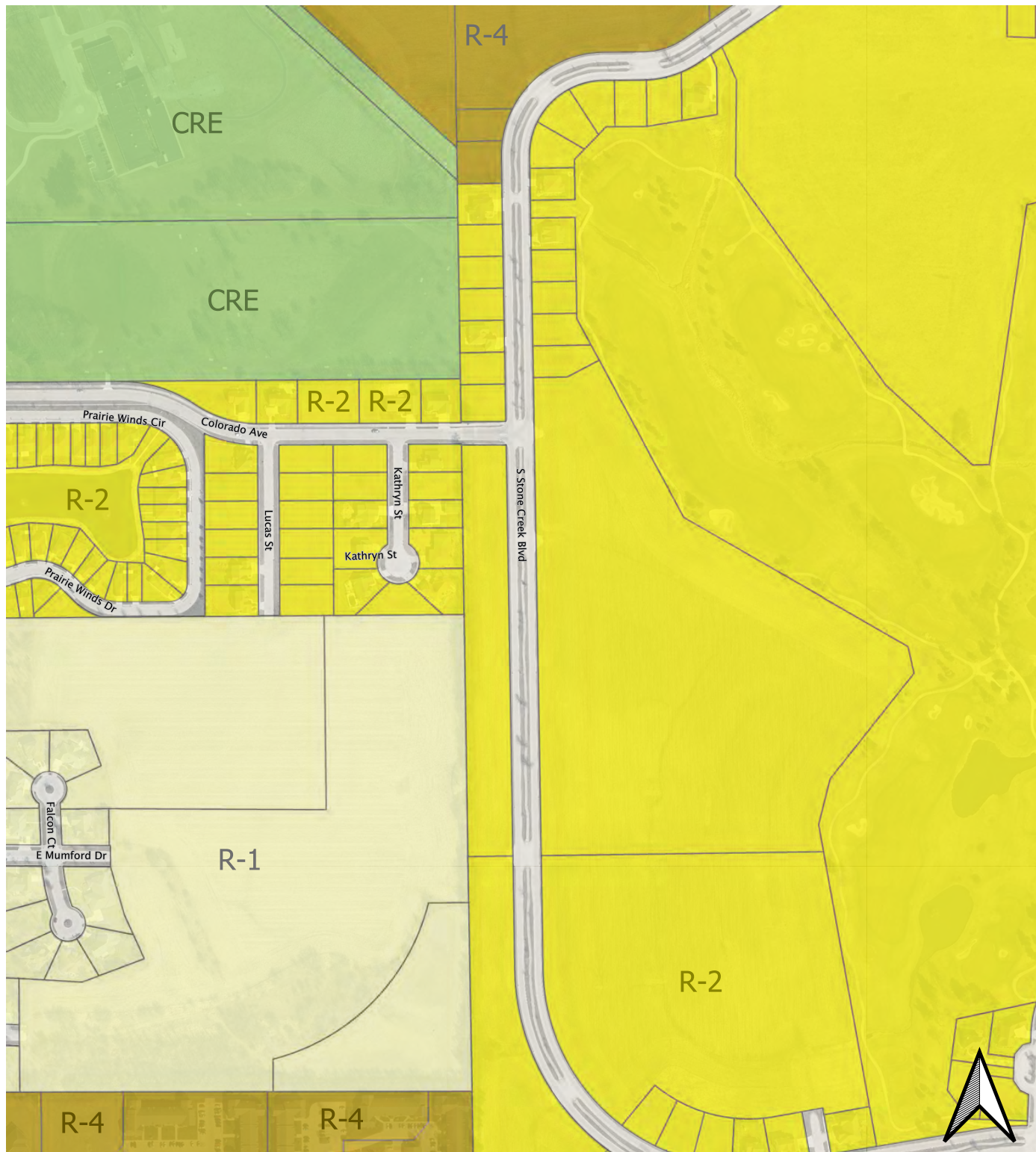
- | | | | |
|---|------------------|---|---------------------|
|  | Subject Property |  | Institutional, etc. |
|  | Residential |  | Leisure |
|  | Business, etc. |  | Natural resources |
|  | Industrial, etc. | | |

Exhibit B - Zoning



Case: 2478-S-23
Subject: Fieldstone Major Development
Location: 2121 & 1841 S. Stone Creek Blvd.
Applicant: Fieldstone Investments, LLC

 Subject Property

Exhibit C - Future Land Use



Case: 2478-S-23
Subject: Fieldstone Major Development
Location: 2121 & 1841 S. Stone Creek Blvd.
Applicant: Fieldstone Investments, LLC

 Subject Property

Exhibit D: Preliminary Plat

File Name: S:\000 Projects\380 Break Shot Property Management Group\38022002 Break Shot Stone Creek Sub\CAD\38022002 plat.dwg

PRESENTED FOR RECORDING BY: CITY OF URBANA
RETURNED TO: PRECISION ENGINEERING GROUP, INC

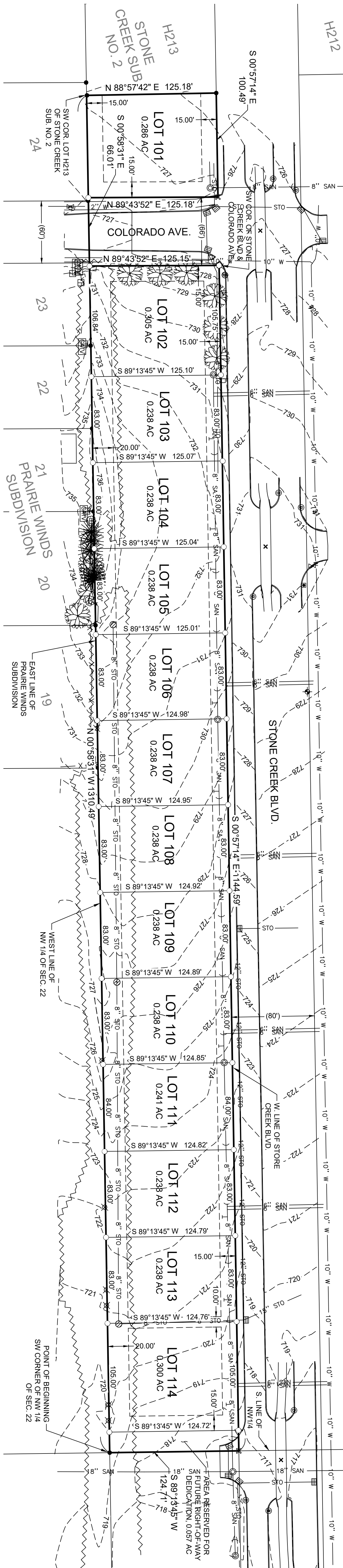
CHAMPAIGN COUNTY, ILLINOIS

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784
CHAMPAIGN, IL 61824-0784
PH. 217.202.8049

CENTER OF SEC. 22,
T19N, R9E OF THE
3RD PM



SPACE RESERVED FOR
RECORDER'S STAMP



APPROVED BY: The Urbana Plan Commission of the City of Urbana, Illinois

APPROVED BY: The City Council of the City of Urbana, Illinois in accordance
Ordinance No. _____

Date: _____ By: _____, Mayor

Attest: _____, City Clerk

REV. DATE:		REVISION MADE:	
08/01/23	SCALE:	AS SHOWN	

PRELIMINARY PLAT




REV. #	REV. DATE:	REVISION MADE:
DATE:	08/01/23	SCALE: AS SHOWN
FIELD BOOK:	38p1-5-28-32	DRAWN BY: MAM
CHECKED BY: MEI		
<p align="center">PRECISION ENGINEERING GROUP, INC. P.O. BOX 704, CHAMPAIGN, IL 61824-0704 PHONE: 217.202.8049 CIVIL ENGINEERING - LAND SURVEYING</p> 		
<p align="center">PRELIMINARY PLAT</p>		
<p align="center">FIELDSTONE SUBDIVISION NO. 1 PART OF SEC. 22, T. 19 N., R. 9 E., 3rd P.M. URBANA, ILLINOIS</p>		
<p align="center">ILLINOIS DESIGN FIRM REGISTRATION NO. 184007285</p>		
FILE #	38022002	
SHEET		
1 OF 1		

Exhibit E: Final Plat



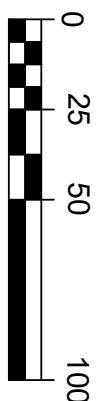
FIELDSTONE SUBDIVISION NO. 1

A PART OF THE NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN

CHAMPAIGN COUNTY, ILLINOIS

SUBDIVIDER/OWNER
FIELDSTONE INVESTMENTS, LLC
4102A FIELDSTONE ROAD
CHAMPAIGN, IL 61822
PH: 217.693.5601

SURVEYOR/ENGINEER
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784
CHAMPAIGN, IL 61824-0784
PH. 217.202.8049



CENTER OF SEC. 22,
T19N, R9E OF THE
3RD PM

SPACE RESERVED FOR
RECORDER'S STAMP



SURVEYOR'S CERTIFICATE

1. Field work was completed for this project on February 7, 2023

2. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

3. The subdivision is located within the corporate limits of the City of Urbana.

4. All required public improvements including storm sewer, storm water management, storm water detention, water main, streets, sidewalks, and sanitary sewer systems have been constructed in accordance with the current City of Urbana standards and shall be constructed within easement necessary.

6. All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.

7. No part of this property is in the Special Flood Hazard Area as defined by FEMA

Urbana, Illinois, by the Federal Emergency Management Agency on the Flood Insurance Rate Maps, Panel Number 17019C0431D and 17019C0450D, both dated October 2, 2013.

8. Tract does not lie within 500 feet of a point on a water course draining over 640 acres.

9. Legal description was prepared by the surveyor.

DRAINAGE STATEMENT

We hereby state that to the best of our knowledge and belief the drainage of

improvements of this subdivision or an part thereof or that if such surface water

and diversion of such surface waters into public areas or drains which the

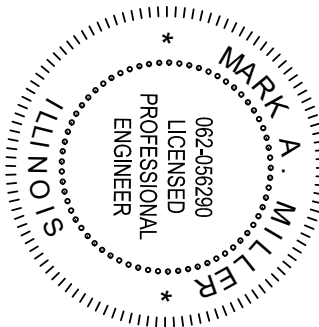
accordance with the generally accepted engineering practices so as to reduce the

subdivision.

LOT NUMBER	DESCRIPTION
101	

Mark A. Miller
Illinois Licensed Professional Engineer No. 062.056290
License Expires 11/30/23

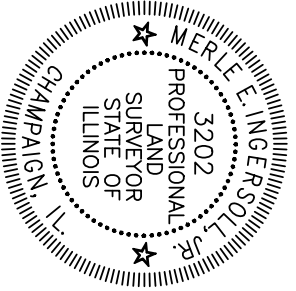
Date _____



Signed and sealed this 1st day of August, 2023.

Mr. J. E. Adgersoll, Jr.

Illinois Professional Land Surveyor No. 035.003202
License Expires November 30, 2024



PRESENTED FOR RECORDING BY: CITY OF URBANA
RETURNED TO: PRECISION ENGINEERING GROUP, INC.

APPROVALS

Approved by the Urbana Plan Commission of the City of Urbana, Illinois


Date: _____ By: _____

Approved by the City Council of the City of Urbana, Illinois in accordance with Ordinance No. _____

Date: _____ By: _____
Mayor

Attest: _____ City Clerk, _____ Date _____

REV. #	REV. DATE:	REV/ISSN MADE:
DATE:	08/01/23	SCALE: AS SHOWN
FIELD BOOK:	38p15-28-32	DRAWN BY: MAM
CHECKED BY: MEI		



FINAL PLAT

PRECISION ENGINEERING GROUP, INC.

PHONE: 217.202.8049

CIVIL ENGINEERING - LAND SURVEYING

ILLINOIS DESIGN FIRM REGISTRATION NO. 1840075

FIELDSTONE SUBDIVISION NO. 1
PART OF SEC. 22, T.19 N., R. 9 E., 3rd P.M.

FILE #
302200
SHEET
1 OF 1

Council Exhibit A: Plan Commission Staff Report
Exhibit F - Site Photos

Item F1.

