



DATE: Thursday, December 18, 2025

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 26, 2025 Rescheduled Meeting

[Minutes](#) of the November 6, 2025 Regular Meeting

D. Communications

E. Continued Public Hearings

F. Old Business

G. New 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 District to B-3 General Business Zoning District

H. New Business

I. Audience Participation

J. Staff Report

K. Study Session

A presentation by staff on UIUC Department of Urban and Regional Planning's "Plan Making: Philo Road Corridor"

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>.

MINUTES OF A RESCHEDULED MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: June 26, 2025

TIME: 7:00 P.M.

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

MEMBERS ATTENDING: Dustin Allred, Will Andresen, Andrew Fell, Lew Hopkins, Karen Simms, Chenxi Yu

MEMBERS ABSENT: Debarah McFarland

MEMBERS EXCUSED: Bill Rose

STAFF PRESENT: Kevin Garcia, Principal Planner; Teri Andel, Planning Administrative Assistant II

OTHERS PRESENT: Halton Bagley, Geoff Bant, Larry Berger

A. CALL TO ORDER and ROLL CALL

Chair Allred called the meeting to order at 7:02 p.m. Roll call was taken, and there was a quorum of the members present.

B. CHANGES TO THE AGENDA

There were none.

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes of the February 20, 2025 Regular Meeting

Minutes of the February 27, 2025 Special Meeting

The minutes of the February 20, 2025 regular meeting and the February 27, 2025 Special Meeting were presented to the Plan Commission.

Ms. Yu moved to approve the minutes of both meetings as written. Mr. Hopkins seconded the motion. The minutes were approved unanimously by voice vote.

D. COMMUNICATIONS

Regarding Plan Case No. 2509-SU-25:

- Email from Paul Hixson dated June 26, 2025 at 1:21 pm
- Email from Deborah Katz-Downie dated June 26, 2025 at 12:51 pm
- Email from Dave Schwenk dated June 26, 2025 at 1:52 pm
- Email from Huseyin Sehitoglu and Sarah McEvoy dated June 26, 2025 at 4:39 pm

Mr. Garcia summarized the email communications that were received by stating that the main concern expressed was about parking on the street. There were some concerns about traffic and safety/security plans, maintenance (cleaning staff and/or grounds keeper), kitchen availability, etc. as well.

E. CONTINUED PUBLIC HEARINGS

There were none.

F. OLD BUSINESS

There was none.

G. NEW BUSINESS

There was none.

H. NEW PUBLIC HEARINGS

Plan Case No. 2508-SU-25 – A request by Halton Bagley for a Special Use Permit to allow a hostel at 1204 South Lincoln Avenue in the R-7 (University Residential) Zoning District.

Chair Allred opened Plan Case No. 2508-SU-25. He reviewed the procedure for a public hearing. Mr. Fell recused himself from the case as he has worked with the applicant previously on plans for a hostel [at a different location, which ultimately was not pursued].

Kevin Garcia, Principal Planner, presented the case to the Plan Commission. He began by stating the reason for the special use permit request, which is to allow a hostel in the R-7 (University Residential) Zoning District. He showed where the subject property, 1204 South Lincoln Avenue, is located on the City of Urbana map. He noted the zoning, current land use, and future land use designation of the subject property as well as for the surrounding adjacent properties. He talked about the differences between a hostel and a hotel. He described in detail the proposed use as a hostel noting the intended capacity, number of bedrooms and bathrooms, and the proposed operations and parking requirements. He explained how the proposed use relates to the 2005 Comprehensive Plan. He showed photos of the proposed site from all directions. He reviewed the requirements for a special use permit according to Section VII-4.A of the Urbana Zoning Ordinance. He presented staff's recommendation for approval.

Chair Allred asked the Plan Commission members if they had any questions for City staff.

