
DATE: Thursday, August 24, 2023
TIME: 7:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

A. Call to Order and Roll Call

B. Changes to the Agenda

C. Approval of Minutes of Previous Meeting

Minutes of the June 22, 2023, 2023 Regular Meeting

Minutes of the August 10, 2023 Regular Meeting

D. Continued Public Hearings

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).

E. Unfinished Business

F. New Public Hearings

G. New Business

H. Public Input

I. Staff Report

J. Study Session

Comprehensive Plan Community Engagement Results – Staff will present a summary of the latest round of community engagement, which focused on setting priorities for the City's future. The engagement included an online tool and in-person events held in each of the City's seven wards.

K. 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 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

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: Planning@urbanaininois.us. The subject line of the email must include the words "PLAN COMMISSION - PUBLIC INPUT" and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

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).

Public Hearing

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specific to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

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 one (1) hour, 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 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 at least 48 hours in advance using one of the following methods:

Phone: 217.384.2440

Email: Planning@urbanaillinois.us

Watching the Meeting via Streaming Services

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://urbanaillinois.us/uptv>.

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: June 22, 2023

TIME: 7:00 P.M.

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

MEMBERS ATTENDING: Dustin Allred, Lew Hopkins, Debarah McFarland, Chenxi Yu

MEMBERS EXCUSED: Will Andresen, Andrew Fell, Karen Simms

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

PUBLIC PRESENT: Victoria Areear, Darlene Bailey, Cheryl Bicknell, Elderess Melinda Carr, Paulette Coleman, Jackie Curry, Lisa Dixon, Brian Kesler, Claudia Lennhoff, Rynati Miles, Chad Osterbur, Jennifer Putman, Adani Sanchez, Marty Smith

1. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:01 p.m. Roll call was taken, and there was a quorum of the members present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES of PREVIOUS MEETING

The minutes of the May 18, 2023 regular meeting was presented for approval. Ms. Yu moved that the Plan Commission approve the minutes as written. Mr. Hopkins seconded the motion. The minutes were approved by unanimous voice vote.

4. CONTINUED PUBLIC HEARINGS

There were none.

5. UNFINISHED BUSINESS

There was none.

6. NEW PUBLIC HEARINGS

Plan Case No. 2476-PUD-23 – An application by Marty Smith, on behalf of Carle Foundation, for a residential Planned Unit Development located south of Federal Drive and north of Dorie Miller Drive and Carver Drive in the R-3 (Single and Two-Family Residential) and R-4 (Medium Density Multiple Family Residential) Zoning Districts.

Chair Allred opened Plan Case No. 2476-PUD-23. Kevin Garcia, Principal Planner and Zoning Administrator, gave a presentation reviewing the details of the request to build a residential Planned Unit Development from the written staff memo. He mentioned that the Supplementary Memorandum dated June 21, 2023 that he had sent out regarding this case. He noted that the supplementary memo gave a summary of the neighborhood meeting that was held on June 20, 2023. He reviewed the options for the Plan Commission and presented staff's recommendation to forward Plan Case No. 2476-PUD-23 to the City Council with a recommendation for approval with the following conditions:

1. That the final development plans be in general conformance with the attached Site Plan; and
2. That the final development plans include sidewalks that connect the development to Carver Drive.

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

Mr. Hopkins asked for clarification on the planned unit development (PUD) process. He stated that his impression is that the Site Plan is not well developed. Should the Plan Commission address this during the Preliminary hearing or will the Commission have the ability to address it during the Final PUD hearing? Mr. Garcia stated that the Plan Commission could recommend changes to the site plan at this time.

Mr. Allred asked if there were no minimum parking requirements, would this development as proposed be able to be constructed meeting the current Zoning Ordinance. Mr. Garcia said no, the propose development is a series of single-family homes that would all be on the same lot under common ownership. The City of Urbana does not currently have a mechanism in the Zoning Ordinance to allow this.

Mr. Allred asked if there are other development guidelines that apply. Mr. Garcia said that they look at the design features for a PUD in Table XIII-2 of the Zoning Ordinance. While a preliminary PUD application is not required to provide specifics on the design features, the application does generally ask which design features the applicant intends to include in the final PUD.

Mr. Allred asked how the residential PUD meets the "Institutional" designation of the Comprehensive Plan. Mr. Garcia said that the community center would provide supportive services. "Institutional" includes charitable uses, and that is how this PUD would align with the "Institutional" future land use designation.

Mr. Allred mentioned that during the neighborhood meeting, someone mentioned transit services, and he wondered where the closest transit stop would be located. Mr. Garcia stated that there is a stop at Carver and Bradley, and the developer is in discussion with MTD regarding potential additional stops. The developer may also be considering private shuttle services.

Chair Allred reviewed the procedures for a public hearing. He, then, opened the hearing for public input.

Marty Smith, applicant on behalf of Carle Foundation, approached the Plan Commission to five a quick overview of their request. He stated that the development focuses on the chronically homeless. There is a lack of services provided in the community, and the proposed development seeks to fill that. He noted that there will be case worker offices, an intense wrap-around service, a learning-teaching kitchen, a community room, and laundry services. It is not just housing; it is about healthcare to get to the root needs of the residents. There is a collaboration between Carle Health, the University of Illinois, and the Champaign County Health Care Consumers (CCHCC) to provide a development unlike anything across the country.

Mr. Hopkins asked who owns the land. Mr. Smith said that Carle Health currently owns the land. The six-acre tract for the proposed PUD would be conveyed to the not-for-profit organization, Hope Village, Inc., and the balance of the land would be retained by Carle Health.

Mr. Hopkins asked about the future connectivity of the remainder of the parcel, and wants to know how Phase 2 or the design of the remainder of the parcel would have access to Federal Drive. Mr. Smith replied that the remainder undeveloped portion of the land would have access to Federal Drive.