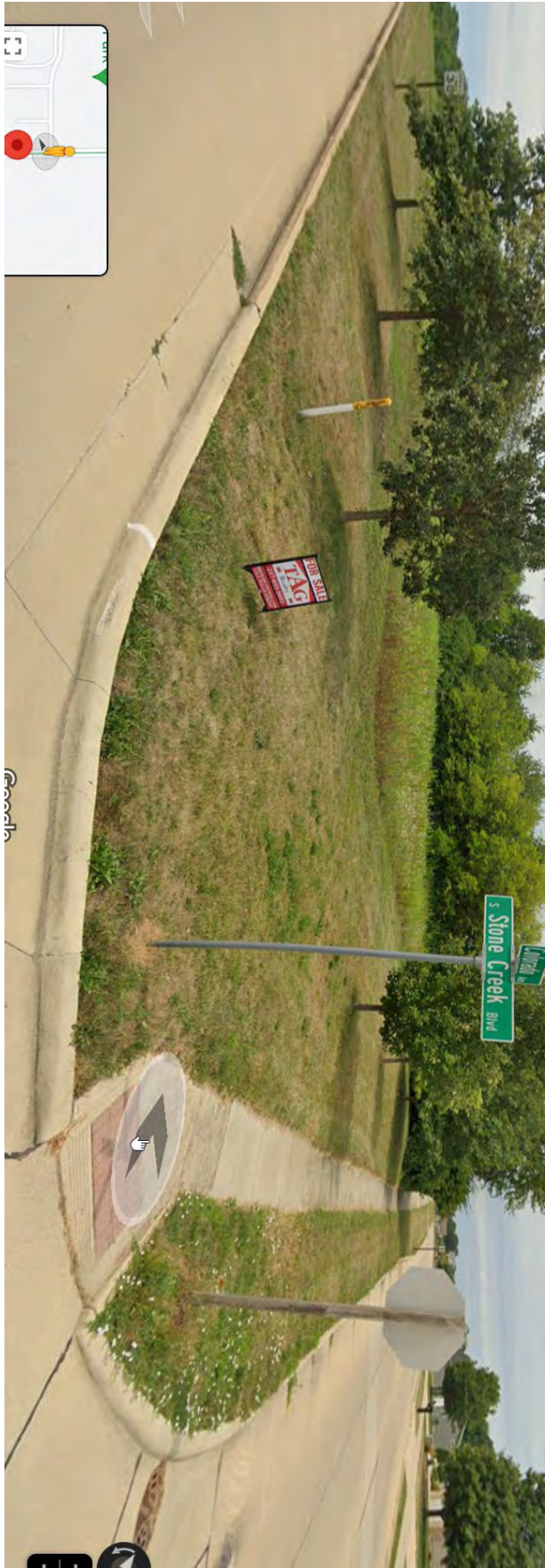


Figure 1. Looking southwest towards Lot 102



Figure 2. Looking northwest towards Lot 101

Council Exhibit A: Plan Commission Staff Report

Exhibit F - Site Photos

Item F1.

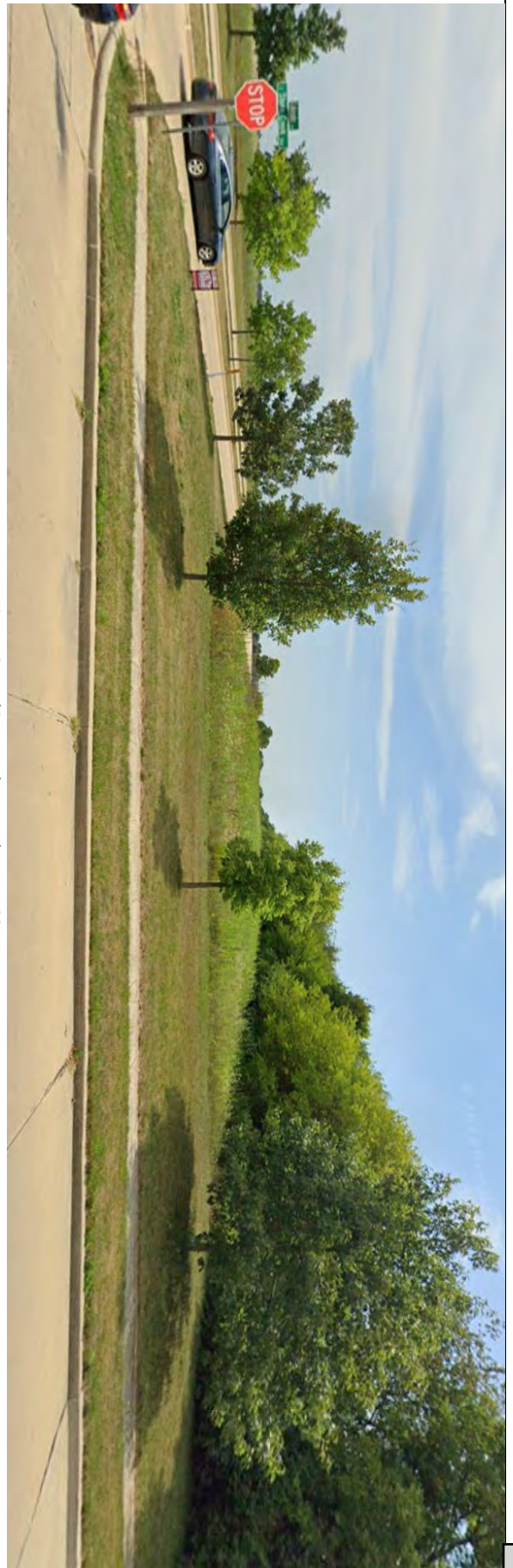


Figure 3. Looking south towards Lots 102-114.



Figure 4. Looking north towards Lot 101.

Council Exhibit A - Plan Commission Staff Report

Item F1.



Stone Creek Subdivision Homeowners Association

*Tom Roth - President
2734 E Castlerock
Urbana, IL 61802
Troth@PrimeLending.com
217-493-8578*

September 6, 2023

In March of 2020 the Atkins family bestowed upon the University of Illinois the tremendous gift of the Stone Creek Golf Club and the unsold land surrounding it. At the same time The Atkins Group was in the process of turning over the Homeowner's Association to the residents. I was part of that steering committee and have served as the President of the HOA since its inception in March of 2020.

As a Board we feel it is our responsibility to ensure that Stone Creek Subdivision continues to be a neighborhood that is worthy of the gift that was given and the golf course that was the result. This responsibility includes the existing entrances, boulevards, lots and houses; it also includes those that intend to build their homes within our boundaries. The Stone Creek Covenants were re-written as part of the turnover in 2019-2020, a great deal of time was spent on the building requirements; the Architecture Committee and Board work diligently to ensure that we hold our new residents to these standards.

We are excited to see these new lots coming onto the market and hope there will be additional homeowners coming soon to our neighborhood. It is our opinion that these homes should be part of our HOA and should be built to the standards we have been entrusted to uphold. These home and homeowners will benefit from all we have done it is only right that they are part of the same.

It is our request that the Planning Commission require these lots be included in the Stone Creek Subdivision as part of their approval for the replat.

Thank you.

Tom Roth

President
Stone Creek Subdivision Homeowners Association

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: September 7, 2023

TIME: 7:00 P.M.

PLACE: Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois

MEMBERS ATTENDING: Will Andresen, Andrew Fell, Lew Hopkins, Debarah McFarland, Karen Simms, Chenxi Yu

MEMBERS EXCUSED: Dustin Allred

STAFF PRESENT: Kevin Garcia, Principal Planner; Marcus Ricci, Planner II; Kimberly Smith, Director of Community Development Services

PUBLIC PRESENT: Nolan Atkins, [Mr. Atkins' associate], Tom Roth, [3 or 4 others]

...

5. NEW BUSINESS

Plan Case No. 2478-S-23 – A request by Nolan Atkins, on behalf of Fieldstone Investments, LLC, for preliminary and final plat approval for the Fieldstone Subdivision No.1 Subdivision (generally located at the intersection of Stone Creek Boulevard and Colorado Avenue).

Acting Chair Hopkins opened Plan Case No. 2478-S-23. Marcus Ricci, Planner II, presented the details of the case to the Plan Commission from the written staff memo. He summarized a letter of comment submitted by Tom Roth, President of the Stone Creek Subdivision Home Owners Association, which stated that their HOA requests that the proposed subdivision lot owners be members of the existing HOA, and that the subdivision's covenants generally conform to the existing covenants. Mr. Ricci reviewed the options for the Plan Commission and presented staff's recommendation to approve the Preliminary Plat and forward the Final Plat to City Council with a recommendation of approval.

Acting Chair Hopkins asked if members of the commission had any questions for staff.

Mr. Hopkins stated that there would have been a preliminary plat for this land at some point. He asked if the preliminary plat in this case is substantially similar to the earlier preliminary plat. Mr. Ricci stated that that plat was from 1997 and is expired. Mr. Hopkins restated his question. Mr. Ricci stated that in his review of the previous plats, the proposed plat was not different from the earlier plats.

Mr. Hopkins asked if the Mumford Drive connection shown on the plat appeared on any previous preliminary plat for Eagle Ridge. Mr. Ricci stated that he could say definitively that there has not

been. There was a sewer easement on a previous plat. Furthermore, the area to the west is being subdivided by Sola Gratia Farm, and City staff is requiring that they include a right-of-way reservation for a potential extension of Mumford Drive.

Mr. Hopkins asked if the sewer on the aforementioned plat had ever been built. Mr. Ricci showed the preliminary plat, which shows an 18-inch sanitary line at the roadway stub aligned with Mumford Drive. *Note: Mr. Ricci confirmed the location of the sanitary line from City GIS information.*

Mr. Hopkins noted that none of the attachments were included in the packet. Mr. Garcia apologized and said he would look into it and make sure that did not happen again.

Mr. Hopkins asked if the procedures would be the same as for a public hearing. Mr. Garcia stated that this is not a public hearing, so they should not follow the same procedures. He then clarified that they should still allow public comments.

Mr. Fell asked what the proposed right-of-way for Mumford Drive would be. After discussion, it was determined that it would presumably be 60 feet, which is identical to the nearby Colorado Avenue right-of-way.

Mr. Hopkins asked if there were any more questions for staff. Being none, Acting Chair Hopkins opened the floor for public input. He invited the applicant to address the Plan Commission.

Nolan Atkins, the applicant, stated that it was his intent for the proposed subdivision to be consistent with the existing subdivisions, with lot owners being members of the existing Stone Creek Home Owners Association, and the restrictive covenants to be similar to the existing covenants, including requirements for yard lights.

Mr. Roth spoke to the Commission. He stated that the HOA was in favor of developing the lots, and that their HOA is following the same covenants as the original ones established by The Atkins Group, other than having merged the original five HOAs into a single HOA. He reiterated his HOA members' desire that the proposed subdivision lots would be included in the existing HOA and that the restrictive covenants would be similar to those binding the existing lot owners. Mr. Hopkins asked how the HOA is defined in its bylaws. In other words, how is membership defined? Mr. Roth replied that that is a good question. He said that it included all the lots in Stone Creek Subdivision.

Ms. Simms asked whether the HOA covenants had any language regarding inclusion or equity principles. Mr. Roth replied that the HOA does not review or approve any lot transfers or site plans.

Mr. Fell asked if the covenants were extinguished when The Atkins Group transferred the management of the then-developed lots over to the HOA. Mr. Roth said they took the major covenants for the five HOAs and combined them. The only reason the proposed lots were not included in the HOA was that they were not in existence at the time.

Mr. Fell asked if the Plan Commission had any role in establishing or enforcing HOA covenants. Mr. Garcia answered that it does not.

With no further input from the audience, Acting Chair Hopkins closed the public portion of the meeting. He opened the meeting for Plan Commission discussion and/or motion(s).

Council Exhibit B: Plan Commission Meeting Minutes DRAFT

September 7, 2023

Item F1.

Mr. Fell moved to approve the Preliminary Plat, and moved that the Plan Commission forward Case No. 2478-23 to the City Council with a recommendation to approve the Final Plat, as presented, without conditions. Mr. Andresen seconded both motions.