Ms. Yu inquired about a previous case involving 713 West Ohio Street being used as a church. She asked what the focal point of discussion was by the Plan Commission, and what were the other issues of concern. Mr. Garcia replied that he did not handle the case and could not recall what issues people had. He said that it appears that the church use fits in the neighborhood well. City staff have not received any complaints. Mr. Hopkins recalled that the issues were about parking. Ms. Yu stated that the church has very low usage and low impact on the neighborhood.

Chair Allred inquired about the following statement in the written staff report, “no additional parking is required for new uses in existing buildings”. He asked if there are any parking requirements for the proposed hostel use or there would be no additional parking spaces required.

Mr. Garcia said that as an incentive for adaptively reusing an R-7 building, there would be no additional parking required for the proposed use.

Chair Allred understood the intent to be that some kind of use that was maintaining some part of the original use, but taking up some use in a part of the building would not trigger the need for additional parking.

Chair Allred inquired about bicycle parking being required. Mr. Garcia said that staff did not change the bicycle parking requirements. Since a hostel use would be considered a commercial use, it would require 10% of the required automobile parking up to a maximum of 25 bicycle parking spaces. Chair Allred asked if this calculation would be based on the theoretical required parking for automobiles. Mr. Garcia said yes, that is what he, as Zoning Administrator, would base the number of required bicycle parking spaces off of.

Chair Allred asked if the access for the parking area would be on Indiana Avenue. Mr. Garcia replied that the access on Indiana Avenue is a shared drive. There is also a second access off Lincoln Avenue. Chair Allred asked if it would be an option to close off access from Lincoln Avenue, especially since there is some intent in the Lincoln Avenue Corridor Study to close off access from Lincoln Avenue where possible. This would address some of the concerns expressed in the written communications received for this case. Mr. Garcia replied that he was not sure what the configuration is totally, but he believed the parking is already striped. One could always restripe the parking spaces. He was not sure how parking would be impacted by closing off the access to Lincoln Avenue.

Chair Allred asked for clarification on how long the existing building has been vacant since the Greek house moved out. Mr. Garcia said it has been vacant since 2021. Chair Allred asked what the trend or interest is of Greek houses being reused by new Greek housing organizations. Mr. Garcia said that his experience is that there is less interest in students living in Greek houses. He said that in 2019, Landmarks Illinois identified Greek houses in Champaign-Urbana as being on their top 10 most endangered list, which is what spurred Urbana City staff to make changes to the R-7 Zoning District to allow more uses in them.

With there being no further questions for City staff, Chair Allred opened the hearing for public input. He invited the applicant(s) to come forward.

Halton Bagley, applicant, approached the Plan Commission to speak on behalf of his request for a special use permit. He began by stating that opening a hostel has been a dream of his for a very long time. He talked briefly about his experience staying at hostels in Europe, South America, and Asia. He said his goal is to 1) make a safe space for visitors at the University of Illinois to stay when they visit campus. His target market and demographics is friends visiting students, athletes coming into town for less attended sporting events, such as fencing or water polo teams, or international students who get kicked out of their dorms during the holidays, etc. and 2) help the University of Illinois in terms of bringing visitors, potential students, and bringing and allowing events to showcase the University of Illinois.

Mr. Hopkins mentioned that European hostels that he has stayed at had kitchen spaces available to the residents. He questioned why the applicant does not intend to have an open kitchen. Mr. Bagley stated that the reason is fire concerns. He mentioned that he does plan to have refrigeration and water dispensers outside of the kitchen space.

Mr. Hopkins asked if the applicant had received a response from the University of Illinois about using Lot 11 for parking. Mr. Bagley said that Lot 11 has metered spots that the University will bag for \$20.00 each per day. His thought is that less than half of his guests will have automobiles. There are 11 parking spaces on-site. Then, he has allocated paid guest parking permits in the West Urbana neighborhood. Lot F11 and Lot F9 (south of Jimmy John's and Paradiso) are his backup plan if additional parking spaces are needed. He noted that he would average the cost of parking to his guests.