Mr. Hopkins asked how the 30 residents would be selected from the 137 persons without homes that have been identified. Claudia Lennhoff, Executive Director of the CCHCC approached the Plan Commission. She said that their organization does a Point-in-Time count twice a year. Point-in-Time refers to a process of finding and trying to identify and count every single individual who is homeless in our community. They have many housing resources and have identified a subset of the individuals who are homeless that cannot be serviced by these other resources and who are medically fragile. So, there is an urgency to find homes for them. There are two criteria used to help identify individuals who would qualify for the Hope Village project. One is a history of chronic homelessness, and the second is if they are medically fragile. Many times the individuals may be older individuals. This set of 30 homes should be a good start, as other organizations have also started bringing other resources to the community.

Mr. Allred stated that there were comments and concerns mentioned the neighborhood meeting regarding how accessibility and integration in the neighborhood are balance with security. He wondered what this would look like. Mr. Smith said that they envision having a decorative gated type of community. He mentioned that the proposed development is for individuals with medical conditions so many of the security features would be for the residents.

Mr. Allred mentioned that there were renderings in the newspaper. Mr. Smith said that they provided conceptual renderings available at the neighborhood meeting. Mr. Garcia said the drawings were not part of the application and were not relevant at this point in the preliminary PUD approval process.

Jennifer Putnam approached the Plan Commission to speak in favor of the request. She mentioned that she had attended the University of Illinois' Compact Governing meeting and participated in a breakout session on health and wellbeing. One of the topics that the participants in this session talked about was what they envisioned in the community in the future. She noted that many of the things they discussed seemed to be included in the proposed Hope Village project.

Lisa Dixon approached the Plan Commission to speak in favor of the proposed request. She attended the neighborhood meeting. She stated that she has been involved with Champaign County Health Care Consumers for many years, and she believes that doing something for the least of us is the same as doing something for the most of us. She stated that the Hope Village proposal is a concrete example of what we can do for those in our community who are amongst the least of us. As she listened to the planning around the proposed development at the neighborhood meeting, she knew that the developers could not answer everything, but that it was well thought out in its intention to help those who are unhoused as well as in its intention to integrate these individuals rather than keeping them separate from the community. She hopes Urbana will be a leader in this sort of development that takes care of the least of us, and hopes that she will be able to contribute time and energy to residents of the village.

Darlene Bailey approached the Plan Commission with questions about the proposed development. Will it be only for medically fragile people? Will other phases be added? Mr. Hopkins asked her if she lives in the neighborhood. She said she lives near Beardsley and Carver on the south side of Beardsley.

Jackie Curry approached the Plan Commission to speak in opposition. She stated that she lives in Carver Park. She stated that Carver Park Subdivision is not a big area. There is a lot of traffic including school buses, Amazon trucks, and garbage trucks. There are kids playing and people walking. She pointed out that this neighborhood is the oldest African-American neighborhood in Champaign, and it seems to be always the first one chosen for these sorts of proposals. She wonders why that is. If everything is clear-cut, then she would feel better about it, but it is not. She said that at the neighborhood meeting, it was mentioned that 18 sites had been considered, and she wonders why her neighborhood one was the one chosen. Please consider the residents in the Carver Park Subdivision want, not just the money and what the commissioners want.

Elderess Melinda Carr approached the Plan Commission to speak in opposition. She stated that she lives in the Dr. Ellis Subdivision and has several concerns about the proposed development. She stated that she is concerned with the location for this type of development. She talked about the concerns that Councilmember Hursey had expressed about this development in a previous meeting. She said that although there may be medically-fragile persons living in the proposed development, there may also be people with criminal backgrounds. She stated that the facility does not feel like a residential facility but rather like an institution. She said that she wants all people to have housing; it is the location that she is concerned with. They want the people of neighborhood to be respected.

Ms. Lennhoff re-approached the Plan Commission to address some of the concerns expressed. She explained that they would be working with a number of organizations including the Champaign County Continuum of Service Providers for the homeless. They will also be working with street outreach, who work with people living on the streets, and both hospitals to get referrals for future discharges that do not have housing.

Ms. Lennhoff stated that regarding traffic, she believes that the development would not be adding much traffic to the neighborhood. The chronically homeless do not typically have cars. Staff will park in the parking lot on the property, not park on Carver Drive.

Ms. Lennhoff stated that they looked at 18 different properties in Urbana. Some properties were not for sale, and some properties did not meet all of the requirements in terms of size and other things.

Ms. Lennhoff assured the Commission members and viewers that they will have a continual commitment from the three founders – Carle, UIUC, and the Champaign County Health Care Consumers. They will work with the community to identify and address issues. Their planning has been focused and intentional, and they will do their best not just for the residents of the Village, but also for the neighborhood and the community.

Mr. Allred said there was a question about whether the eligibility standards could change in the future. Would the “medically-fragile homeless” be a condition of the PUD application. Mr. Garcia said that that requirement had not been considered. Ms. Lennhoff added that she does not envision a possibility in the City of Urbana of having no homeless people. She pointed out that the number one cause of homelessness is the cost of housing, not drugs, alcohol or mental illness. Within that population of homeless, there are always going to be people who have been chronically homeless for a number of reasons and who are medically fragile. Nationwide, there is an increasing percentage of homeless individuals who are seniors. She does not think that the mission and goal here will change, and the homes have been designed for this mission and goal.

Mr. Hopkins asked if any other sites were made public during the site selection process. Mr. Smith re-approached the Plan Commission to state no. The City of Urbana staff gave them a list of 18-19 potential locations. The proposed site is an ideal location as it relates to the services to the site, the affordability and it doesn’t require demolition of any existing buildings. They did not have to rezone the parcels. There are utilities surrounding the site, so it is not completely undeveloped. There will be bus service. He stated that it will be compatible with the adjacent neighborhood and believes that they have provided the safeguards and the amenities which will also be a benefit to the adjacent residential neighborhood.

Chad Osterbur, of Fehr Graham, and Bryan Kessler, of Architectural Expressions, approached the Plan Commission to answer questions from the Plan Commission members about the proposed project.