Roll call on the combined motion was as follows:

Mr. Andresen	-	Yes	Mr. Fell	-	Yes
Mr. Hopkins	-	Yes	Ms. McFarland	-	Yes
Ms. Simms	-	Yes	Ms. Yu	-	Yes

The motion passed by unanimous vote.

Mr. Garcia noted that Case No. 2478-S-23 would be forwarded to the Committee of the Whole on September 18, 2023.

...



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Kimberly Smith, Community Development Services Director
 Marcus Ricci, AICP, Planner II

DATE: September 18, 2023

SUBJECT: **An Ordinance Amending the Urbana Zoning Map** (601 Killarney Street / Plan Case 2477-M-23)

Introduction

Tom Clarkson, on behalf of Urbana Country Club (UG&CC, LLC, “country club”), requests to rezone 601 Killarney Street from B-3 (General Business) to R-4 (Medium-Density Multiple-Family Residential). The proposed rezoning would permit the expansion of the country club, including construction of a maintenance building on the property.

At its August 24, 2023, meeting, the Plan Commission recommended unanimously, with four ayes and zero nays, that City Council approve the request. Staff concur with this recommendation.

Background

The site is approximately 4.7 acres and is located east of the Lincoln Commerce Centre commercial park on the east side of Killarney Street. The subject property and country club-owned property to the north are zoned B-3 (General Business) and are undeveloped. Surrounding land is a mix of B-3, IN-1 (Light Industrial), CRE (Conservation-Recreation-Education), R-4, and County AG-2.

The applicant wants to construct a new maintenance building for the country club on the property, which would be an accessory use for the country club. The parcel must have a zoning classification that permits the principal use of the country club; the current B-3 zoning does not permit country clubs, while the proposed R-4 district does.

The property has been vacant since at least 1940; the adjacent Urbana Country Club was built in 1922. The proposed rezoning would be in line with the Future Land Use Designation of “Park” in Urbana’s 2005 Comprehensive Plan, which “includes all active and passive parklands, public recreation centers and golf courses when not associated with a residential development.”

More background and site details are available in the Staff Report in Council Exhibit A.

Summary of Findings

The Plan Commission agreed with the findings of fact in the Staff Report, including that the proposed rezoning to R-4 would be compatible with the “Park” Future Land Use designation by the 2005 Comprehensive Plan, and compatible with the adjacent CRE and County AG-2 zoning districts. The public would benefit from the parcel being developed into any compatible use, including residential, park, or country club.

Public Input

Staff published a legal notice in *The News-Gazette* to notify the public of the request and public hearing. Staff also sent letters to five neighboring property owners, and posted a public hearing sign on the property. Staff received no correspondence regarding the request.

Board Vote and Recommendation

At a public hearing during its August 24, 2023, meeting, the Plan Commission voted unanimously, with four ayes and zero nays, to recommend that City Council **approve** the requested rezoning based on the findings in the Staff Report that the request generally met the rezoning criteria. No issues were discussed.

Staff concur with the recommendation to **approve** the requested rezoning.

Full staff findings are available in the Plan Commission Staff Report in Council Exhibit A and the public hearing minutes are available in Council Exhibit B.

Attachments: Draft Ordinance
Council Exhibit A: 8/24/2023 ZBA Meeting Staff Report, including Exhibits
Council Exhibit B: DRAFT 8/24/2023 Plan Commission Meeting Minutes

cc: Tom Clarkson, Applicant
Michael Friend, Farnsworth Group, Project Engineer

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE URBANA ZONING MAP

(601 Killarney Street / Plan Case No. 2477-M-23)

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, Tom Clarkson, on behalf of Urbana Country Club, requests a rezoning from the B-3 (General Business) zoning district to the R-4 (Medium-Density Multiple-Family Residential) zoning district, at 610 Killarney Street; and

WHEREAS, after due publication, the Urbana Plan Commission held a public hearing on August 24, 2023, and voted with four (4) ayes and zero (0) nays to forward Plan Case 2477-M-23 to the Urbana City Council with a recommendation to approve a rezoning to the R-4 (Medium-Density Multiple-Family Residential) zoning district; and

WHEREAS, the City Council finds that the requested rezoning is consistent with the criteria contained in *La Salle National Bank v. County of Cook*, 12 Ill. 2d 40, 145 N.E.2d 65 (Ill. 1957) and *Sinclair Pipe Line Co. v. Village of Richton Park*, 19 Ill.2d 370 (1960); and

WHEREAS, the City Council, after due consideration, finds that an amendment to the Urbana Zoning Map as herein provided is in the best interests of the residents of the City and is desirable for the welfare of the City’s government and affairs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

The Official Zoning Map of Urbana, Illinois, is herewith and hereby amended to change the zoning classification from the B-3 (General Business) zoning district to the R-4 (Medium-Density Multiple-Family Residential), for the property more particularly described as follows:

Lot 2 of Prairie Center First Subdivision to the City of Urbana, as per plat recorded January 27, 2006, as Document 2006R02280, in Champaign County, Illinois.

Commonly known as 601 Killarney Street, Urbana, Illinois 61801
P.I.N.: 91-21-05-303-003

Section 2.

Upon approval of this Ordinance, the City Clerk is directed to record a certified copy of this Ordinance with the Champaign County Office of Recorder of Deeds. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, 2023.

AYES:

NAYS:

ABSTENTIONS:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, 2023.

Diane Wolfe Marlin, Mayor



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Marcus Ricci, AICP, Planner II
DATE: August 10, 2023
SUBJECT: **Plan Case 2477-M-23:** An application by Tom Clarkson, on behalf of Urbana Country Club (UG&CC, LLC), to rezone 601 Killarney Street from B-3 (General Business) to R-4 (Medium-Density Multiple-Family Residential).

Introduction & Background

Tom Clarkson, on behalf of Urbana Country Club (UG&CC, LLC, “club”), requests to rezone 601 Killarney Street from B-3 (General Business) to R-4 (Medium-Density Multiple-Family Residential). The proposed rezoning would permit the expansion of the adjacent country club, including construction of a maintenance building on the property.

Staff recommend approving the proposed rezoning, as it satisfies the rezoning criteria.

Description of Site and Area

The site is approximately 4.68 acres and is located east of the Lincoln Commerce Centre commercial park on the east side of Killarney Street (see Exhibit A). The property and the adjacent property to the north – also owned by the club – are zoned B-3 (General Business) and are undeveloped (see Exhibit B). The commercial park and land to the west and southwest are zoned a mix of B-3 and IN-1 (Light Industrial). Land to the south is zoned County AG-2. Land to the north and east is outside the City’s corporate limits, and is subject to a 2006 Annexation Agreement¹ and regulated as City CRE (Conservation-Recreation-Education) and R-4 (Medium-Density Multiple-Family Residential). Table 1 below identifies the current zoning and the existing and future land uses of the site and surrounding properties (see Exhibit C).

Discussion

The applicant wants to construct a new maintenance building for the country club on the property. The maintenance building would be considered an accessory use for the country club, and as a parcel housing an accessory use, the parcel must have a zoning classification that permits the principal use: the country club. The current B-3 zoning does not permit country clubs; the proposed R-4 district does permit them, as do most residential zoning districts and the AG (Agriculture) zoning district.

¹ The purpose of the 2006 annexation agreement (Ord. No. 2006-01-009 / 2006R26010) was to allow the country club’s previous owner to build condominiums on the property. Those plans never came to fruition, and the parcel subject to the agreement was never annexed into the City. However, the agreement is still technically in effect until 2026, and, until it expires, the property is subject to the City zoning designated in the agreement (CRE and R-4). We present this merely as background information; it is irrelevant to the case at hand whether the adjacent parcel is under the City’s or County’s zoning jurisdiction.

The property has been vacant since at least 1940. The Urbana Country Club was built in 1922, and includes an 18-hole golf course, tennis courts, swimming pool, spa, dining and banquet facilities, and meeting rooms. The proposed maintenance building would eventually replace the existing maintenance building. The proposed rezoning would be in line with the Future Land Use Designation of “Park” in Urbana’s 2005 Comprehensive Plan, which “includes all active and passive parklands, public recreation centers and golf courses when not associated with a residential development.”

Table 1. Zoning and Land Use

Location	Zoning	Existing Land Use	Future Land Use
Site	B-3 (General Business)	Undeveloped	Park & Light Industrial
North	B-3 (General Business)	Undeveloped	Park & Light Industrial
South	County AG-2 (Agriculture)	Cemetery	Institutional
East	CRE (Conservation-Recreation-Education), R-4 (Medium-Density Multiple-Family Residential)	Country Club	Park
West	B-3 (General Business) & City IN-1 (Light Industrial)	Commercial & Industrial Parks	Light Industrial

Rezoning Criteria

In the case of *La Salle National Bank v. County of Cook*, 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.

Nearby properties are a mix of B-3 (General Business), IN-1 (Light Industrial/Office) and County AG-2 (Agriculture) zoning districts, and contain a mix of commercial, industrial, institutional, and recreational uses. The primary reason for the proposed rezoning is to permit an expansion of the Urbana Country Club, which is currently zoned CRE and R-4. The proposed rezoning would greatly reduce the number of potential uses, especially business uses, while permitting the proposed country club expansion and almost all types of residential and park uses. As the potential uses would not conflict with the existing nearby uses, this should weigh in favor of the proposed rezoning.

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

As stated above, rezoning the property to R-4 will significantly reduce the number of uses that would be allowed on the parcel, so this rezoning may end up reducing the property’s value. However, the current B-3 zoning prohibits the expansion of the country club onto this property, which makes the property less *usable* to the owner. While this criteria typically considers lower

property values to be a negative for a property owner, in this case, since the owner is willing to make a tradeoff between property value and usability, this should weigh in favor of the proposed rezoning.

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

The uses in the proposed R-4 zoning district are fewer in number and, in general, they are lower in intensity, and produce less noise, pollution, and odor than the uses permitted in the current B-3 zoning district. The proposed R-4 zoning district would allow the property owners to use the parcel to support their existing country club's activities by constructing a new maintenance building, which will allow expansion of the country club by providing offices and better storage for equipment and materials. This should weigh in favor of the proposed rezoning.

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

The public gains no benefit from having an undeveloped parcel in a commercial park; it could benefit if it was developed into some use permitted by the current B-3 zoning. If the property owner wants to use it for its current country club use, it makes sense to allow them to expand, if the alternative is to let it continue sitting vacant as it has for more than 80 years. The public could benefit from some of the uses allowed by the proposed R-4 rezoning, whether that is an expansion of the country club, future housing, or some other use permitted in the R-4 district. On the other hand, the property owner would suffer some hardship if they were not able to expand the country club, since they would need to find some other location on the existing country club site for a new maintenance facility. This should weigh in favor of the proposed rezoning.

5. *The suitability of the subject property for the zoned purposes.*

The property is well-suited for the proposed R-4 zoning district, depending on which of the permitted uses would be built at the site. It is served by public sanitary and storm sewer, and the 2005 Comprehensive Plan designates the area's future uses as "Park" and "Industrial." The proposed R-4 zoning permits the proposed use of "Country Club," as well as other park and residential uses; other uses require a conditional or special use permit. This should weigh in favor of the proposed rezoning.

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 has been vacant since before 1940. It was first platted in 1979 as part of Lot 1 of "Lincoln Centre," and then replatted in 2006 as Lot 2 of "Prairie Center First Subdivision." If the proposed rezoning is not granted, the property could stay vacant until the current property owners elect to use it for something permitted under the current B-3 district, or until they sell it. Granting the proposed rezoning to R-4 would permit expansion of the adjacent country club, or permit other park or residential uses. This should weigh in favor of the proposed rezoning.

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

The applicant requests a rezoning to allow for expansion of its adjacent country club. This use is well-established, having started in 1922. The club continues to add services to its portfolio, and has plans to expand its operations area. This should weigh in favor of the proposed rezoning.

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

The 2005 Comprehensive Plan designates the west part of the property for future “Park” land use. The Urbana Country Club itself is recognized by many agencies as a valuable recreation resource, and included on many inventories and maps.² This should weigh in favor of the proposed rezoning.

Overall, the request meets all eight criteria for a rezoning.

