

DATE: Thursday, January 15, 2026
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
- D. Communications
- E. Continued Public Hearings

[Plan Case No. 2517-M-25](#) - A request by Susan Norris, on behalf of Charlotte Pug Holdings, LLC, to rezone 904 East Main Street from R-3 (Single-Family Residential) Zoning District to B-3 (General Business) Zoning District.

- F. Old Business
- G. New Public Hearings
- H. New Business
- I. Audience Participation
- J. Staff Report
- K. Study Session
- L. 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@urbanail.gov. 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@urbanail.gov

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://www.urbanail.gov/executive-department/page/urbana-public-television>.



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Aimirou Sy, Planner II

DATE: January 8, 2026

SUBJECT: **Plan Case 2517-M-25:** A request by Susan Norris on Behalf of Charlotte Pug Holdings, LLC to rezone 904 East Main Street, from R-3 Single-Family Residential District to B-3 General Business Zoning District.

NOTE: Text shown in *italics* reflects revisions made following the Plan Commission's December 18, 2025, discussion and continuation of this case.

Introduction & Background

This Staff Report was prepared for the January 15, 2025, Plan Commission Meeting.

This is a request to rezone the property identified by its street address as 904 E Main Street, Urbana, Illinois from R-3 Single Family Residential Zoning District to B-3 General Business Zoning District. The applicant is the owner of record. The adjoining property, 908 E Main Street, is also owned by Pug Holdings, LLC, and is zoned B-3 General Business. The applicant purchased the property on September 17, 2025, with the intention to demolish the single-family house for future redevelopment of the site and the adjoining property. The applicant gave the building to the Urbana Fire Department for their training and on November 17, 2025, the Fire Department conducted a training exercise in the building. The building is currently vacant and in a state of disrepair following the Fire Department training activities.

Description of Site and Area

The property is an interior lot in the 900-block of East Main Street. It has a 60-foot frontage onto East Main Street, where it takes its address and primary access. The property is backed by a vacated public alley. The site is rectangular in shape. It is approximately 7,328 square feet in size. It is zoned R-3 Single-Family Residential District. Public utilities and services are available to the site. The improvements on the property include a single-family detached bungalow that was built in 1940 according to public records. Accessory to the house is a carriage-style garage. The house and garage are both in state of disrepair and planned for demolition.

Discussion

The subject property was recently purchased by the applicant and planned to be demolished with the intent of combining the site with the adjoining property, 908 E Main Street, for expansion of the Good Friends Animal Hospital. 908 East Main Street is currently zoned B-3 therefore the rezoning of the subject property will not amount to spot zoning or be out of character with the neighborhood. *For clarity, staff notes that the existing Good Friends Animal Hospital operates as a small-animal veterinary hospital serving household pets. While the Zoning Ordinance does not provide narrative definitions for the veterinary hospital uses, it distinguishes between small-animal and large-animal veterinary hospitals as separate land uses in Table V-1.*

Small animal veterinary hospitals generally operate indoors and differ in scale and intensity from large-animal veterinary facilities, which may involve outdoor animal areas and higher operational impacts.

The proposed rezoning will allow the site to be used for commercial, retail, office, restaurant or any of the permitted uses in B-3 General Business Zoning District. It is the staff opinion that the proposed rezoning will not be injurious to the adjoining properties or the neighborhood. The change in land use would mean a reduction in the available housing stock; however, the rezoning is consistent with the Imagine Urbana Comprehensive Plan (“Imagine Urbana”) Big Move 7 to promote incremental development, and Little Move 7.3 to amend development regulations to allow small-scale businesses and housing in the same neighborhood.

The proposed rezoning supports incremental development and the expansion of neighborhood-serving business in a manner consistent with Imagine Urbana. The Comprehensive Plan states that “incremental development contributes to community growth and sustainability by allowing for gradual, adaptive improvements” and calls for amending development regulations to “allow small-scale businesses and housing in the same neighborhood” (Imagine Urbana, Big Move 7; Little Move 7.3). Additionally, the Neighborhood I Place Type allows for “low-intensity small businesses” and notes that small businesses may be appropriate along neighborhood edges (Imagine Urbana, p. 82).