Ms. Simms inquired about the applicant's safety plan to address some of the neighbors' concerns. Mr. Bagley said that he would have complete camera coverage, 24-hour staff, and policies about quiet hours, no alcohol, and an escalation plan if things get out of control.

Ms. Simms asked if the applicant had any policies or thoughts on keeping the use within the purview of a hostel or temporary shelter. Mr. Bagley replied that he plans to follow what other hostels around the world do by having a certain stay limit of no more than 14 days.

Larry Berger, Chair of the Leadership Council at Twin City Bible Church, approached the Plan Commission to speak. He stated that the Twin City Bible Church is next door to the proposed site. The church's congregation is typically half students, and many of those are international. So, the target audience of the proposed hostel would overlap and is consistent with who the church targets for members.

He mentioned that the church shares the access drive off Indiana Avenue and the access off Lincoln Avenue with the proposed site. He expressed concern for the safety of children from the church walking to the house on Indiana Avenue. He said it is important for the church to work with the applicant to develop a safety policy for Sunday mornings and Wednesday evenings to develop a controlled traffic movement to really put the safety of the children as a priority. Other than this, the church is supportive of the proposed hostel use.

Mr. Hopkins asked about the legal standing of the shared driveways. It appears that the access drive on Lincoln Avenue is half on the church's property and half on 1204 South Lincoln Avenue property. He assumed that there is an easement to make this work. Mr. Berger confirmed that the drive is half and half. Mr. Hopkins stated that the access drive on Indiana Avenue appears to be on the Church's property. Mr. Berger said he was not familiar with knowing what property this drive is located on.

Chair Allred asked if there currently lighting on the shared driveways. Mr. Berger replied that there is lighting on the houses and from the church projecting to some degree over the shared driveways. He said the church is more concerned about making new guests aware that at certain times, families and children are going to be in that space and caution needs to be taken. Ms. Simms said that with an airbnb, there are policies or written agreements notifying guests when checking in to learn about certain concerns.

Geoff Bant approached the Plan Commission to speak. He stated that he lives on the corner of Pennsylvania and Busey Avenues. He expressed concern about the possibility of traffic increase with really high-speed traffic. He said that people are now using Pennsylvania Avenue as a way to avoid driving on Florida Avenue and use Busey Avenue as a way to avoid Lincoln Avenue (in the process jumping over the stop signs). He noted that he has clocked many drivers going 45 mph down Pennsylvania Avenue.

He stated that he participated in two study groups and expressed his concerns about traffic, but his concerns are considered secondary because the City does not think that there is much traffic on Lincoln Avenue and on Busey Avenue.

Mr. Bant stated that he admires the reuse of the existing building. We need affordable places for out-of-towners to stay while they are visiting Urbana.

With regards to the proposed use as a hostel, his only concern is parking. He has talked with others in the West Urbana Neighborhood Area (WUNA). He mentioned that he has a parking permit to park on the street, and he is unable to park on the street in front of his house because the students at Nabor House also have permits to park on the street and park their vehicles on the street all day long and all night long.

He asked if there is a maximum number of [guest] permits one can purchase. Mr. Garcia said that he does not know the answer. Mr. Bant stated that he is concerned a person might purchase a whole stack of permits and on football weekends, there will be a flood of parked vehicles along Busey Avenue. With more vehicles being parked on Busey Avenue, it makes it harder for a driver to see other vehicles coming.

Chair Allred asked City staff if the applicant would need to purchase guest parking permits or resident parking permits. Mr. Garcia said that he assumed the applicant would need guest parking permits.

Ms. Yu asked if the guest parking permits had a time restriction of 24 hours. Mr. Garcia said he believes so.

Mr. Bagley reapproached the Plan Commission to address the parking permit question. He explained that there is a sign that states "Without a permit, there is no parking from 3:00 am to 3:00 pm." If you do have a permit, either as a guest or as a resident, you can park on the street up to 24 hours. While he understands Mr. Bant's concern for parking, he is committed to making sure that parking is less of an issue than it even would be as a Greek house. He restated his parking plan. He also mentioned that there is a website called "Spacer" where you can pay a fee per month to use someone's driveway.