Summary of Findings

1. The proposed rezoning to R-4 (Medium-Density Multiple-Family Residential) would be compatible with the “Park” Future Land Use designation by the 2005 City of Urbana Comprehensive Plan, as it would allow both park uses and residential uses.
2. The proposed rezoning would be compatible with the adjacent CRE and County AG-2 zoning districts, and may not be incompatible with the adjacent B-3 and IN-1 zoning districts, depending on how the parcel is developed.
3. The public would benefit from the parcel being developed into any compatible use, as it has always been either agricultural or undeveloped.
4. The proposed zoning would allow for residential uses in general, as well as country clubs and parks, which aligns, or does not conflict, with the existing land uses and zoning in the surrounding area, and with the 2005 City of Urbana Comprehensive Plan.

Options

The Plan Commission has the following options in Plan Case 2477-M-23:

1. Forward the case to City Council with a recommendation to approve the rezoning request.
2. Forward the case to City Council with a recommendation to deny the rezoning request.

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 the case to City Council with a recommendation to **APPROVE** the rezoning request to R-4 (Medium-Density Multiple-Family Residential).

Attachments: Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Application for Zoning Map Amendment
Exhibit E: 2006 Annexation Agreement
Exhibit F: Site Photos
Exhibit G: Zoning Description Sheets: B-3, R-4

cc: Tom Clarkson, Applicant

² “Active Choices: Champaign County Greenways & Trails Plan, 2022. <https://bit.ly/CC-Greenways-Plan>.

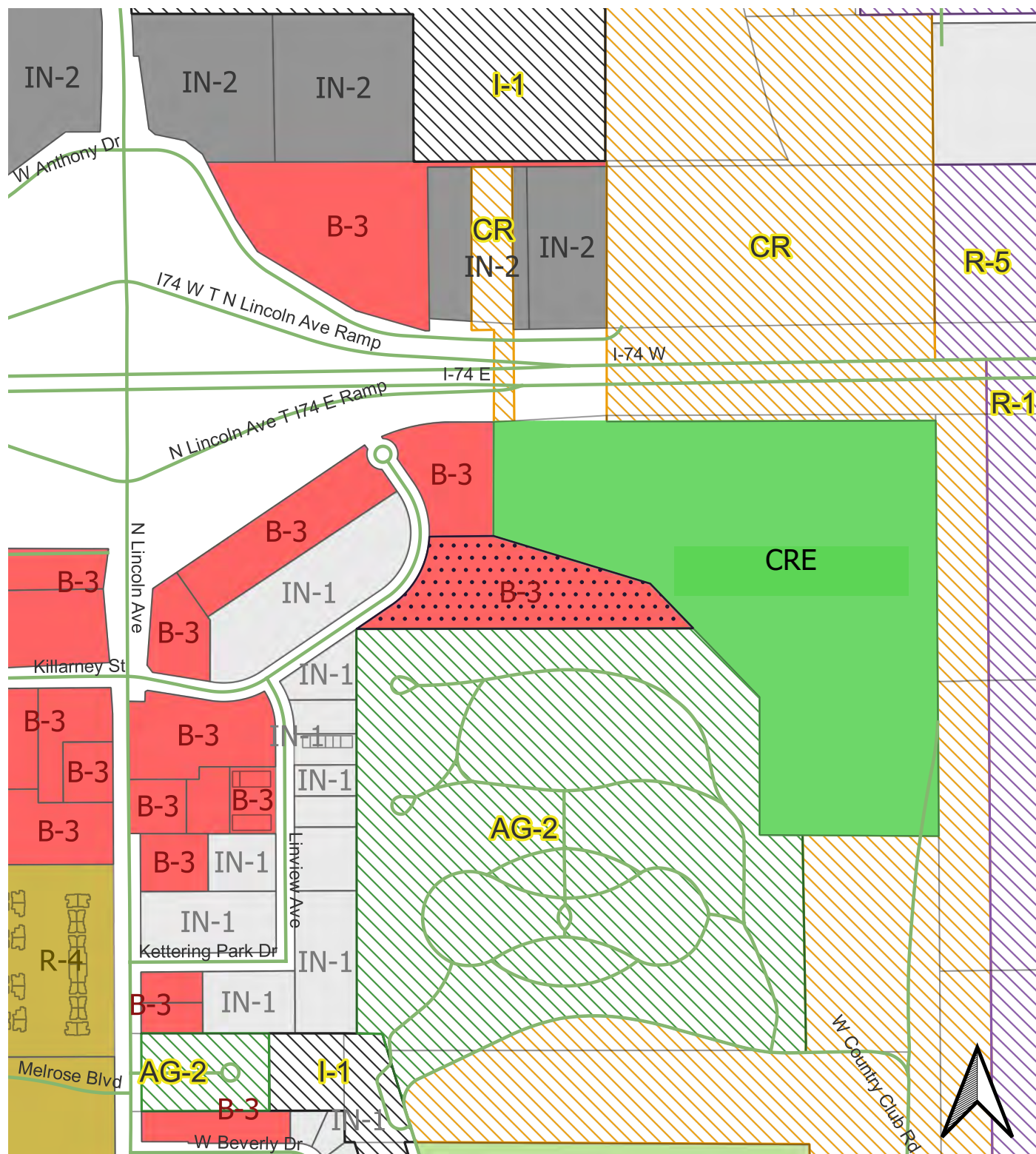
Exhibit A - Location & Land Use



Case: 2477-M-23
 Subject: Urbana Country Club Rezoning
 Location: 601 Killarney Street
 Applicant: Tom Clarkson, on behalf of UG&CC, LLC

- | | |
|------------------|---------------------|
| Subject Property | Institutional, etc. |
| Residential | Leisure |
| Business, etc. | Natural resources |
| Industrial, etc. | Vacant |

Exhibit B - Zoning

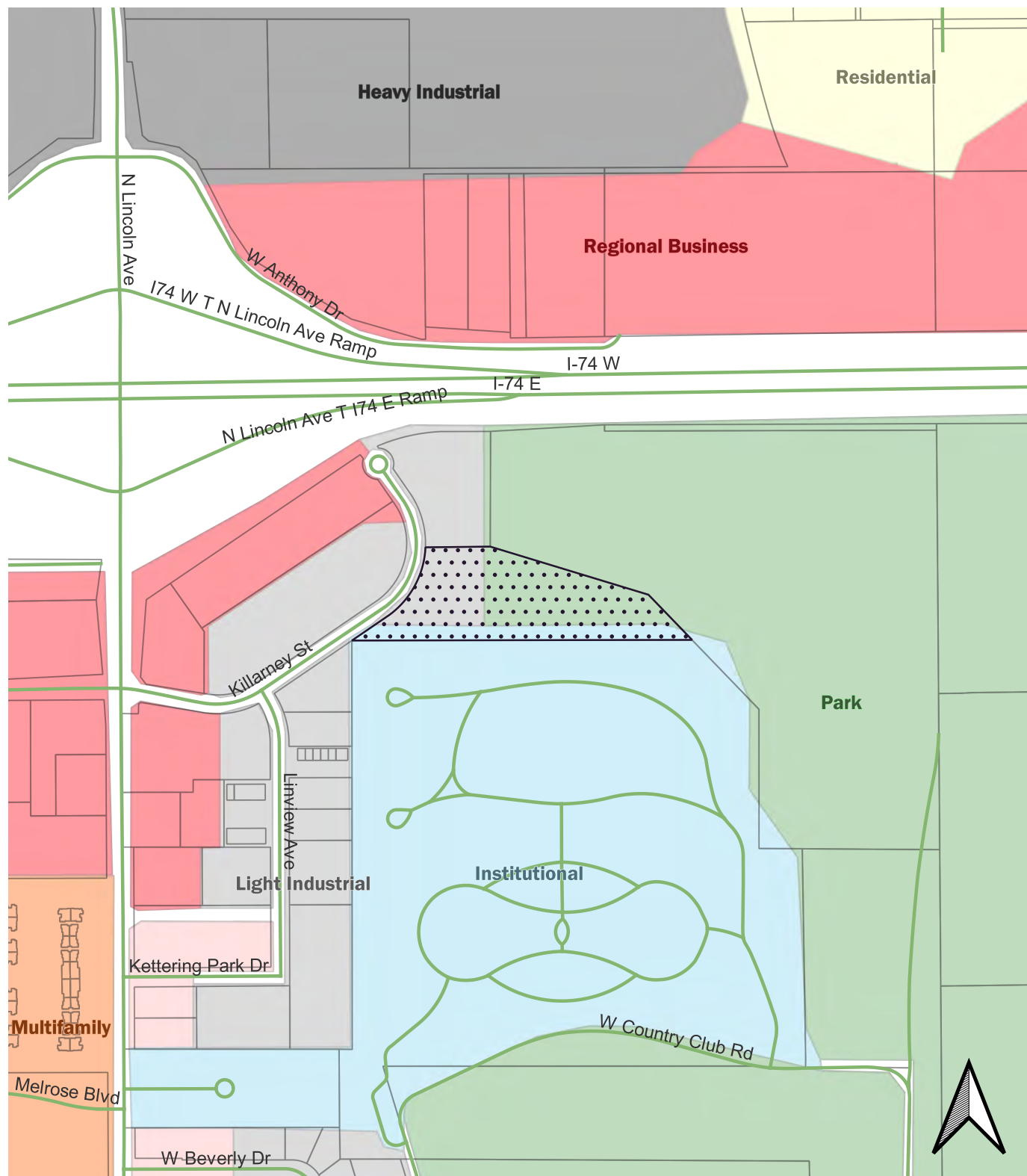


Case: 2477-M-23
 Subject: Urbana Country Club Rezoning
 Location: 601 Killarney Street
 Applicant: Tom Clarkson, on behalf of UG&CC, LLC

Subject Property

Solid Zoning & Yellow-Masked Labels: City Zoning
 Hatched Zoning & Un-Masked Labels: County Zoning

Exhibit C - Future Land Use



Case: 2477-M-23
 Subject: Urbana Country Club Rezoning
 Location: 601 Killarney Street
 Applicant: Tom Clarkson, on behalf of UG&CC, LLC

 Subject Property



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 07-05-2023 Plan Case No. 2477-M-23
Fee Paid - Check No. 2606 Amount \$208.00 Date 07-05-2023

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Urbana Country Club Phone: (217) 344-8670
Address (street/city/state/zip code): 100 E Country Club Road, Urbana IL 61801
Email Address: info@ucc1922.com
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Owner

2. OWNER INFORMATION

Name of Owner(s): Tom Clarkson- CFO Phone: (217) 344-8670
Address (street/city/state/zip code): 100 E Country Club Road, Urbana IL 61801
Email Address: Tom.Clarkson@flex-n-gate.com
Is this property owned by a Land Trust? ☐ Yes ☒ No
If yes, please attach a list of all individuals holding an interest in said Trust.

3. PROPERTY INFORMATION

Address/Location of Subject Site: 601 Killarney St, Urbana, IL 61801
PIN # of Location: 91-21-05-303-003
Lot Size: 4.68 Acres
Current Zoning Designation: B-3
Proposed Zoning Designation: R-4
Current Land Use (vacant, residence, grocery, factory, etc): vacant
Proposed Land Use: Maintenance Facility for Golf Course
Present Comprehensive Plan Designation: Parks

How does this request conform to the Comprehensive Plan? Still a park space

Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

**LOT 2 OF PRAIRIE CENTER FIRST SUBDIVISION TO THE CITY OF URBANA, AS PER PLAT
RECORDED JANUARY 27, 2006 AS DOCUMENT 2006R02280, IN CHAMPAIGN COUNTY,
ILLINOIS.**

4. CONSULTANT INFORMATION

Name of Architect(s): Hillside Development Group, LLC **Phone:** 815-867-6445

Address (street/city/state/zip code): 106 W. Lincoln Ave, Iroquois, IL 60945

Email Address: hillsidedg@gmail.com

Name of Engineers(s): Farnsworth Group **Phone:** 217-352-7408

Address (street/city/state/zip code): 2211 West Bradley Avenue, Champaign IL, 61821

Email Address: mfriend@F-W.com

Name of Surveyor(s): Farnsworth Group **Phone:** 217-352-7408

Address (street/city/state/zip code): 2211 West Bradley Avenue, Champaign IL, 61821

Email Address: mfriend@F-W.com

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?