While neighborhood I Place Type areas are intended to remain primarily residential in character, Imagine Urbana anticipates limited neighborhood-serving commercial uses in the appropriate locations, particularly where such uses already exist. East Main Street includes several existing commercial uses, including the Good Friends Animal Hospital, Illini Connivence Food & Liquor Store, Piato Catering, and Second Hand Rose Antiques. Approval of the proposed rezoning at 904 E Main Street does not automatically authorize expansion of the Good Friends Animal Hospital. Any redevelopment of the site as an animal hospital would be subject to future conditional use permit and site plan review processes, which allow the City of Urbana to evaluate building scale, layout, buffering, parking, and overall compatibility prior development.

If Good Friends Animal Hospital were to close, or move locations, the B-3 zoning on these two adjoining lots would allow range of commercial uses by right, including retail, office, personal service, restaurant uses. However, all permitted uses remain subject to development standard of the Zoning Ordinance, including minimum lot size, setbacks, building height, parking, access, and buffering requirements. In addition, certain higher-intensity uses within the B-3 District require special or conditional use approval, which provides an opportunity for public review and the imposition of conditions to ensure compatibility with surrounding properties. These regulations serve as safeguards to guide future redevelopment and maintain the character of the East main Street corridor.

Table 1. Permitted Use Comparison: B-1, B-2, B-3 Zoning Districts

Use Category	B-1 Neighborhood Business	B-2 Neighborhood Business – Arterial	B-3 General Business
Animal Hospital/ Veterinary Services	Not Permitted	Not Permitted	Conditional Use

Table 2. Zoning, Land Use, and Place Type

Location	Zoning	Existing Land Use	Place Types
Site	R-3 Single-Family Residential Zoning District	Single-Family Residential/Vacant	Neighborhood I
North	R-3 Single-Family Residential Zoning District	Vacant Lot	Neighborhood I
South	R-3 Single-Family Residential Zoning District	Single-Family Residential	Neighborhood I
East	B-3 General Business Zoning District	Good Friends Animal Hospital/Pet Care/Grooming	Neighborhood I
West	R-3 Single-Family Residential Zoning District	Single-Family Residential	Neighborhood I

If the rezoning is approved, the applicant indicated that the subject property would remain vacant in the near term or be used for parking. In future, should the owner wish to combine the two properties into one lot, the lots being combined must have the same zoning—or would require a Map Amendment (rezoning). Each property within the City is assigned to one of the 21 residential, commercial, or industrial zoning districts. The applicant further stated that there is a long-term intent to expand the Good Friends Animal Hospital located at 908 E. Main Street. However, no specific development proposal or timeline has been submitted at this time.

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.*

The existing land use of the subject property is single-family residential use. It is zoned R-3 Single-Family Residential District. The property to the North is a vacant residential lot zoned R-3. The properties to the West and South are single-family residential uses and they are zoned R-3 Single-Family Residential District. The property to the East is used as an animal hospital and zoned B-3 General Business Zoning District. The proposed zoning classification will be consistent with the zoning classification of the property to the East. This weighs in favor of the proposed rezoning.

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

There is no evidence provided by the applicant or revealed from staff research that property values are diminished by the restrictions of the ordinance. However, it is the staff opinion that the proposed zoning will improve the utility of the site and add value to the neighborhood.

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

The proposed rezoning to B-3 General Business would allow the property owner to redevelop the site in conjunction with the adjoining parcel, facilitating reinvestment in a deteriorated property and supporting economic activity along the corridor. Redevelopment associated with expansion of the existing animal hospital would be subject to review

and approval through the Conditional Use Permit process, allowing the City to evaluate site design, circulation, compatibility, and operational impacts prior to construction.

Staff acknowledges that rezoning the property to B-3 would also permit certain uses by right that would not require discretionary review. While future reuse of the site for a different by-right B-3 use cannot be entirely precluded through the rezoning process alone, any redevelopment would remain subject to applicable zoning, building, and site development standards. Additionally, staff notes that the subject property's location adjacent to an existing B-3-zoned parcel and along a commercial corridor supports the proposed district boundary expansion.

On balance, the proposed rezoning promotes the general welfare by enabling reinvestment in a deteriorated property, while preserving City oversight for higher-intensity or potentially impactful uses through the Conditional Use Permit process. Therefore, this criterion weighs 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 intent of the B-3 General Business District is “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.” The rezoning will not create hardship to the public. The property is intended to be redeveloped as part of the existing Good Friends Animal Hospital, which is an existing business which has co-existed with the surrounding residential use over time.

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

The property is vacant and in disrepair following its use for training by the City of Urbana Fire Department, it is the City's understanding that the applicant intends to file for a demolition permit for the existing bungalow and garage on the subject property. Staff have not received an application for the redevelopment of the site but based on the information provided in the zoning application, the property is intended to be used as part of the adjoining animal hospital. It therefore the staff's opinion that the property is suitable for the zoned purposes.