Mr. Hopkins reiterated that this is the preliminary PUD and additional details will be needed for the final PUD. He asked if the design team is responsible for the remainder parcel in their initial design phase. Mr. Osterbur said they are only designing Hope Village, but that they are not designing themselves into a corner. Mr. Hopkins said that general layout may imply that Phase 2 may include a connection to Carver Drive, Tract 2 is in a trapped southeast corner, and Dorie Mills Drive dead ends. He stated that there are two parcels with no plans and no obvious consideration of what comes next or why or for what range of possibilities these parcels have been trapped. Mr. Osterbur stated that everything south of the north fence line will become one parcel owned by Carle.

Mr. Hopkins asked why the north boundary and fence was drawn the way it is. Mr. Osterbur said it is intended to keep them from using more land than is needed for the proposed development. There are no plans for the parcel to the north. Mr. Hopkins replied that he would prefer to see it follow some infrastructure. Mr. Osterbur stated that he believed they had changed the north boundary line to be straight. Mr. Kessler added that Tract 2 may be used as a community garden or some other amenity to the Village.

Mr. Hopkins asked why they did not make the connection to Dorie Mills Drive now to spread the traffic out on two streets rather than just on one. Mr. Kessler stated that they do not want to extend Dorie Mills Drive into the proposed development because they want to limit the traffic.

Mr. Hopkins said there are two issues. One is what the residents of Carver Park Subdivision have expressed at this meeting, which is “why us?” The second issue is “why was the development designed in this particular way?” which focuses all of the traffic on one small residential neighborhood with single family homes. He went on to say that construction access should come from Federal Drive. Servicing and operations could come from Federal Drive, including deliveries, caseworkers, the mobile food bus, etc.. There are other ways to mitigate the “why us?” concerns. Mr. Kesler said they want to be conscious of the demographic that they would be serving, and there is nothing in the preliminary plan that indicates construction traffic using Carver Drive for access to the property. As for extending Federal Drive to the proposed site, there is an issue of economy. This would be a major cost, and they have limited funds.

Mr. Allred said he feels that the Plan Commission is at a disadvantage as they do not have the materials that were made available at the neighborhood meeting. He asked what the impact would be on the residents in Carver Park Subdivision. Mr. Kesler said they have tried to set the development back from the neighborhood to the south by providing a buffer with nice landscaping between the community center and the adjacent neighborhood to the south, and they plan to have a detention in the southwest corner of the proposed site. Design-wise, he said that they plan for the tiny homes to have a residential feel with asphalt shingles and a composite siding product, so they are trying to deliver a quality product with a modern edge. He pointed out that the community center is currently being planned to be made available for the 30 residents of the Village and also an amenity for the community at large.

Mr. Allred mentioned that detention ponds can be good or bad depending on how they are maintained. He asked if the location of the detention pond is due to the natural topography? Mr. Kesler said that it was located there to take advantage of natural winds to be cooled as it passes over the water to help cool the homes.

Mr. Hopkins pointed out that the detention pond is at one of the high points of the parcel, which is unusual for placing a detention basin. With it being located outside of the fence, it might need to be fenced due to the proximity to the adjacent neighborhood. Also, he said that it relates to the question of what the infrastructure is identified as; whether it is agricultural drainage and whether it has to be maintained. So the detention pond's location should be considered as an open question. Mr. Osterbur replied that the detention pond would be more of an urban storm sewer collection system that would collect everything from the southern portion of the proposed site.

Mr. Garcia reviewed the requirements for a preliminary PUD application. He, then, listed the additional items required for a final PUD application. The submitted application included all of the items and details required for a preliminary PUD approval.

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

Chair Allred mentioned that the second condition did not seem necessary as it was a level of detail not required for the preliminary PUD approval. Mr. Garcia agreed.

Mr. Hopkins stated that this project is something that should be done, but again the adjacent neighborhood does not want it done in their back yard. He stated that they could be doing a better job to mitigate the effects that it may have in others' backyards.

Mr. Hopkins asked when the case would be forwarded to City Council. Mr. Garcia replied that it would go to the Committee of the Whole on Monday, July 17, 2023. Mr. Hopkins said that a building permit application would be two or three months away. Mr. Garcia clarified that the News-Gazette stated that ground would be broken in July and that the project would be completed in December of this year. He stated that the community center and a model home could be built by right because they would meet the zoning requirements as being charitable nature. So, the ground breaking would be for these two structures. However, constructing these would mean that the applicant would be taking a risk of the final PUD application not being approved because getting approval for the final PUD would take longer than the month of July. Chair Allred commented that this does not help the situation of people feeling like this project is a done deal.

Mr. Hopkins talked through potential conditions to place on a recommendation for approval. Mr. Garcia stated that if the Plan Commission suggested specific changes, the developer could make some changes and bring it back to the Plan Commission at their July 6, 2023 regular meeting. Mr. Hopkins said he would not be here, and he thinks that the changes he has in mind could be figured out that quickly. So, he recommended treating the preliminary PUD as being very much preliminary so not to delay the construction timeline, but acknowledge that they will take time to create a project that will mitigate the complications. Mr. Allred added that the mitigations should not come from the Plan Commission; rather it should come from the neighbors living adjacent to the proposed site. He mentioned that a second neighborhood meeting had been mentioned at the first neighborhood meeting, and he felt that this should be a condition added to the recommendation for approval.

Mr. Allred mentioned that the parking waiver does not need to be a condition. Mr. Garcia said that was correct.

Mr. Hopkins moved that the Plan Commission forward Case No. 2476-PUD-23 to the City Council with a recommendation of approval with the following conditions:

- That no construction can occur on the applied-for site until approval of the final PUD application;
- The final PUD application is not constrained by the preliminary site plan;
- The final site plan will take major steps to mitigate the impacts on the neighborhood to the south; and
- An additional meeting with the neighborhood residents will be conducted.