The proposed maintenance facility is deemed to be an accessory to the Urbana Country Club and therefore needs to be zoned in a district that permits country club use.

What changed or changing conditions warrant the approval of this Map Amendment?

Proposed building of a maintenance facility to service the Urbana Country Club.

Explain why the subject property is suitable for the proposed zoning.

.It is an accessory to an already existing Champaign County R-1 zoned property.

What other circumstances justify the zoning map amendment

The Urbana Planning and Zoning Department recommended this zoning designation.

Time schedule for development (if applicable)

Construction in the fall of 2023.

Additional exhibits submitted by the petitioner.

Prairie Center First Subdivision Rezoning Exhibit

Prairie Center First Subdivision Existing Zoning Exhibit

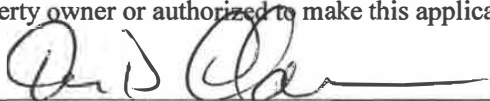
Schematic Design of proposed Urbana Country Club Maintenance Facility

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.



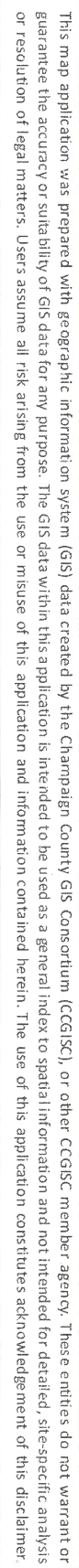
Applicant's Signature

6/30/23

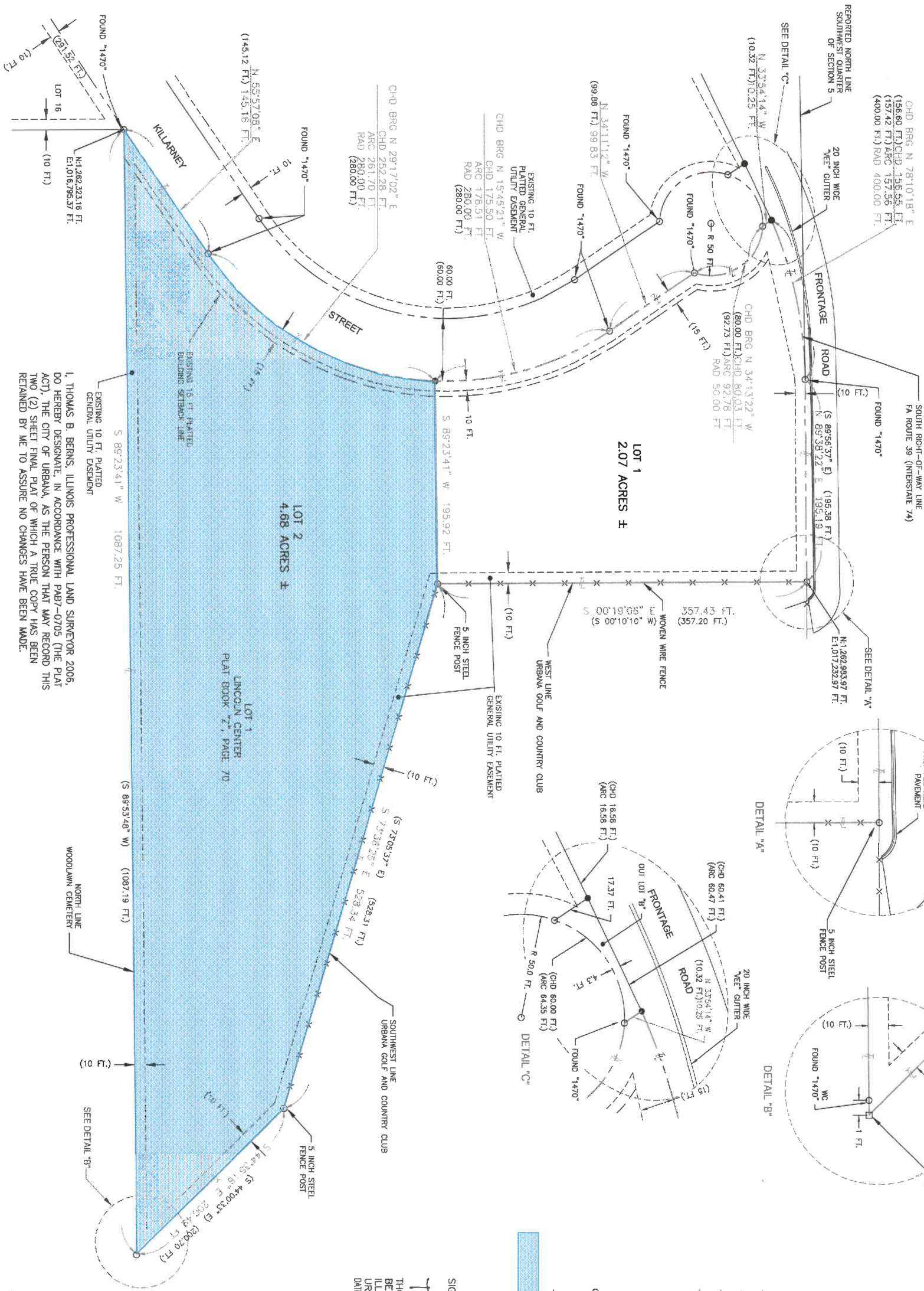
Date

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

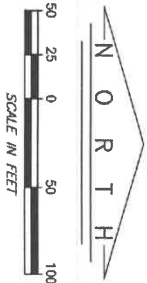


REZONING EXHIBIT



NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITY LOCATIONS CALL JULLIE 1 (800) 885-0125

RETURN TO:
BERNS, CLANCY, AND ASSOCIATES, P.C.
405 EAST MAIN STREET
URBANA, ILLINOIS 61802



LEGEND

- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "LS 2006 2207"
- EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
- EXISTING FENCE LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- TITLE LINE
- () RECORD MEASUREMENT AND/OR DATA
- WC WITNESS CORNER
- ARC ARC MEASUREMENT
- CHD CHORD MEASUREMENT
- CHD BRG CHORD BEARING MEASUREMENT
- RAD. RADII
- EXISTING PLATTED BUILDING SETBACK LINE
- AREA REQUESTED TO BE REZONED FROM B-3 TO R-4

SIGNED AND SEALED JANUARY 24, 2006

THOMAS B. BERNIS, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2008



PRAIRIE CENTER
FIRST SUBDIVISION
CITY OF URBANA
CHAMPAIGN COUNTY, ILLINOIS



BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

JOB: 5136 DATE: SHEET 1 OF 2
FILE: 5136P1.DWG 012406

GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE CITY OF URBANA ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

DETAILS NOT DRAWN TO SCALE.

COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (1986) PER URBANA HORIZONTAL CONTROL STATIONS 19 AND 22.

THE DESIGN, APPROVAL(S) AND COSTS OF EXTENDING THE PUBLIC SANITARY SEWER LINE FROM LOT 2 TO SERVE LOT 1 WILL BE THE RESPONSIBILITY OF THE PURCHASER/DEVELOPER OF SAID LOT 1. THE PUBLIC SANITARY SEWER LINE WILL BE INSTALLED WITHIN THE PLATTED 10 FOOT GENERAL EASEMENT ALONG KILLARNEY STREET AND SHALL BE CONSTRUCTED TO THE STANDARDS AND REQUIREMENTS OF THE URBANA SUBDIVISION AND LAND DEVELOPMENT CODE.

APPROVED BY:

Wade R. Hany CITY ENGINEER

Elizabeth H. Zeln DIRECTOR, COMMUNITY DEVELOPMENT SERVICES

Renee A. Myske SECRETARY, URBANA PLAN COMMISSION

DATE: 1/27/06

ATTEST: Patricia A. Clark CITY CLERK, 1/27/06
by Michael D. Roberts DATE
by Michael D. Roberts



OWNERS AND ENGINEER'S STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE DEVELOPMENT OF PRAIRIE CENTER FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, THAT REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF PRAIRIE CENTER FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

Thomas B. Berns

THOMAS B. BERNs, PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL ENGINEER NUMBER 30889
URBANA, CHAMPAIGN COUNTY, ILLINOIS
LICENSE EXPIRES: NOVEMBER 30, 2007



Edward J. Long
PRAIRIE CENTER
HEALTH SYSTEMS, INC.

J. U. L. I. E.

NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL J. U. L. I. E.

1 (800) 882-0723

SURVEYORS REPORT

I, THOMAS B. BERNs, ILLINOIS PROFESSIONAL LAND SURVEYOR 2006 AND PRESIDENT OF BERNs, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF PRAIRIE CENTER HEALTH SYSTEMS, INC., I PREPARED A BOUNDARY SURVEY ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, URBANA, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS SET FORTH IN THE DESCRIPTION PROVIDED TO ME AS FOLLOWS:

LOT 1 OF LINCOLN CENTER SUBDIVISION AS FILED FOR RECORD IN BOOK "Z" AT PAGE 70 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT AS A RESULT OF THIS PRESENT SURVEY THE ABOVE DESCRIBED LOT 1 CONTAINS 6.75 ACRES, MORE OR LESS, ALL AS SHOWN ON THE ACCOMPANYING PLAT, ALL SITUATED IN URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 9 OF 11, COMMUNITY PANEL NUMBER 170035 0009 B WITH AN EFFECTIVE DATE OF JANUARY 16, 1981, THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING).

I FURTHER STATE THAT THE OWNER DESIRES TO FACILITATE THE SALE OF SAID LAND BY CREATING LOTS FOR WHICH PURPOSE I PREPARED A PLAT TO WHICH THIS REPORT IS ATTACHED AND MADE A PART THEREOF. PARTICULARLY DESCRIBING AND SETTING FORTH THE LOTS INTO WHICH SAID LANDS HAVE BEEN SO PLATTED AND I NUMBERED THE LOTS, WHICH NUMBERS ARE SHOWN IN LARGE SIZE ON SAID PLAT AND HAVE STATED AND SHOWN THE PRECISE DIMENSIONS OF SAID LOTS.

I FURTHER STATE THAT REFERENCE HAS BEEN MADE UPON SAID PLAT TO KNOWN AND PERMANENT SURVEY MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE AND THAT I PLACED SURVEY MONUMENTS AT EACH LOT CORNER AS SHOWN ON THE ACCOMPANYING PLAT AND THAT ALL OF THE DIMENSIONS ARE SHOWN IN FEET AND HUNDRETHS OF FEET AND THAT THE EASEMENT LOCATIONS AND WIDTHS ARE AS INDICATED ON SAID PLAT.

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL, AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT AS A PART OF THIS BOUNDARY SURVEY, EXCEPT AS MAY BE SPECIFICALLY NOTED ON THIS PLAT, I MADE NO INVESTIGATION CONCERNING ZONING OR LAND USE, NOR HAVE I MADE AN INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS AS I RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE OWNER.

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

I FURTHER STATE THAT THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY.

I FURTHER STATE THAT THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT NO PART OF THE AREA COVERED BY THIS PLAT OF SURVEY IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER STATE AT THE REQUEST OF THE OWNERS, THIS SUBDIVISION IS TO BE KNOWN AS "PRAIRIE CENTER FIRST SUBDIVISION, CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS".