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 was purchased on September 17, 2025. It was not in habitable condition at the time of purchase; it was purchased with the intent of redeveloping the site as part of the animal hospital next to the site. The property is now in a very state of disrepair following its use for training by the City of Urbana Fire Department.

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

The proposed rezoning and redevelopment align with Imagine Urbana Little Move 7.3 “allow small-scale business and housing in the same neighborhood.” Although this conflicts with the objective of investing in affordable housing development, the rezoning will allow the adjoining businesses to flourish and add to the local tax base.

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

Imagine Urbana provides a planning framework, including the support of incremental redevelopment and neighborhood-serving commercial uses in Neighborhood I areas. Given the property's adjacency to existing B-3 and B-2 zones, the rezoning is consistent with the city's planned direction for this area. Future development intensity of an expanded Animal Hospital would be

evaluated through the conditional use permit and site plan review processes to ensure consistency with the Zoning Ordinance and Imagine Urbana.

Summary of Findings

1. The proposed rezoning supports incremental development and the expansion of neighborhood serving business in a manner consistent with Imagine Urbana.
2. Redevelopment of the property will eliminate a deteriorated structure and improve the overall condition of the neighborhood, thereby promoting public health, safety, and general welfare.
3. Th proposed zoning will not be injurious to adjacent properties. The existing animal hospital has operated compatibly with surrounding residential uses for many years, with no record of neighborhood concerns.
4. Maintaining the R-3 zoning would impose hardship on the property owner by preventing redevelopment of the property in conjunction with the adjoining B-3 parcel, while providing no corresponding public benefit.

Options

The Plan Commission has the following options in Plan Case No. 2517-M-25:

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 recommend the following:

1. That the Plan Commission recommends APPROVAL of the map amendment (i.e., rezoning) to the City Council.

Attachments: Exhibit A: Location Map
Exhibit B: Land Use
Exhibit C: Zoning Map
Exhibit C-2: Expanded Zoning Map
Exhibit D: Place Types Map
Exhibit E: Application for Zoning Map Amendment
Exhibit F: Site Photos & Aerials
Exhibit G: Zoning Description Sheets: R3, B-3

cc: Susan Norris (for Charlotte Pug Holdings, LLC, Applicant)

Exhibit A - Location Map



//// Subject Property



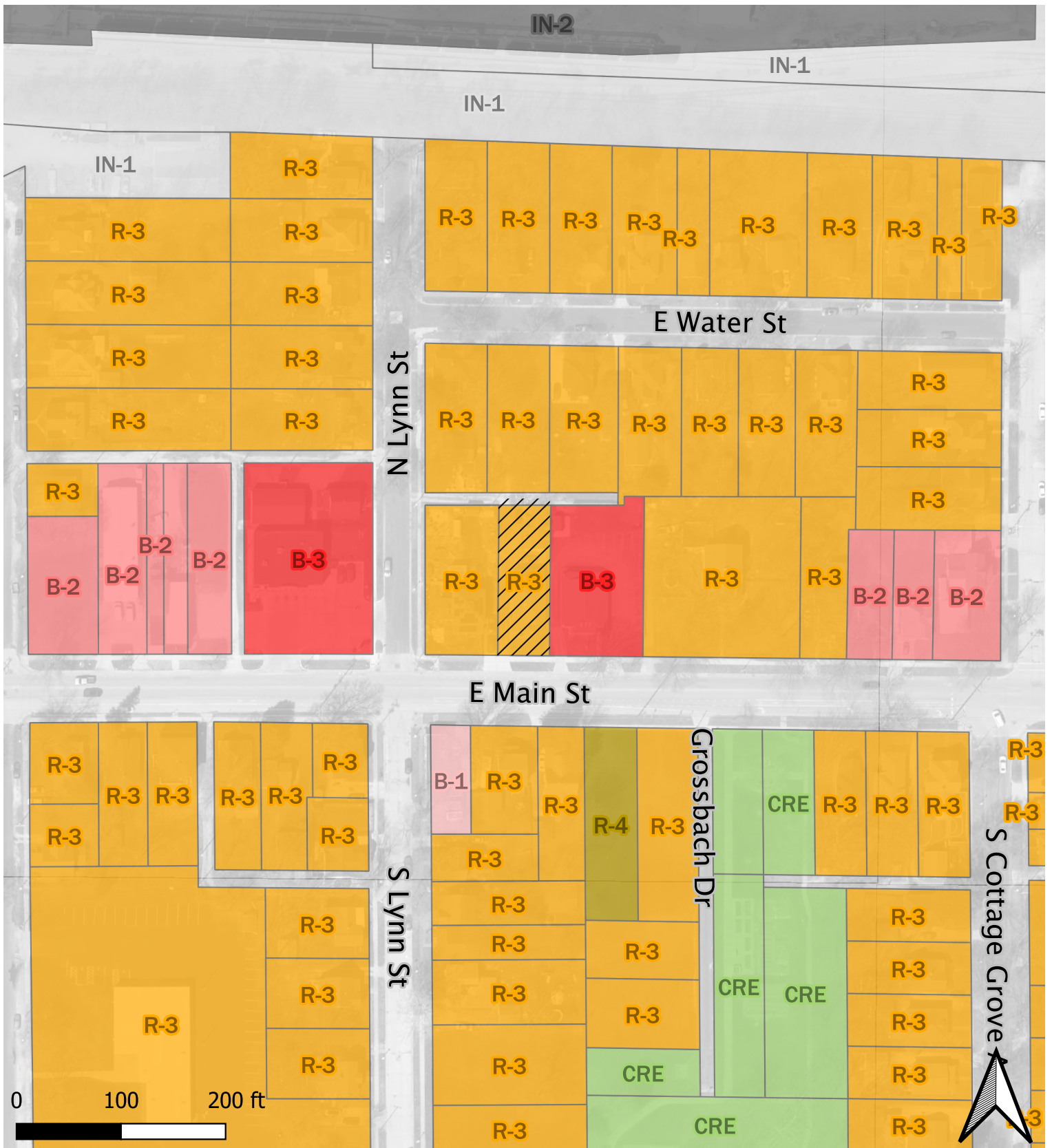
Case: 2517-M-25
Subject: Map Amendment (Rezoning)
Location: 904 E Main Street
Applicant: Susan Norris