Ms. McFarland seconded. Roll call on the motion was as follows:

| | | | | | |
|------------|---|-----|---------------|---|-----|
| Mr. Allred | - | Yes | Ms. McFarland | - | Yes |
| Ms. Yu | - | Yes | Mr. Hopkins | - | Yes |

Chair Allred reiterated that the case will go to the City Council on Monday, July 17, 2023.

7. NEW BUSINESS

There was none.

8. PUBLIC INPUT

There was none.

9. STAFF REPORT

There was none.

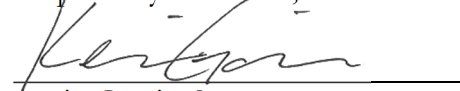
10. STUDY SESSION

There was none.

11. ADJOURNMENT OF MEETING

The meeting was adjourned at 8:49_p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kevin Garcia", is written over a horizontal line.

Kevin Garcia, Secretary
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: August 10, 2023

TIME: 7:00 P.M.

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

MEMBERS ATTENDING: Dustin Allred

STAFF PRESENT: Marcus Ricci, Planner II; UPTV Operator

1. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:00 p.m. Roll call was taken, and there was not a quorum of the members present.

2. NEW PUBLIC HEARINGS

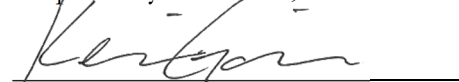
Plan Case No. 2477-M-23 – An application by Tom Clarkson, on behalf of Urbana Country Club (UG&CC, LLC), to rezone 601 Killarney Street from B-3 (General Business) to R-4 (Medium-Density Multiple-Family Residential).

Chair Allred opened Plan Case No. 2477-M-23 and continued it to the August 24, 2023 regular meeting of the Plan Commission due to lack of a quorum.

3. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:01 p.m.

Respectfully submitted,



Kevin Garcia, Secretary
Urbana Plan Commission



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

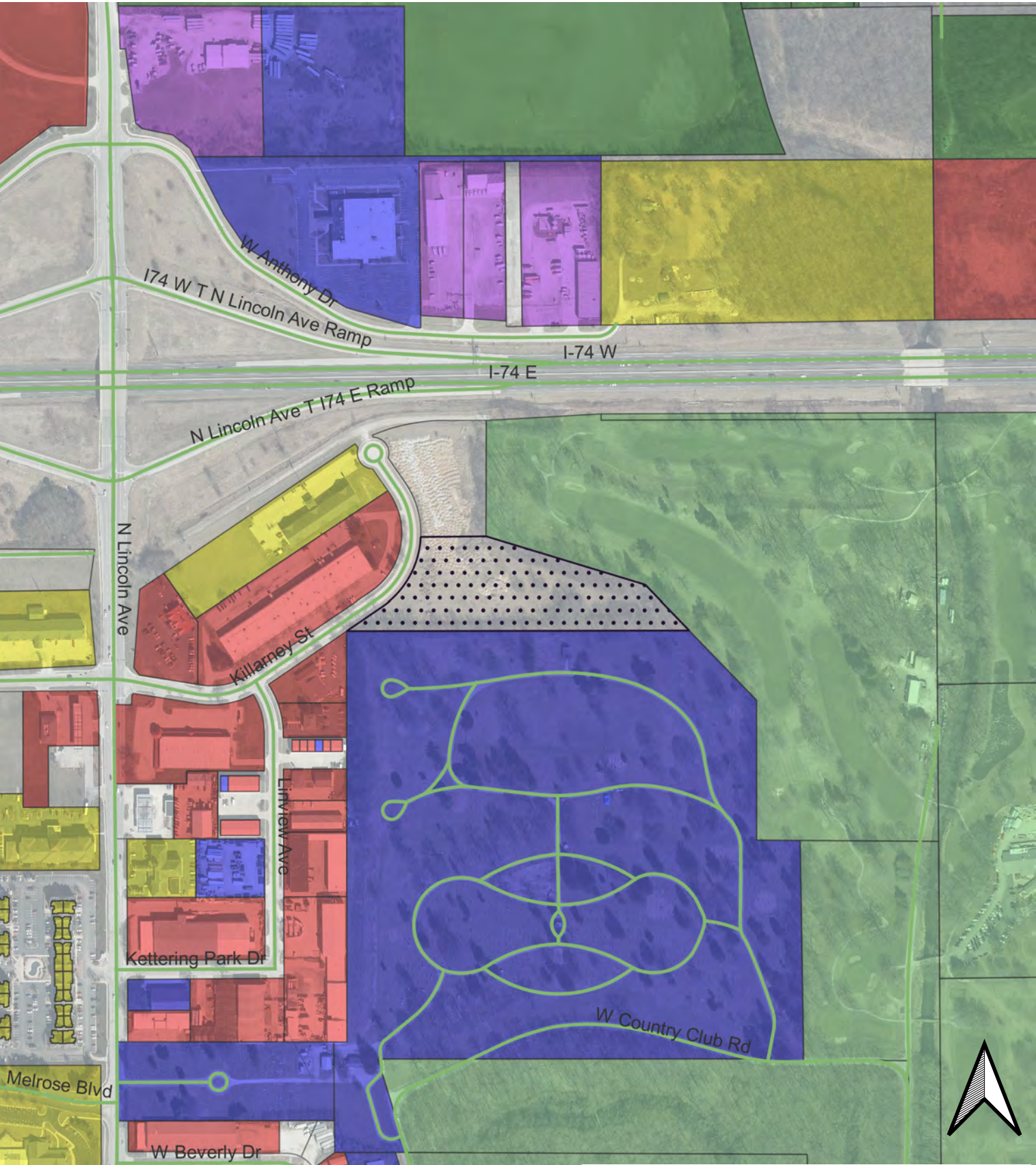
Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Plan Commission forward the case to City Council with a recommendation to **APPROVE** the rezoning request to R-4 (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>.