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

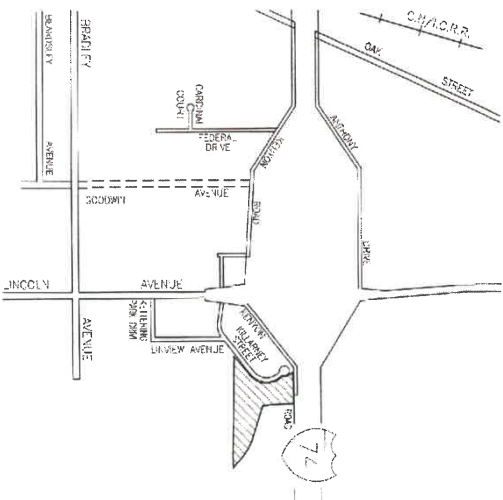
SIGNED AND SEALED JANUARY 24, 2006

Thomas B. Berns

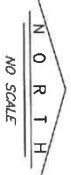
THOMAS B. BERNs, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2006
URBANA, CHAMPAIGN COUNTY, ILLINOIS
DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2006



PROJECT
LOCATION



PROJECT LOCATION:



PRAIRIE CENTER
FIRST SUBDIVISION
CITY OF URBANA

CHAMPAIGN COUNTY, ILLINOIS



BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

JOB: 5136 DATE: SHEET 2 OF 2
FILE: 5136FP2.DWG 012406

\\addison\1\2\2020\0201046.00 - Urbana Country Club Entrance And Parking\04_Drawings\DWG\Maintenance Area Plans\UCC Maintenance Facility Zoning Exhibit - 0201046.00.dwg | 8/22/2023 3:11 PM |



INFORMATION SHOWN ON THIS MAP IS SCHEMATIC ONLY, ACTUAL LOCATION AND ROTATION WILL BE DETERMINED DURING DESIGN.



Farnsworth
GROUP

2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@fw.com

www.fw.com

Engineers | Architects | Surveyors | Scientists

DATE: 05/18/2023
DESCRIPTION: SCHEMATIC DESIGN

Project Status
NOT FOR CONSTRUCTION

PROJECT:

URBANA COUNTRY CLUB MAINTENANCE FACILITY

SHEET TITLE

FIELD BOOK NO.:

REVIEWED:

DRAWN:

DESIGNED:

DATE: MM/DD/YYYY

BRIEF NARRATIVE

PROJECT NO.: 0201046.00

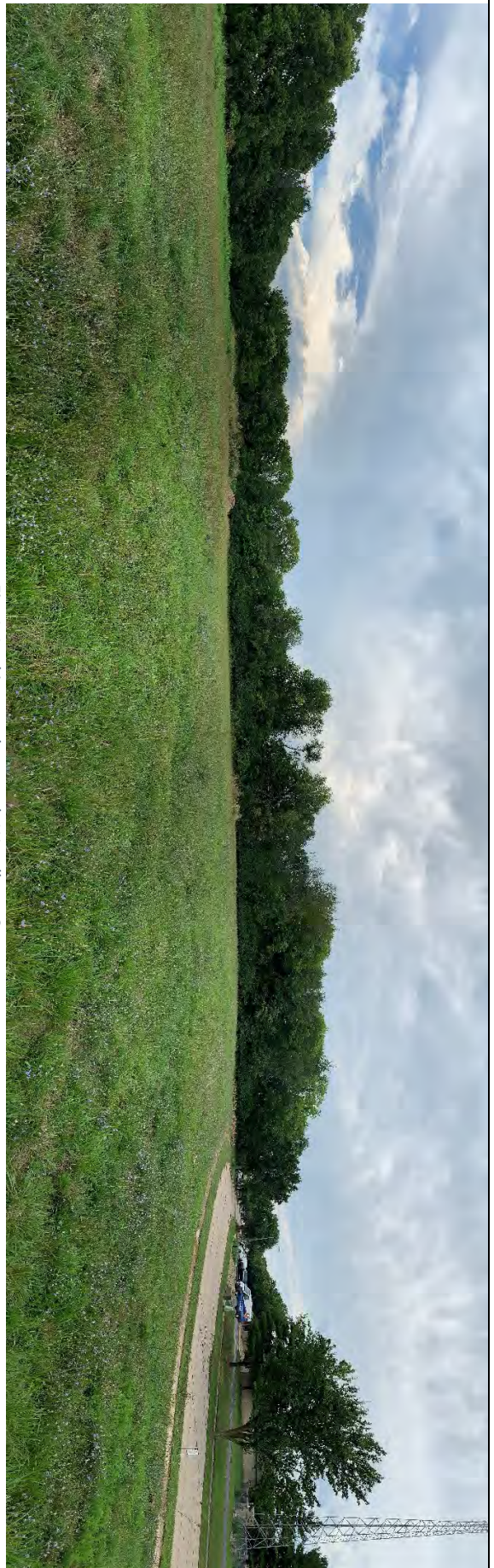


Fig. 1: Looking south towards Woodlawn Cemetery



Fig. 2: Looking southwest towards Killarney Street.



B-3 – GENERAL BUSINESS ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

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

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-3 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

Farm Equipment Sales and Service
Feed and Grain (*Sales Only*)
Garden Shop
Plant Nursery or Greenhouse
Roadside Produce Sales Stand

Business - Adult Entertainment

Adult Entertainment Uses

Business – Cannabis

Craft Grower
Dispensary (*Medical & Non-Medical*)
Infuser

Business - Food Sales and Services

Bakery (*Less than 2,500 square feet*)
Banquet Facility
Café or Deli
Catering Service
Confectionery Store
Convenience Store
Fast-Food Restaurant
Liquor Store
Meat and Fish Market
Restaurant
Supermarket or Grocery Store
Tavern or Night Club

Business - Miscellaneous

Auction Sales (*Non-Animal*)
Contractor Shop and Show Room (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting, and Other Home Improvement Shops*)
Day Care Facility (*Non-Home Based*)
Lawn Care and Landscaping Service
Mail Order Business
Radio or TV Studio
Shopping Center – Convenience
Shopping Center – General
Wholesale Business

Business - Personal Services

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

PERMITTED USES Continued:

Business - Professional and Financial Services

Bank/ Savings and Loan Association
Check Cashing Service
Copy and Printing Service
Packaging/ Mailing Service
Professional and Business Office
Vocational, Trade or Business School

Business - Retail Trade

Antique or Used Furniture Sales and Service
Appliance Sales and Service
Art and Craft Store and/or Studio
Bicycle Sales and Service
Building Material Sales (*All Indoors Excluding Concrete or Asphalt Mixing*)
Clothing Store
Department Store
Drugstore
Electronic Sales and Services
Florist
Hardware Store
Heating, Ventilating, Air Conditioning Sales and Service
Jewelry Store
Monument Sales (*Excluding Stone Cutting*)
Music Store
Office Supplies/ Equipment Sales and Service
Pawn or Consignment Shop
Pet Store
Photographic Studio and Equipment Sales and Service
Shoe Store
Sporting Goods
Stationery, Gifts, or Art Supplies
Tobacconist
Variety Store
Video Store
All Other Retail Stores

Business - Vehicular Sales and Service

Automobile Accessories (*New*)
Automobile, Truck, Trailer or Boat Sales or Rental
Automobile/ Truck Repair
Car Wash
Gasoline Station
Mobile Home Sales
Truck Rental

Business - Recreation

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

Business - Transportation

Motor Bus Station
Taxi Service

Industrial

Microbrewery

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Farmer's Market
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Methadone Treatment Facility
Municipal or Government Building
Park
Police or Fire Station
Principle Use Parking Garage or Lot
Public Maintenance and Storage Garage
University/College
Utility Provider

Residential

Bed and Breakfast Inn
Bed and Breakfast Inn, Owner Occupied
Dwelling, Community Living Facility, Category II or Category III
Dwelling, Home for Adjustment
Dwelling, Loft
Dwelling, Transitional Home, Category I or II
Hotel or Motel

SPECIAL USES:

Business – Retail

Firearm Store†

Business – Vehicular Sales and Service

Towing Service

Truck Stop

Public and Quasi-Public

Correctional Institution or Facility

Hospital or Clinic

Residential

Dwelling, Multifamily

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

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

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

CONDITIONAL USES:

Business - Miscellaneous

Crematorium

Self-Storage Facility

Veterinary Hospital (*Small Animal*)****

Public and Quasi-Public

Nonprofit or Governmental, Educational and
Research Agencies

Radio or Television Tower and Station

Residential

Assisted Living Facility

Nursing Home

Industrial

Bookbinding

Confectionery Products Manufacturing and
Packaging

Electronics and Related Accessories - Applied
Research and Limited Manufacturing

Engineering, Laboratory, Scientific and Research
Instruments Manufacturing

Motion Picture Production Studio

Printing and Publishing Plants for Newspapers,
Periodicals, Books, Stationery and Commercial
Printing

Surgical, Medical, Dental and Mortuary
Instruments and Supplies Manufacturing

Table V-1 Notes:

**** See Table VII-1 for Standards for Specific Conditional Uses

***** The establishment requesting a license for a principal use gaming hall shall be a minimum of five hundred feet from any other licensed gaming hall or pre-existing Day Care Facility, Day Care Home, School, or Place of Worship, as defined under the Religious Corporation Act (805 ILCS 110/0.01 et seq.). The establishment requesting a license for a principal use gaming hall shall also be a minimum of two hundred and fifty feet away from any previously existing establishment containing a licensed video gaming terminal. Said distances shall be measured as the intervening distance between business frontages.

† See Section VII-5.D for Standards for Firearm Stores

DEVELOPMENT REGULATIONS IN THE B-3 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
B-3	6,000	60	None ³	4.00	None	15	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.

Footnote³ – In the AG, CRE, B-1, B-2, MOR and IN-1 Zoning Districts, and for residential uses in the B-3 and B-4 Districts, if the height of a building two stories or exceeds 25 feet, the minimum side and rear yards shall be increased as specified in Section VI-5.F.3 and Section VI-5.G.1, respectively. In the AG and CRE Districts, the maximum height specified in Table VI-3 shall not apply to farm buildings; however, the increased setbacks required in conjunction with additional height, as specified in Section VI-5, shall be required for all non-farm buildings.

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

City of Urbana

Community Development Services Department

Planning Division

400 South Vine Street, Urbana, Illinois 61801

(217) 384-2440 phone | Email: Planning@urbanaillinois.us

City Website: www.urbanailinois.us



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*)

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 ¹⁸

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.

Footnote¹⁸ – In the Multiple-Family Residential, Business, or Industrial Districts, a buffer yard and/or landscaping buffer may be required if the property is adjacent to the MOR Zoning District or any residential district, in accordance with Table VI-1. Buffer Yard, and Table VI-2. Landscaping Buffer.



Stone Creek Subdivision Homeowners Association

***Tom Roth - President
2734 E Castlerock
Urbana, IL 61802
Troth@PrimeLending.com
217-493-8578***

September 6, 2023

In March of 2020 the Atkins family bestowed upon the University of Illinois the tremendous gift of the Stone Creek Golf Club and the unsold land surrounding it. At the same time The Atkins Group was in the process of turning over the Homeowner's Association to the residents. I was part of that steering committee and have served as the President of the HOA since its inception in March of 2020.

As a Board we feel it is our responsibility to ensure that Stone Creek Subdivision continues to be a neighborhood that is worthy of the gift that was given and the golf course that was the result. This responsibility includes the existing entrances, boulevards, lots and houses; it also includes those that intend to build their homes within our boundaries. The Stone Creek Covenants were re-written as part of the turnover in 2019-2020, a great deal of time was spent on the building requirements; the Architecture Committee and Board work diligently to ensure that we hold our new residents to these standards.

We are excited to see these new lots coming onto the market and hope there will be additional homeowners coming soon to our neighborhood. It is our opinion that these homes should be part of our HOA and should be built to the standards we have been entrusted to uphold. These home and homeowners will benefit from all we have done it is only right that they are part of the same.

It is our request that the Planning Commission require these lots be included in the Stone Creek Subdivision as part of their approval for the replat.

Thank you.

Tom Roth

President
Stone Creek Subdivision Homeowners Association

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: August 24, 2023

TIME: 7:00 P.M.

PLACE: Council Chambers, City Building, 400 South Vine Street, Urbana, Illinois

MEMBERS ATTENDING: Will Andresen, Andrew Fell, Lew Hopkins, Debarah McFarland, Karen Simms

MEMBERS EXCUSED: Dustin Allred, Chenxi Yu

STAFF PRESENT: Kevin Garcia, Principal Planner; Marcus Ricci, Planner II; Kimberly Smith, Director of Community Development Services; Andrea Ruedi

PUBLIC PRESENT: Tom Clarkson, Michael Friend, Scott White

1. CALL TO ORDER and ROLL CALL

Kevin Garcia, Principal Planner, called the meeting to order at 7:06 p.m. Roll call was taken, and there was a quorum of the members present.