He stated that he understands Mr. Berger's concern for the safety of the children walking to and from the church. He is willing to work with the church to do whatever he needs to do to make it safe. He talked about options that he would consider to make this work.

Mr. Bagley talked about how the Lincoln Corridor Study would impact the proposed site. He did not think it would be a problem. Chair Allred wondered if it would be possible for drivers to only access the proposed site off Lincoln Avenue if the access along Indiana Avenue was closed. Mr. Bagley stated that there is enough room on the proposed site for vehicles to turn around and exit onto Lincoln Avenue.

With there being no other public in the audience, Chair Allred closed the public input portion of the hearing. He opened the hearing for Plan Commission discussion and/or motion(s).

Ms. Yu wondered what the difference is between a hotel and a hostel. Ms. Simms recalled Mr. Garcia stating earlier that a hostel would require a different level of inspection and evaluation with regards to the structure policies. Mr. Garcia stated that he said this with respect to the current use

of long-term living on the Certificate of Occupancy. There is a higher standard for a hostel or hotel because it is transient living. From a building code standpoint, a hostel and a hotel are considered the same use.

Chair Allred asked if the City staff currently inspects hotels with regards to operation. Mr. Garcia said he did not believe so. The City staff does inspect from a building code perspective.

Ms. Yu said that there is a difference between managing a long-term residential facility and a temporary-residential facility. She expressed concern with the operation of the proposed hostel. Chair Allred stated that the Plan Commission has the option to place conditions on the operation of the proposed hostel.

Ms. Yu stated that she lives in the neighborhood and is interested in group housing. She has seen over the years trying to leverage or use some of the bigger homes as group housing. The density and the management are something that really stresses her out. She has an uneasy feeling about the proposed use.

Mr. Hopkins believes that the City needs to allow the special use permit. It is a near perfect example of what the City needs to accomplish on the east side of Lincoln Avenue with an attempt to make a decisive edge with a viable adaptive reuse of the existing building. The one condition that he would be inclined to have is that there must be 24-hour onsite staffing. It needs to be clear that we expect it to be close to a hotel and operational supervision. He added that what makes this almost ideal is that it can be reversible because it does not involve massive reconstruction or modification of the interior uses. So, if the hostel use fails as a business for whatever reason, we are as well off as we are now...actually even better because the building will be used versus being vacant as it has for the last 4 years.

Chair Allred felt that the Plan Commission members should discuss other conditions they may want to include. They should also discuss what concerns they think might be related to the proposed use that need to be mitigated.

Ms. Yu stated that the Plan Commission has not seen a configuration of the interior of the building. She reiterated her concern with allowing 60 guests and with strangers sharing a room. It does not sound right. She asked how many rooms there are. What is a reasonable number of unrelated people the hostel can accommodate?

Mr. Andresen asked if the interior of the building would be setup differently from a normal hotel. Mr. Hopkins stated that the proposed hostel would be more restrictive than hostels that he has stayed in. There will be no access to the kitchen. There will be dorm/bunk rooms where 6 people sleep in bunk beds. Ms. Yu said that this is exactly what she is concerned about. Ms. Simms replied that it would be the guest's choice whether to stay there or not. If one chooses to stay at a hostel, then they have consented to sleeping in bunk rooms with strangers. There will also be some double rooms and some private rooms as well. Having 24-hour onsite management is more than most hostels offer.

Chair Allred inquired if there are occupancy limits per room. Mr. Garcia said the applicant described having 10-11 shared rooms. Since the City of Urbana does not currently have any hostels, we would need to go through a new code analysis performed by an architect, which is when we will figure out how many people can actually be in each room.

Ms. Yu said that she does not feel comfortable approving the special use request because there is not enough information. There are no interior plans.