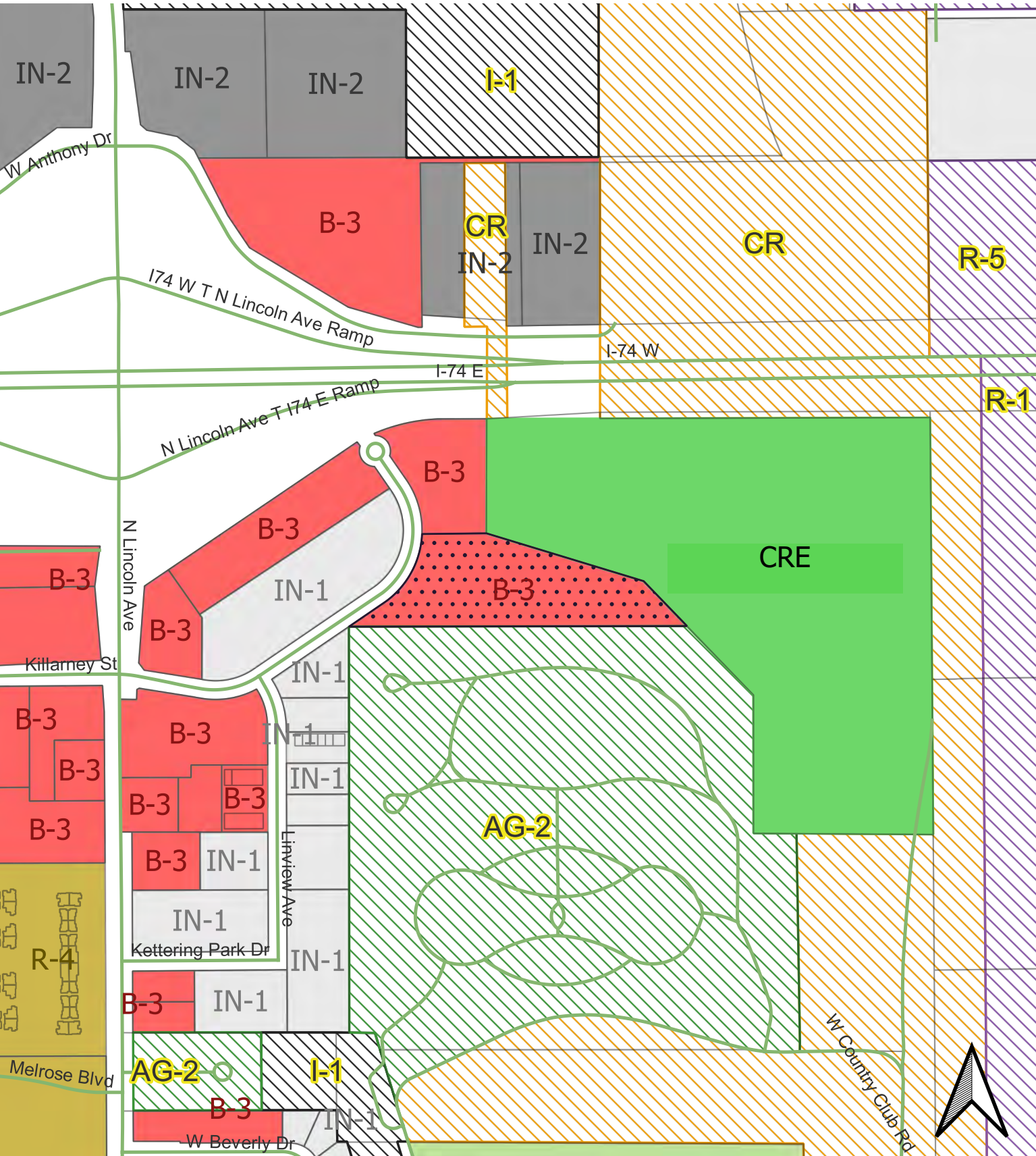
Exhibit A - Location & Land Use



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

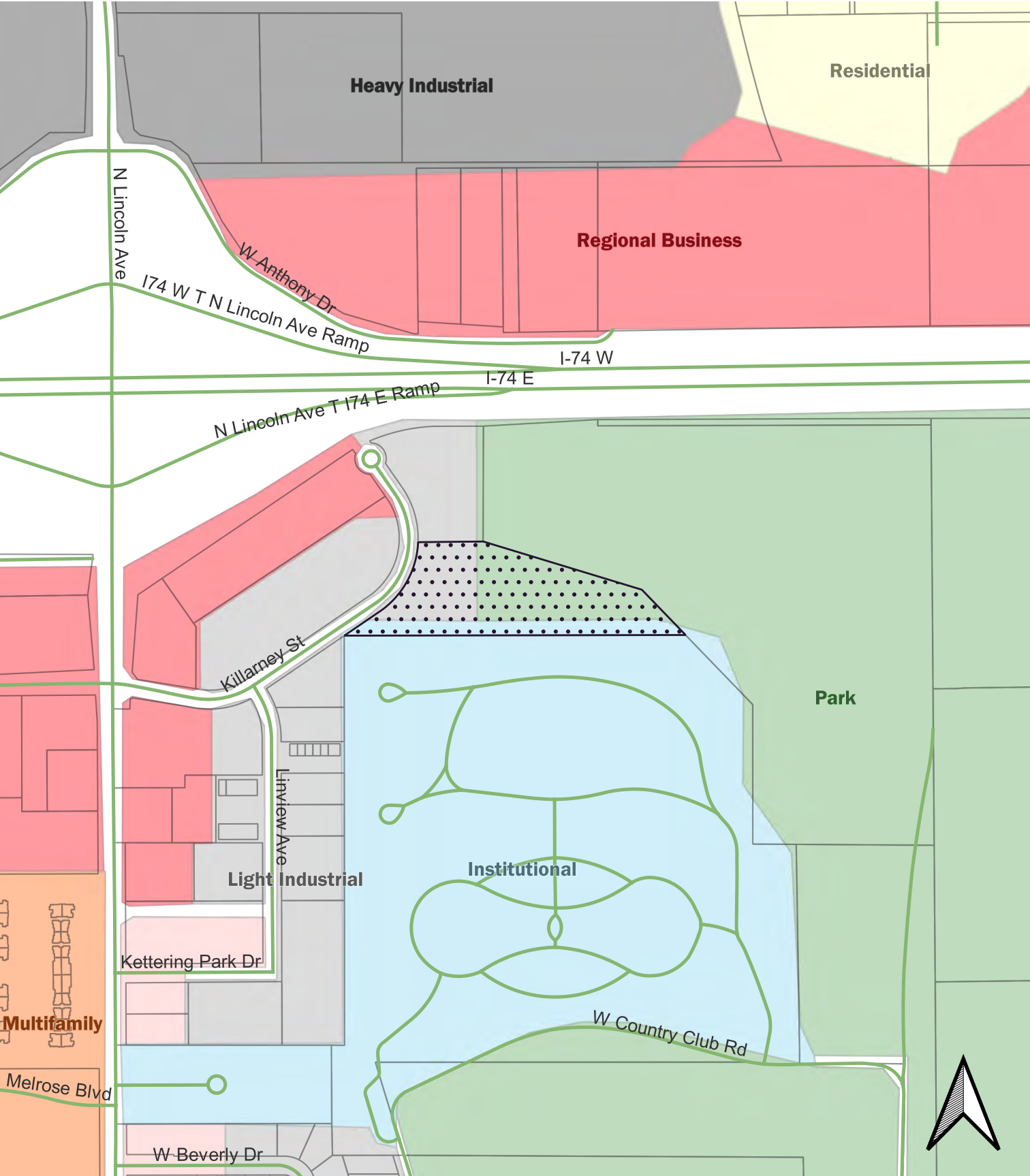


Case: 2477-M-23
Subject: Urbana Country Club Rezoning
Location: 601 Killarney Street
Applicant: Tom Clarkson, on behalf of UG&CC, LLC

 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

Exhibit D - Application for Zoning Map Amendment



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.urbanainillinois.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

Exhibit D - Application for Zoning Map Amendment

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.

Exhibit D - Application for Zoning Map Amendment

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

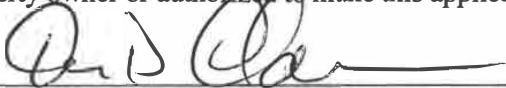
Schematic Design of proposed Urbana Country Club Maintenance Facility

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

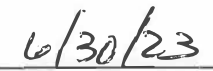
By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