NOTE: In the absence of Chair Allred, Mr. Fell nominated Mr. Hopkins to serve as Acting Chair. The nomination was approved by unanimous voice vote.

...

4. CONTINUED PUBLIC HEARINGS

Plan Case No. 2477-M-23 – An application by Tom Clarkson, on behalf of Urbana Country Club (UG&CC, LLC), to rezone 601 Killarney Street from B-3 (General Business) to R-4 (Medium Density Multiple Family Residential).

Acting Chair Hopkins opened Plan Case No. 2477-M-23. Mr. Fell recused himself from the case due to conflict of interest. He mentioned that he had done work on the property before and possibly could again in the future.

Marcus Ricci, Planner II, presented the details of the case to the Plan Commission from the written staff memo. He reviewed the options for the Plan Commission and presented staff's

recommendation to forward Plan Case No. 2477-M-23 to the City Council with a recommendation for approval.

Acting Chair Hopkins asked if members of the commission had any questions for staff. There were none, so Acting Chair Hopkins reviewed the procedures for a public hearing. He then, opened the hearing for public input. He invited the applicant or the applicant's representative to address the Plan Commission.

Tom Clarkson, applicant, approached the Plan Commission. He stated that he did not have anything to add because Mr. Ricci did a great job laying out the details of his request. He stated that he wanted to continue to work with City staff to make his project work.

With no further input from the audience, Acting Chair Hopkins closed the public portion of the hearing. He opened the public hearing up for Plan Commission discussion and/or motion(s).

Mr. Andresen moved that the Plan Commission forward Case No. 2477-M-23 to the City Council with a recommendation of approval. Ms. Simms seconded. Roll call on the motion was as follows:

Mr. Hopkins	-	Yes	Ms. McFarland	-	Yes
Ms. Simms	-	Yes	Mr. Andresen	-	Yes

The motion passed by unanimous vote.

Mr. Garcia noted that Case No. 2477-M-23 would be forwarded to the Committee of the Whole on September 18, 2023.

...

ORDINANCE NO. _____**AN ORDINANCE REVISING THE ANNUAL BUDGET ORDINANCE****(Budget Amendment #2 – DCEO Grant)**

WHEREAS, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution of 1970, and may exercise any power and perform any function pertaining to its governmental business and affairs, and the passage of this Ordinance constitutes an exercise of the City’s home rule powers and functions as granted by the Illinois Constitution of 1970; and

WHEREAS, the corporate authorities of the City heretofore did approve the annual budget ordinance of and for the City of Urbana for the fiscal year beginning July 1, 2023 and ending June 30, 2024; and

WHEREAS, the said corporate authorities find that revising the annual budget ordinance by deleting, adding to, changing, or creating sub-classes within object classes and object classes themselves is in the best interests of the residents of the City and is desirable for the welfare of the City’s government and affairs; and

WHEREAS, funds are available to effectuate the purpose of such revision; and

WHEREAS, the Budget Director may not make such revision under the authority so delegated to the Budget Director pursuant to 65 ILCS 5/8-2-9.6 or Urbana City Code Section 2-133.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL AND THE MAYOR, BEING THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1.

The annual budget ordinance shall be and the same is hereby revised as set forth in the exhibit appended hereto and made a part hereof as if fully set forth herein.

Section 2.

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with Section 1-2-4 of the Illinois Municipal Code (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of two-thirds of the corporate authorities then holding office (6 of 8 votes) of the City of Urbana, Illinois, at a duly noticed and convened meeting of the said corporate authorities.

PASSED BY THE CORPORATE AUTHORITIES this __ Day of _____, 20__.

AYES: _____

NAYS: _____

ABSTENTIONS: _____

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this __ Day of _____, 20__.

Diane Wolfe Marlin, Mayor

Budget Amendment 2023/24 - 02 - Exhibit A

General Ledger Code	Project String	Description	Current Budget	Revised Budget	Difference	Reason
CAPITAL REPLACEMENT & IMPROVEMENT FUND (200)						
<u>Revenues</u>						
200-41160	40800-DCEO	OTHER STATE GRANTS	-	1,500,000	1,500,000	move DCEO grant \$1.5M for fire station from CD Grants Fund to CIP fund
Total Revenues			14,425,627	15,925,627	1,500,000	
<u>Expenditures</u>						
20040470-53200-40800	40800-CONST-FIREST	BUILDING - CITY FACILITIES IMPROVEMENT PROJECT	10,869,456	12,369,456	1,500,000	move DCEO grant \$1.5M for fire station from CD Grants Fund to CIP fund
Total Expenditures			15,268,969	16,768,969	1,500,000	
Ending Fund Balance (estimated)			1,552,394	1,552,394	-	
COMMUNITY DEV GRANTS FUND (331)						
<u>Revenues</u>						
33150537-41160		OTHER STATE GRANTS	2,025,000	525,000	(1,500,000)	move DCEO grant \$1.5M for fire station from CD Grants Fund to CIP fund
Total Revenues			6,171,824	4,671,824	(1,500,000)	
<u>Expenditures</u>						
33150537-53200-40800	40800-CONST-DCEO	BUILDING - CITY FACILITIES IMPROVEMENT PROJECT	1,500,000	-	(1,500,000)	move DCEO grant \$1.5M for fire station from CD Grants Fund to CIP fund
Total Expenditures			6,231,824	4,731,824	(1,500,000)	
Ending Fund Balance (estimated)			(444,077)	(444,077)	-	

MEMORANDUM

TO: Mayor Diane Wolfe Marlin and City Council Members

FROM: Carol J. Mitten, City Administrator
Elizabeth Hannan, Human Resources & Finance Director / CFO

DATE: September 14, 2023

SUBJECT: **FY2024 Budget Amendment #2 – DCEO Grant**

Introduction: Attached is an Ordinance revising the FY2024 annual budget to provide for items described below. This budget amendment requires six affirmative votes, including the Mayor, in order to pass.

Discussion: This budget amendment is provided in response to a City Council request to separate the items related to a specific grant from the Department of Commerce and Economic Opportunity (DCEO) that were part of Budget Amendment #1. These items were removed from Budget Amendment #1, which was approved on September 11, 2023.

This amendment would move \$1,500,000 related to a DCEO grant allocated for capital improvement projects out of Community Development Grants Fund (331) into the Capital Replacement & Improvement (CR & I) Fund (200) where it can be accounted for with other facility project expenditures related to fire station construction.

The City was awarded by the Department of Commerce and Economic Opportunity (DCEO) a total grant amount of \$2,000,000 in FY23 for Community Development Capital Improvement Projects, Affordable Housing, Violence Prevention, and Administrative costs. A total of \$1,500,000 was allocated for capital improvement projects and was budgeted under Community Development Grants Fund (331) for fire station construction.

In October 2002, City Council completed a final programming survey focused on the use of space in the proposed fire stations, renewable energy technologies, and options for funding the construction. The survey results showed the strongest support for “seeking grants” (7 out of 7) and “bonding additional funds” (6 out of 7). A majority of Councilmembers (4 out of 7) also supported using CDBG and ARPA funds for eligible expenses, and well as additional CR & I contributions from the General Fund. Support for the various funding options is detailed in the March 21, 2023 briefing sheet. (See below.)

The milestone dates below describe the progression of this allocation through the Council decision-making process to date.

September 19 and September 26, 2022 (COW and Council meetings)

Council approved acceptance of the \$2,000,000 DCEO grant and allocation among the general spending categories. Specifically, the \$1,500,000 amount was included for “Community Development Capital Improvement Projects”

(See attachments: September 15, 2022 Council memo and Resolution No. 2022-09-074R)

[City Council Video Resolution No 2022-09-074R from 09-19-2022 \(urbana.il.us\)](https://urbana.il.us/city-council-video-resolution-no-2022-09-074r-from-09-19-2022)

March 21, 22, and 27, 2023 (Council 2 x 2s)

In this round of 2 x 2s, all Councilmembers were briefed on two topics: the Storm Water Asset Management Plan and the Fire Station Funding Alternatives. As to the latter topic, staff were seeking guidance/support for the recommendation to use the \$1,500,00 grant allocation for fire station construction. The intention was to determine whether Council supported incorporating the recommended funding allocation into the upcoming Capital Improvement Plan (CIP). Based on the input received, the \$1,500,000 in DCEO grant funding was allocated to fire station construction in the proposed CIP.

(See attachment: Briefing sheet entitled, Fire Station Funding Alternatives Discussion, dated March 21, 2023)

May 22, 2023 (Council meeting)

Presentation of the CIP for FY2024-FY2028. The funding for fire station construction was specifically referenced in Slide 9 of the presentation (minute 15). Slide 9 is attached to this memo. No mention was made of the source of fire station funding as a result of this presentation.

[City Council Regular Meeting - Monday, May 22, 2023 - YouTube](https://www.youtube.com/watch?v=...)

June 20 and 26 (COW and Council meetings)

Presentation and adoption of Resolution No. 2023-06-072R, adopting the FY24-FY28 CIP. The DCEO grant was shown in Fund 331, on page 7 of Section 6: Fund Report, under Project 40800 – City Facility Improvement. The companion piece in Section 4: Facilities Capital Projects for Fire Stations #2 and #3 (page 11 of the Facilities Book) shows \$1,500,000 in funding for the fire stations coming from Fund 331 in FY24. Both referenced pages are attached.

Ideally, the CIP would have shown the \$1,500,000 portion of the DCEO grant in the CR & I Fund when proposed and approved. Since it was not, this amendment is needed to move these funds out of Community Development Grants Fund (331) into the CR & I Fund (200) where they can be accounted for with other expenses for City facility projects. Nothing else about the use of the grant money has changed.

Fiscal Impact: This budget amendment does not affect the fund balance in the General Operating Fund, or any other fund, since changes in revenues and expenditures offset.

Recommendation: Forward the budget amendment authorizing these adjustments to the FY2024 budget for approval at the September 25, 2023 City Council meeting.

Attachments:

- September 15, 2022 Council memo (re: Resolution Authorizing Acceptance of a DCEO Grant
- Resolution No. 2022-09-074R
- Fire Station Funding Alternatives Discussion, March 21, 2023
- Slide 9 from CIP presentation to Council on May 22, 2023
- Proposed Capital Improvement Plan Fiscal Years 2024-2028, Section 6: Fund Report, page 7
- Proposed Capital Improvement Plan Fiscal Years 2024-2028, Section 4: Facilities Capital Projects (FY24 Construction), page 11



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and Urbana City Council Members

FROM: Sheila Dodd, Community Development Services Director

DATE: September 15, 2022

**SUBJECT: RESOLUTION AUTHORIZING ACCEPTANCE OF A DCEO Grant
(Community Development, Violence Prevention, and
Administrative Costs)**

Introduction

The City of Urbana received notice from the State of Illinois that a grant in the amount of \$2,000,000 was awarded for Community Development, Violence Prevention, and Administrative costs through the legislative budget. The city will complete the required application materials and will bring future funding agreements to City Council for approval.

Discussion

The Department of Commerce and Economic Opportunity (DCEO) notified the city this grant is structured as reimbursement for projects throughout the course of the grant period. The grant is anticipated to be for a portion of project costs and not for the entirety of a project. The table below outlines the grant budget:

Community Development Capital Improvement Projects	\$1,500,000
Affordable Housing	\$250,000
Violence Prevention Programs	\$200,000
Administrative Costs	\$50,000
Total	\$2,000,000

Fiscal Impact

There will be no fiscal impact on the City General Fund, as the funding comes from DCEO. Funds received will be used for the projects outlined above.

Options

1. Forward the Resolution to City Council with a recommendation for approval as part of the consent agenda.
2. Forward the Resolution to City Council with a recommendation for approval with suggested changes.

3. Do not forward the Resolution to accept the DCEO grant.

Recommendation

Staff recommends that Council support the acceptance of the DCEO grant and approve the attached resolution.