Mr. Bagley again approached the Plan Commission. He said that he has done extensive research on hostels and has spoken with the City's Building Safety Division staff. According to the current Building Code, hotels have occupancy limits per room and for the whole building. The Building Code specifically talks about shared dormitory environments.

Chair Allred stated that the Plan Commission does not usually get into the interior configuration of buildings. When we require a site plan, it is more of the placement of structures on a site. Mr. Garcia stated that it did not seem necessary to require a site plan because the existing building already has rooms for group occupancy. There are private rooms. He said that sometimes we would require site plans when there is a change in use.

Chair Allred asked if there was any interest in having more conditions. Ms. Simms restated the possible conditions that they could require, which include: 1) 24-hour onsite management, 2) language about parking, and 3) language restricting noise level and alcohol use. Chair Allred said that these would address the concerns from the written communications that were received for this case. Ms. Simms added that the only other concern she heard was regarding traffic, but she does not know how the Plan Commission could address it.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 2508-SU-25 to the City Council with a recommendation for approval with the condition that there will be 24-hour onsite management. Mr. Andresen seconded the motion.

Mr. Hopkins explained his reasoning for the motion. He does not believe that fraternity and sorority housing is prohibited from having alcohol. Mr. Garcia believes this is an individual choice by each one. They are not prevented from having alcohol by the Certificate of Occupancy.

Mr. Hopkins said that he believes the parking solution would be best served by creativity, flexibility, and opportunity. In most of the things that he can think of to make it explicit would not accomplish resolving parking issues/concerns. He would not know what number to use to cap on-street guest parking permits or how to reconfigure the parking onsite to improve pedestrian access around the church. He believes that the City should invite innovation and collaboration instead of adding rules that they would not know how they would work or what they should be.

Ms. Yu asked if a special use permit goes with the property or with the applicant. Mr. Garcia explained that a special or conditional use permit is valid until the use is discontinued for a period of 6 months or more, so it would go with the property. Mr. Hopkins stated that if the hostel use fails and the property becomes vacant for 6 months or more, then the permitted use as a hostel would be gone.

Ms. Yu asked how the City would enforce the 24-hour onsite management. Chair Allred stated that there are mechanisms in the existing City Code that can be used to enforce things. Mr. Garcia stated that as with any use, we have no idea whether or not it will be managed well or poorly. If it becomes managed so poorly that it becomes an issue, then there are mechanisms to deal with it.

Chair Allred said that he agreed with Mr. Hopkins in the sense that he does not see adding other conditions. Regarding parking, it makes sense to allow flexibility on what makes sense once the

hostel is up and running. Regarding noise, the City of Urbana has a Noise Ordinance in place that is actually more restrictive than requiring quiet time during certain hours. He would leave it up to the applicant as to whether or not he wants to allow alcohol on his property.

Ms. Yu stated that high-density housing takes a lot of management, and she wished the applicant luck.

Ms. Simms stated that the applicant’s business model will be dependent on good business management. His success or failure will live up to the design of his business management. If his design does not work (if it is not safe or if the housing is not comfortable), then the hostel will fail. For a hostel, the business model is good reviews.

Roll call on the motion was as follows:

Mr. Andresen	-	Yes	Mr. Hopkins	-	Yes
Ms. Simms	-	Yes	Ms. Yu	-	No
Chair Allred	-	Yes			

The motion passed by a vote of 4 ayes and 1 nay.

Mr. Garcia noted that Plan Case No. 2508-SU-25 would be forwarded to Committee of the Whole on Monday, July 7, 2025.

I. AUDIENCE PARTICIPATION

There was none.