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

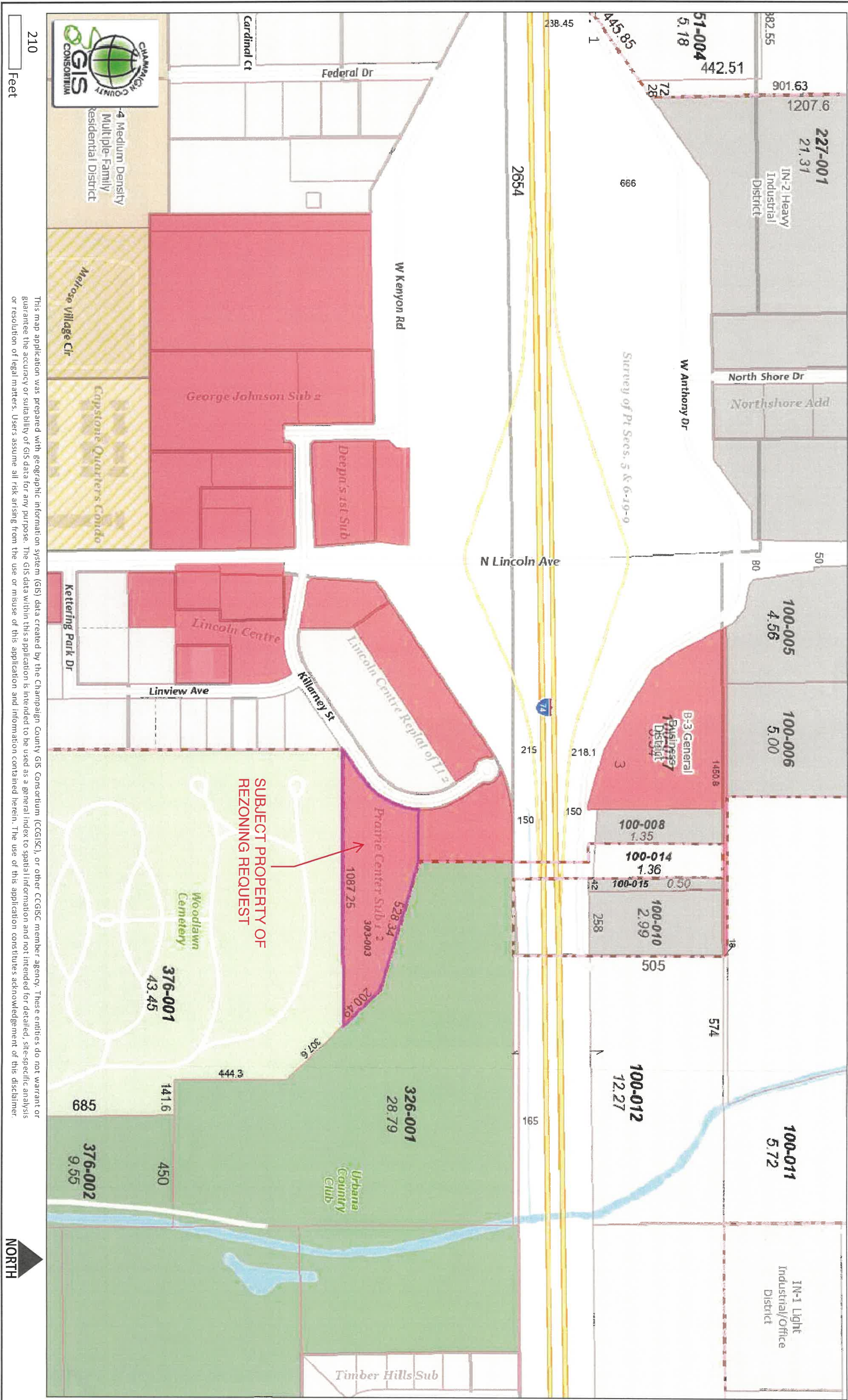


Date

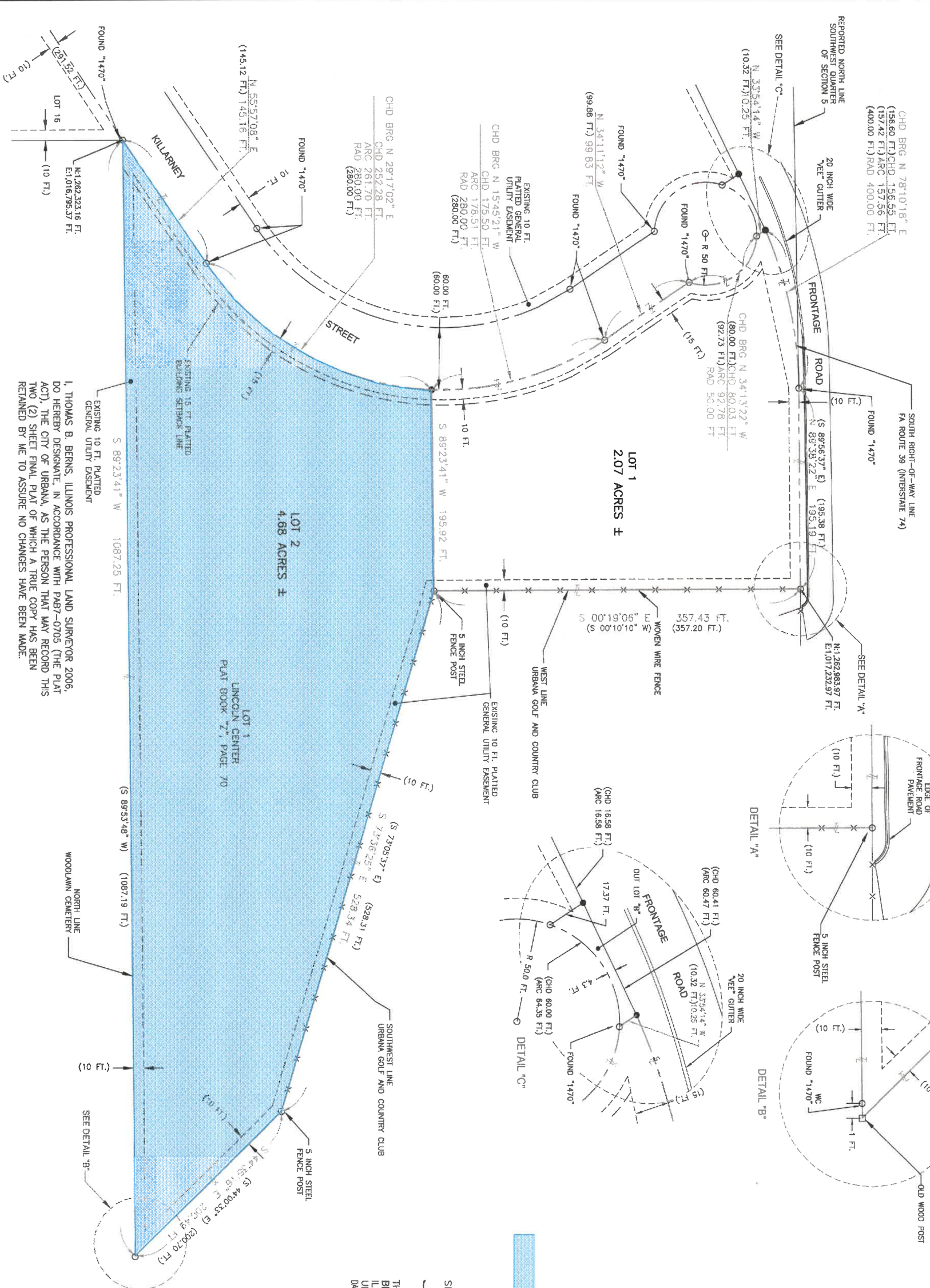
PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

GIS Webmap Public Interface Champaign County, Illinois



REZONING EXHIBIT



JULIE.
NOTE: THE EXACT LOCATION OF ALL UTILITIES
SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO
CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS
CALL: JULIE.
1 (800) 882-2123

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