RESOLUTION NO. 2022-09-074R**A RESOLUTION AUTHORIZING ACCEPTANCE OF A DCEO GRANT
(Community Development, Violence Prevention, and Administrative Costs)**

WHEREAS, the City of Urbana (the “City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, and the passage of this Resolution constitutes an exercise of the City’s home rule powers and functions as granted in the Illinois Constitution, 1970; and

WHEREAS, the State of Illinois Department of Commerce and Economic Opportunity (“DCEO”) has awarded a grant (“Grant”) in the amount of \$2,000,000 to the City for community development, violence prevention, and administrative costs; and

WHEREAS, the City is willing to accept the Grant on the terms and conditions provided by DCEO.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Urbana, Illinois, as follows:

Section 1. That the DCEO’s Grant to reimburse for community development, violence prevention, and administrative costs is accepted by the City and that the City shall abide by the terms and conditions provided by DCEO.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to undertake such additional steps as may be necessary for the City to receive the

Grant and to arrange for the City's compliance with the terms and conditions contained in the exhibit appended hereto and made a part hereof without further actions by the City Council.

PASSED by the City Council this 26th day of September, 2022.

AYES: Evans, Hursey, Bishop, Wilken, Quisenberry

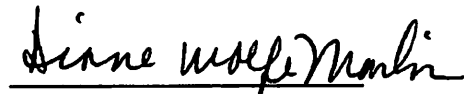
NAYS: None

ABSTENTIONS: Kolisetty



Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 18th day of October, 2022.

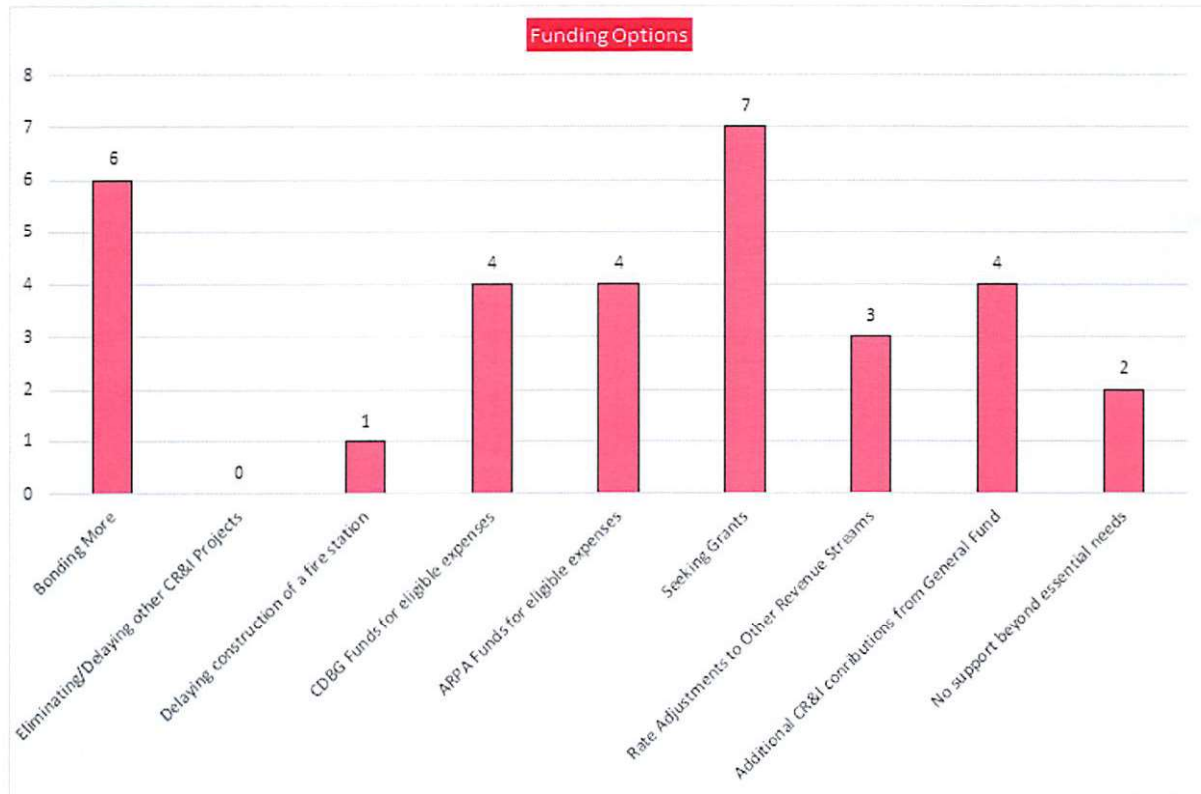


Diane Wolfe Marlin, Mayor

3/21/2023

Fire Station Funding Alternatives Discussion

Funding options feedback from Council survey



Total cost for two stations construction based on final program and budget

Low: \$9.6M

High: \$10.1M

2022 CIP funds reserved

\$5.3M for construction of two stations

Funding Gap

\$4.3 to \$4.8M in new funds need to be secured/allocated.

Broadly speaking there are three main funding options: debt, cash, & grants

Request

In September, City Council accepted the grant from the State of Illinois. The grant is structured as reimbursement for projects throughout the course of the grant period. The grant is anticipated to be for a portion of project costs and not for the entirety of a project. The table below outlines the grant budget:

Community Development Capital Improvement Projects	\$1,500,000
Affordable Housing	\$250,000
Violence Prevention Programs	\$200,000
Administrative Costs	\$50,000
Total	\$2,000,000

3/21/2023

- 1) The Community Development Capital Improvement line set aside \$1.5 million remaining that has a deadline of June 30, 2024. Staff followed up with DCEO regarding the eligible use for the Fire Department and DCEO indicated the funds could be used for acquisition of land as well as predevelopment and constructions costs for the stations.
- 2) Best use for both the grant and fires stations
 - a. Can spend \$1.5 before deadline (grant best use)
 - b. 'Cost free' alternative to debt (interest), cash (opportunity cost), or delay [fire station best use]

Next Steps

The grant will be incorporated into the 2023 CIP and FY 24 Budget. The remaining funding gap will be addressed with a combination of cash/debt.

Grants

AWARDED / ALLOCATED / PROGRAMMED (\$9.4 million)

\$1.8 million – CDBG (annual misc. public infrastructure needs in target areas)
 \$1.6 million – ARPA (Sanitary Lateral Lining Pilot Program + LMFT allowance)
 \$2.5 million – ITEP/REBUILD (x2) for Baker's Lane and Florida Avenue Side paths
 \$2.0 million – STBG/STPU Lincoln (Wascher-Killarney) & Florida Avenue Design
 \$1.5 million – DCEO for Reconstruction of Fire Stations 2 & 3

PENDING AWARD (\$23.5 million)

\$10.1 million – RAISE Grant, Florida Avenue Construction
 \$7.3 million – SS4A Grant, Lincoln Avenue (Wascher-Killarney) Construction
 \$6.0 million – STBG/STPU Lincoln Avenue (Green to Florida)
 \$65k – IL EPA 319 Grant, Boneyard Creek Improvement

- CDBG – Community Development Block Grant
- ARPA – American Rescue Plan Act
- ITEP – Illinois Transportation Enhancement Program
- REBUILD – Specialized Infrastructure Funding
- STBG/STPU – Surface Transportation Block Grant/Surface Transportation Program – Urban
- DCEO – Department of Commerce and Economic Opportunity
- RAISE – Rebuilding American Infrastructure with Sustainability and Equity
- SS4A – Safe Streets for All
- EPA – Environmental Protection Agency



CITY OF
URBANA

Capital Improvement Plan
Fiscal Years 2024-2028

Section 6: Fund Report
Item G3.

331 - COMMUNITY DEV GRANTS FUND PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
OPERATIONS								
40120 - CDBG TRAFFIC STUDIES	40120-PLANNING--	PLANNING	18,525	-	-	-	-	-
MAINTENANCE PROGRAMS								
40170 - CDBG SIDEWALKS	40170-PLANNING--	PLANNING & CONSTRUCTION	70,657	40,000	40,000	40,000	40,000	40,000
	40170-CONST--	CONSTRUCTION	373,612	160,000	160,000	160,000	160,000	160,000
CAPITAL PROJECTS								
40174 - CDBG STREET LIGHTING	40174-PLANNING	PLANNING	-	15,000	15,000	15,000	15,000	15,000
	40174-CONST	CONSTRUCTION	-	135,000	135,000	135,000	135,000	135,000
40800 - CITY FACILITY IMPROVEMENT	40800-CONST-DCEO	CONSTRUCTION	-	1,500,000	-	-	-	-
TOTAL EXPENSE			462,794	1,850,000	350,000	350,000	350,000	350,000

343 - TIF 4 (CUNNINGHAM AVE.) PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
OPERATIONS								
40176 - TIF 4 MISC. TRAFFIC STUDIES	40176-PLANNING	PLANNING	-	200,000	-	-	-	-
MAINTENANCE PROGRAMS								
40177 - TIF 4 SIDEWALKS	40177-PLANNING	PLANNING & CONSTRUCTION	-	300,000	300,000	300,000	-	-
40178 - TIF 4 STREET LIGHTING	40178-PLANNING	PLANNING & CONSTRUCTION	-	165,000	165,000	165,000	-	-
40179 - TIF 4 STREET PATCHING	40179-PLANNING	PLANNING & CONSTRUCTION	-	100,000	100,000	100,000	-	-
CAPITAL PROJECTS								
40172 - COUNTRY CLUB & PERKINS	40172-PLANNING-TIF4	PLANNING & CONSTRUCTION	-	56,667	610,000	-	-	-
40180 - TIF 4 INTERSECTION IMPROVEMENTS	40180-PLANNING	PLANNING & CONSTRUCTION	-	-	200,000	200,000	-	-
TOTAL EXPENSE			-	821,667	1,375,000	765,000	-	-

344 - CENTRAL TIF PLAN

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
CAPITAL PROJECTS								
40175 - CENTRAL TIF DOWNTOWN SIDEWALKS	40175-PLANNING-TIFC	PLANNING & CONSTRUCTION	-	100,000	-	-	-	-
40169 - BONEYARD CREEK LIGHTING	40169-PLANNING-TIFC-	PLANNING	48,950	9,000	-	-	-	-
	40169-CONST-TIFC-	CONSTRUCTION	-	150,000	-	-	-	-
TOTAL EXPENSE			48,950	259,000	-	-	-	-

500 - PARKING FUND

PROJECT	PROJECT STRING	DESCRIPTION	FY23 Est.	FY24 Plan	FY25 Plan	FY26 Plan	FY27 Plan	FY28 Plan
MAINTENANCE PROGRAMS								
40700 - PARKING GARAGE REHAB	40700-CONST	GARAGE REHAB/IMPROVEMENTS	20,000	50,000	-	-	-	-
CAPITAL PROJECTS								
40701 - METER INFRASTRUCTURE	40180-PLANNING	PLANNING & CONSTRUCTION	280,000	-	-	-	-	-
TOTAL EXPENSE			300,000	50,000	-	-	-	-

Fire Stations #2 and #3

PROJECT	FUND	FY23 Projected	FY24 Allocated	FY25 Allocated	FY26 Allocated	FY27 Allocated	FY28 Allocated
40800-CONST-FIREST- DESIGN	200 CR&I	550,000	300,000	-	-	-	-
40800-CONST-FIREST	200 CR&I	-	7,470,000	-	-	-	-
40800-PROPACQ- FIRESTA3	200 CR&I	290,000	-	-	-	-	-
40800-CONST-DCEO	331 CDBG	-	1,500,000	-	-	-	-
TOTAL		840,000	9,270,000	0	0	0	0



Description

For both Fire Stations #2 and #3, new stations to be constructed at locations nearby the existing stations.

Location

Fire Station #2: 2103 Philo Rd. (exist.), 1501 E. Mumford Dr. (new).
Fire Station #3: 1407 N. Lincoln Ave. (exist.), 1205 W. Bradley Ave. (new)

Purpose and Need

For both Fire Stations #2 and #3: Identified as at-risk prioritized facility in 2019 Phase 1- Facilities Condition Assessment. This facility is rated with a Facilities Condition Index of poor (Fire Station #3 was trending to a recommendation of divestment). Key Finding #3 from 2020 Phase II- Space and Programming Needs Assessment: Unsafe and unenjoyable working conditions impact employee morale.

Timeline

Studies & Plans FY23-FY24, Construction FY24-FY25.

Changes from Previous CIP

Increased budgets for both locations through scoping study. New site for Station #3 was selected and acquired.