J. STAFF REPORT

Mr. Garcia reported on the following:

- *Imagine Urbana* Comprehensive Plan Update – He stated that the plan will be going back to the Committee of the Whole on July 7, 2025. He stated that the plan has been on the agenda for a while but has not been discussed by the Council. He said most of the Council’s concerns have to do with the place types; in particular, Neighborhood I. The Council has had some discussion on the Lincoln-Busey Corridor area. He added that he scaled back the line for the Corridor Neighborhood designation because it extended midblock between Lincoln Avenue and Busey Avenue. Also, the Council tweaked a little of the text to make clarifications; however, there were no substantive changes. Mr. Hopkins added that the Council has not really discussed it much from the meetings he watched.
- Update on Lincoln Avenue Corridor Study – He mentioned that they are asking for final implementation recommendations. He noted the big improvements that are proposed:
 - 1) Taking Lincoln Avenue from four lanes down to two lanes with a central turn lane.
 - 2) Recommendations to close some of the east-west streets. Based on feedback that the Regional Planning Commission and their consultants received, he did not believe there would be any complete street closures; however, there may be some right-in / right-out only access onto Lincoln Avenue.
 - 3) Adding continuous bike lanes along the whole of Lincoln Avenue.
 - 4) Adding improved crossings across Lincoln Avenue so people can cross more safely.

Chair Allred inquired about the improved crossings because he crosses Lincoln Avenue multiple times a day. Automobile drivers going down Lincoln Avenue go 40 to 45 mph regardless of the posted speed limit because it is a long straight street with no traffic calming measures. He suggested a pinch point that is created by a bump out on either side plan an island. The visual signal of this would be to drivers to slow down when going through this type of crosswalk. Chair Allred suggested that the traffic calming measures as discussed in the Lincoln Avenue Corridor Study would not adequately slow traffic. Mr. Garcia said that one recommendation in the study is to install some flashing beacon crosswalks, but this would not do anything to narrow the street.

Chair Allred stated that this plan would be adopted by the City and asked for clarification on how this would be adopted. Chair Allred asked if the proposed study would be adopted as an amendment to the Comprehensive Plan. If so, why would it not come before the Plan Commission as something we would review in detail and provide recommendations on? How exactly is the proposed study being adopted by the City? Mr. Hopkins asked for clarification that the proposed study is under a contract, federally funded and created by the Regional Planning Commission, but solely within the bounds of the City of Urbana. Mr. Garcia said it is a City of Urbana plan. Mr. Hopkins asked if the proposed study either needs to be specified as a separate plan, and then it has to come through the Plan Commission OR it has to be specified as an amendment, in which case it has to come through the Plan Commission OR it has to be specified as a study, which cannot be adopted. Mr. Garcia responded by saying that it is called a study because it is just recommendations for things the City could do moving forward, but it is certainly not the actual plan/engineering plan to implement these changes. Chair Allred said the changes are included as projects in the proposed *Imagine Urbana* Comprehensive Plan. Mr. Garcia said the language in the Comprehensive Plan is vague, "*Implement recommendations of the Lincoln Avenue Corridor Study*".

Ms. Yu left the meeting at 8:56 p.m.

Chair Allred said he feels it is a study acting like a plan. Everything about how it was created looks like a plan making process. The final document looks like a plan. He said that he has heard in news articles that the intention is for it to be adopted by the City. If it is going to be adopted by the City, then it seems like something that should come through the Plan Commission to provide a recommendation to City Council, in which case the Plan Commission should be more involved than just this presentation. Chair Allred stated that the *Imagine Urbana* Comprehensive Plan is a precursor plan for this Lincoln Avenue Corridor Study. Maybe we need a study session with the Regional Planning Commission.

Chair Allred said that the Complete Streets Policy was adopted as an amendment to the existing Comprehensive Plan, which did not make sense. He just wants to avoid replicating this from the start with the new Comprehensive Plan. Mr. Garcia stated that he will discuss this with other City staff and get back with the Plan Commission on how the City will proceed with this study.

Chair Allred stated that he feels the Plan Commission missed their chance to provide input other than as residents going on RPC's interface and providing input. He said that his input was that the traffic calming needs more work.

Mr. Garcia stated that he made a recommendation on the interface that RPC should take a look at the corner radii because none of the schematics show corner radii being changed. Changing the corner radii would definitely be a traffic calming and safety issue. Chair Allred said that the bump out located at the pedestrian crossing on Springfield Avenue is the type of traffic calming that forces drivers to slow down as they approach the crossing.