SIGNED AND SEALED JANUARY 24, 2006

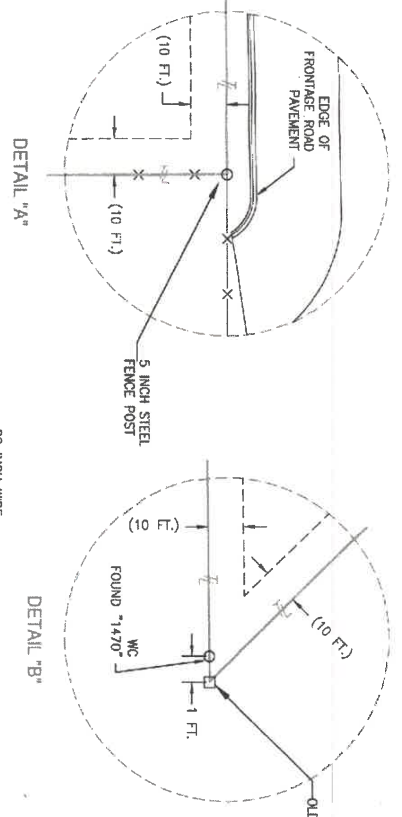
Thomas B. Berns

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

**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
FILE: 5136FP1.DWG
DATE: 012406
SHEET 1 OF 2



LEGEND

- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "L.S. 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
- R.D. RADII
- EXISTING PLATTED BUILDING SETBACK LINE
- AREA REQUESTED TO BE REZONED FROM B-3 TO R-4