Exhibit B - Location & Land Use



Case: 2517-M-25
Subject: Map Amendment (Rezoning)
Location: 904 E Main Street
Applicant: Susan Norris

Subject Property
/// Subject Property



Case: 2517-M-25
 Subject: Map Amendment (Rezoning)
 Location: 904 E Main Street
 Applicant: Susan Norris





























	Subject Property		IN-1		R-2
	Zoning View		IN-2		R-3
	B-3		MIC		R-6B
	B-4		MOR		R-7
	CRE		R-1		

Exhibit C2 - Zoning



Case: 2517-M-25
 Subject: Map Amendment (Rezoning)
 Location: 904 E Main Street
 Applicant: Susan Norris

	Subject Property		B-4		R-2
	Zoning_View		CRE		R-3
	B-1		IN-1		R-4
	B-2		IN-2		R-5
	B-3		R-1		



Case: 2517-M-25
 Subject: Map Amendment (Rezoning)
 Location: 904 E Main Street
 Applicant: Susan Norris

//// Subject Property Place Types


- Neighborhood I (N1)
- Neighborhood II (N2)
- Downtown (D)





Navigate to... 


VIEW PERMIT

Home / Services / Development Permits / View Permit

 Make a payment

 Request an inspection

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 Leave message

Permit #: MAP25-000002

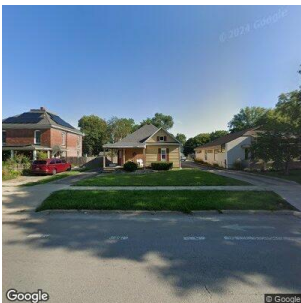
Project #: 25-003511

Status: Online Application Received

Balance Due: \$0.00

Address: 904 East Main Street 

Description: rezone to same zoning as adjacent property 908 E Main



Permit	Reviews	Documents	Inspections
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Permit #:

MAP25-000002

Permit Type:

Zoning Map Amendment

Sub Type:

Zoning Map Amendment

Issue Date:

Expiration Date:

The application fee must be paid when submitting the application. For the current fee amount, please refer to the most recent version of the City's 'Schedule of Fees - Excluding Liquor License Fees', which can be found at <https://www.urbanaininois.us/fees> (<https://www.urbanaininois.us/fees>).

The applicant is also responsible for paying the cost of the legal ad publication fees. The News-Gazette will bill the applicant directly. Legal ad publication fees vary from \$75.00 and up.