Ms. Simms said that police patrolling these areas also provides traffic calming. Chair Allred replied that the City wants to try to avoid solving these problems through having police enforcement. There are physical changes that can move the City in the direction of changing drivers' behaviors in addition to the threat of a ticket. Mr. Garcia agreed in that the most effective way to address speeding is through design because there are never enough police to enforce stuff.

Mr. Garcia stated that a wide corner radius makes people want to go faster. If we tighten up the radius, then we will shrink the crossing distance as well. Chair Allred commented that there are also other options for the Lincoln crossing, such as textured pavements or a change in grade. Chair Allred said the challenge is that Lincoln Avenue is a minor arterial, so trying to maintain its functional characteristics at the same time it has intense development on either side of the street and lots of people trying to cross it.

Mr. Hopkins said that there is a big problem in that there is no easy alternative to Lincoln Avenue until Vine Street, which is a mile to a mile and a half away. So, when they design improvements to Lincoln Avenue, the City will be displacing traffic. The design and the plan should include this displacement. He said the proposed study looks more like an engineering design than a plan because it does not actually look at the interaction effects of what we're doing. There are specific implications of this. One implication is that we want to have very specific but probably a relatively small number of pedestrian crossings. We definitely do not want a full curb cut at every cross street. Mr. Hopkins is concerned that the plan does not consider the implications of slowed traffic on Lincoln Avenue, would flow to other areas.

Chair Allred recalled in the original presentation by RPC that they looked at the level of service and whether or not these changes would degrade them significantly. He did not believe that bump outs would be cause an inconvenience to traffic or slow it down causing drivers to use Busey Avenue instead. Mr. Hopkins stated that this was his experience on Springfield Avenue. Mr. Garcia replied that Springfield Avenue is a bit different in that it is just two lanes and does not have a turn lane. By Lincoln Avenue going down to two lanes with a center turn lane, would make traffic flow better. Mr. Hopkins pointed out that a bump out has to take out part of a lane or cut into the center turn lane. Chair Allred said they would probably not use bump outs on Lincoln Avenue but rather install pedestrian islands. Chair Allred said that the speed limit on Springfield is the same as the speed limit on this stretch of Lincoln, which is 25 mph, however you are more likely to actually drive 25 mph on Springfield Avenue. Mr. Hopkins said that he is simply trying to point out that by changing the speed limit or installing bump outs at pedestrian crossings will change who uses Lincoln Avenue.

Ms. Simms hoped that the Plan Commission would get another chance to talk about the proposed study because it would be a robust conversation. She mentioned that there is currently construction happening on Springfield Avenue that is causing people to detour through neighborhoods that they typically never drive through.

Chair Allred stated that he does not know the best venue. It would be nice to have RPC here to discuss the proposed study with. Mr. Garcia said that he will ask RPC to come before the Plan Commission on this study.

- Lew Hopkins Retirement – Mr. Garcia stated that Mr. Hopkins is retiring from the Plan Commission after 23 years of service, and this is his last meeting. He said that he has enjoyed working with Mr. Hopkins and will miss his expertise on the Commission. Mr. Hopkins stated that it has been fun serving on the Commission, but now he needs a different variety of fun. He added that he feels it is time for people like him in age, perspective, and persistence to get out of the way and allow a turnover. Chair Allred stated that he appreciates all of the time and effort that Mr. Hopkins has put into the cases and the meetings. Mr. Hopkins has set a high bar for the Plan Commission members to live up to. Ms. Simms added that listening and watching Mr. Hopkins has been very useful to her.
- Marcus Ricci Resignation – Mr. Garcia stated that Mr. Ricci is resigning to work for the City of Bloomington. Mr. Ricci's last day with the City of Urbana is July 9, 2025. Chair Allred reiterated how important it is for the City of Urbana to hire more planners.
- Director of Community Development Services – Mr. Garcia stated that City Council hopefully will be appointing a new Director of Community Development Services on July 7, 2025. He does not think he is allowed to announce the potential new Director's name yet.