SCALE IN FEET
50 25 0 50 100

200602260

1/24/06 02:56:15PM
CHAMPAIGN COUNTY
PLANNING
RAT: REC: 67.00
65525.1947 10.00
DATE: 1/24/06
FILE: 5136FP1.DWG
SHEET 1 OF 2

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, MAD 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:

Wesley R. Henry CITY ENGINEER

Christie H. Zeln DIRECTOR, COMMUNITY DEVELOPMENT SERVICES

Robert A. Myske SECRETARY, URBANA PLAN COMMISSION

DATE: 1/27/06

ATTEST: Richard A. Clark CITY CLERK
by Richard A. Clark DATE 1/27/06



OWNERS AND ENGINEERS 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 Henry
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) 882-0123

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 "7" 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 HUNDREDTHS 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



Exhibit D - Application for Zoning Map Amendment



Farnsworth
GROUP

2211 WEST BRADLEY AVENUE
CHAMPAGNE, ILLINOIS 61821
(217) 352-7408 / info@f-w.com

Engineers | Architects | Surveyors | Scientists

www.f-w.com
DATE: DESCRIPTION:
1 06/19/2023 SCHEMATIC DESIGN

Project Status
NOT FOR CONSTRUCTION

DATE: MM/DD/YYYY
DESIGNED:
DRAWN:
REVIEWED:
FIELD BOOK NO.:
SHEET TITLE
URBANA COUNTRY CLUB MAINTENANCE FACILITY

SHEET NUMBER

PROJECT NO.: 02010406.00

Exhibit F - Site Photos

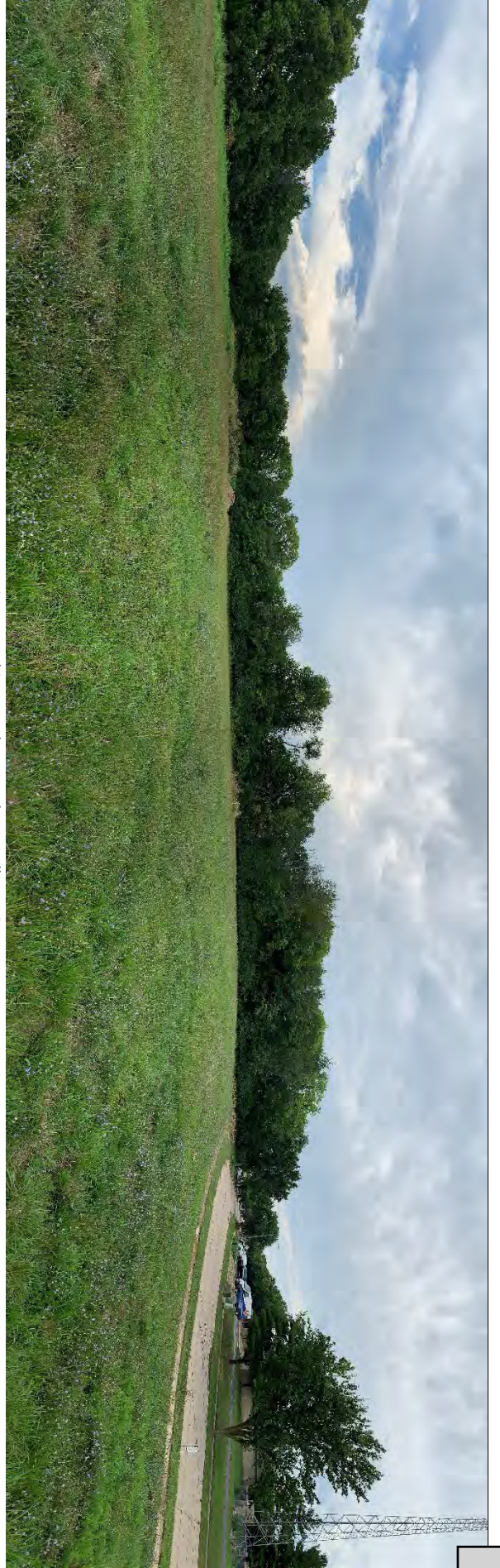


Fig. 1: Looking south towards Woodlawn Cemetery



Fig. 2: Looking southwest towards Killarney Street.

Exhibit G: Zoning Description Sheets: B-3, R-4



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

Exhibit G: Zoning Description Sheets: B-3, R-4

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

Exhibit G: Zoning Description Sheets: B-3, R-4

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

Exhibit G: Zoning Description Sheets: B-3, R-4

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@urbanailinois.us

City Website: www.urbanailinois.us

Exhibit G: Zoning Description Sheets: B-3, R-4



R-4 – MEDIUM DENSITY MULTIPLE-FAMILY ZONING DISTRICT

ZONING DESCRIPTION SHEET

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

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

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-4 District. Permitted Uses are allowed by right. Special Uses and Planned Unit Development Uses must be approved by the City Council. Conditional Uses must be approved by the Zoning Board of Appeals.

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Church, Temple or Mosque

Elementary, Junior High School or Senior High School

Institution of an Educational or Charitable Nature

Library, Museum or Gallery

Municipal or Government Building

Park

Residential

Boarding or Rooming House

Dormitory

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

Dwelling, Duplex***

Dwelling, Duplex (*Extended Occupancy*)***

Dwelling, Multifamily

Dwelling, Multiple-Unit Common-Lot-Line***

Dwelling, Single Family

Dwelling, Single Family (*Extended Occupancy*)

Dwelling, Transitional Home, Category I

Dwelling, Two-Unit Common-Lot-Line***

SPECIAL USES:

Business – Professional and Financial Services

Professional and Business Office

Residential

Dwelling, Home for Adjustment

Public and Quasi-Public

Police or Fire Station

Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

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

Residential

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

Exhibit G: Zoning Description Sheets: B-3, R-4

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.