If you need assistance completing this form, please contact the Planning Department at [Planning@urbanaininois.us](mailto:planning@urbanaininois.us) (mailto:planning@urbanaininois.us) or (217) 384-2440.

PROPERTY INFORMATION

Current Zoning District:

R-3 - Single and Two Family Residential

Proposed Zoning District:

B-3 - General Business

Current Land Use:

house

Proposed Land Use:

demolition of house, possible expansion at later date, adjacent 908 E Main

Lot Size (SqFt):

1500

Legal Description Provided by Applicant:

The east 50 feet of lot 17 of NW Davis Second Addition to the city of Urbana

CONSULTANT INFORMATION

Architect Name, Email and Phone:

Engineer Name, Email and Phone:

Surveyor Name, Email and Phone:

Site Planner Name, Email and Phone:

Attorney Name, Email and Phone:

REASONS FOR AMENDMENT

What error in the existing ordinance would be corrected by the Proposed Amendment?:

Recent purchase; want it to match zoning for adjacent property (also owned by myself) at 908 E Main St. Demolition permit also being applied for

What changed or changing conditions warrant the approval of this amendment?:

Purchase

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

Adjacent property is B3

What other circumstances justify the zoning amendment:

Multiple properties on main street in this area are also B3

Time schedule for development (if applicable):

6 months

Additional exhibits submitted by the applicant:

CERTIFICATION

I grant permission for City staff to post a temporary yard sign on the subject property announcing the public hearing to be held for my request (if required).

Agree:

Yes

I acknowledge that my electronic or digital signature on this application has the full legal effect as that of my written signature.

Agree:

Yes

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 behalf of the owner.

Agree:

Yes

Applicant Signature Upload:

signature.png

Signer Name:

Susan Norris

When you click Submit, you will be taken to a credit card payment screen. We accept most major credit cards, except American Express.

To pay by mail please include the parcel number on the check, make check or money order payable to *City of Urbana* and mail the check to:

Community Development Services, Planning Division

400 South Vine Street

Urbana, IL 61801

Exhibit F – Site Photos & Aerials



Figure 1. View from East Main Street, Looking North (Urbana FD Training) Date: November 17, 2025



Figure 2. View from Alley, Looking South (Urbana FD Training) Date: November 17, 2025

Exhibit F – Site Photos & Aerials



Airel Map 1. Subject Property Highlighted



**B-3 – GENERAL BUSINESS
ZONING DISTRICT 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

Industrial

Solar Farm

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	None³	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@urbanail.gov
 City Website: www.urbanail.gov

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

"The *R-3, Single and Two-Family Residential District* is intended to provide areas for low-density residential development, including single-family attached and detached dwellings and two-family dwellings."

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

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Elementary, Junior High School or Senior High School
Park

Residential

Dwelling, Community Living Facility, Category I and Category II
Dwelling, Duplex***
Dwelling, Duplex (*Extended Occupancy*)***
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Two-Unit Common-Lot-Line***

SPECIAL USES:

Public and Quasi-Public

Church, Temple or Mosque
Electrical Substation
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Police or Fire Station

Residential

Dwelling, Transitional Home, Category II

PLANNED UNIT DEVELOPMENT USES:

Residential

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

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business - Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Lodge or Private Club

Public and Quasi-Public

Municipal or Government Building

Residential

Bed and Breakfast, Owner Occupied
Dwelling, Transitional Home, Category I

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-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
R-3	6,000¹³	60¹³	35¹⁷	0.40	0.40	15⁹	5	10

FAR = Floor Area Ratio

OSR = Open Space Ratio

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

Footnote⁹ – In the R-1 District, the required front yard shall be the average depth of the existing buildings on the same block face, or 25 feet, whichever is greater, but no more than 60 feet, as required in Section VI-5.D.1. In the R-2, R-3, R-4, R-5, R-7, and MOR Districts, the required front yard shall be the average depth of the existing buildings on the same block face (including the subject property), or 15 feet, whichever is greater, but no more than 25 feet, as required in Section VI-5.D.1. (*Ordinance No. 9596-58, 11-20-95*) (*Ordinance No. 9697-154*) (*Ordinance No. 2001-03-018, 03-05-01*)

Footnote¹³ – In the R-2 and R-3 Districts, any lot platted and recorded after December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 9,000 square feet, and have an average width of not less than 80 feet. A lot platted and recorded before December 21, 1970, on which there is proposed to be erected or established a duplex, shall contain an area of not less than 6,000 square feet, and have an average width of not less than 60 feet.

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.

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