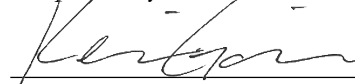
K. STUDY SESSION

There was none.

L. ADJOURNMENT

The meeting was adjourned at 9:19 pm.

Respectfully submitted,



Kevin Garcia, Secretary (06/02/2014 - 10/22/2025)
Urbana Plan Commission

Olivia M. Jovine

Olivia Jovine, Interim Secretary (10/23/2025 – Present)
Urbana Plan Commission

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DATE: November 6, 2025

TIME: 7:00 P.M.

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

MEMBERS ATTENDING: Dustin Allred, Will Andresen, Andrew Fell, Bill Rose, Chenxi Yu

MEMBERS ABSENT: Karen Simms

STAFF PRESENT: Olivia Jovine, Director of Community Development Services; Teri Andel, Planning Administrative Assistant II

OTHERS PRESENT: Chad Tady (via telephone)

A. 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 a quorum of the members present.

B. CHANGES TO THE AGENDA

There were none.

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes of the October 16, 2025 regular meeting were presented to the Plan Commission. Mr. Rose moved that the Plan Commission approve the minutes as written. Mr. Fell seconded the motion. The motion was approved by unanimous voice vote.

D. COMMUNICATIONS

There were none.

E. CONTINUED PUBLIC HEARINGS

There were none.

F. OLD BUSINESS

There was none.

G. NEW PUBLIC HEARING

Plan Case No. 2513-SU-25 - A request by Scott Tess, on behalf of the City of Urbana, to allow a solar farm in the AG (Agriculture) and CRE (Conservation-Recreation-Education) Zoning Districts.

Chair Allred opened Plan Case No. 2513-SU-25. He reviewed the procedure for a public hearing. Olivia Jovine, Director of Community Development Services and Zoning Administrator, presented the case to the Plan Commission. She began by stating the reason for the proposed special use permit request. She noted the location and zoning of the proposed site. She briefly talked about the special use permit that was approved in 2018 allowing the construction and operation of a 20-acre solar farm approximately 500 feet away. She stated that the special use permit expired after one year since construction had not begun. She presented City staff's recommendation for approval with the following condition: *The proposed construction and use must generally conform to the site plan submitted in the application as shown in Exhibit D: Application – Site Plan, including a minimum of 80-foot buffer to the centerline of the Saline Branch Drainage Ditch, except where modified to meet City regulation.*

Chair Allred asked the Plan Commission members if they had any questions for City staff.

Mr. Rose asked for someone to point out the Saline Branch Drainage Ditch on one of the maps in the staff report. Chair Allred stated that it is just below the yellow line to the northwest of the proposed solar array on the Site Plan.

Mr. Fell asked if the Site Plan showed other infrastructure, existing solar arrays or buildings, access road, etc. or will there be additional impact. Chad Tady, of Total Energies, stated that the scope of the new solar project would be entirely within the yellow area. The only new addition would be the Ameren line along the service road that is just to the north of the yellow southern area. So, there would be no new impacts or new additions outside of the existing footprint. He noted that there will be some improvement where they will be resurfacing the service road as a part of the post installation work for the City.

With there being no further questions for City staff, Chair Allred opened the hearing for public input. There was none. So, Chair Allred closed the public input portion of the hearing. He opened the hearing for Plan Commission discussion and/or motion(s).

Mr. Rose complimented the quality and completeness of the material provided to the Plan Commission for their review.

Mr. Fell said that his understanding is that they are not doing anything new from what was approved before. They just did not install the solar arrays in time, and are here to get approval again.

Mr. Rose moved that the Plan Commission forward Plan Case No. 2513-SU-25 to the City Council with a recommendation for approval with the following condition: *The proposed construction and use must generally conform to the site plan submitted in the application as shown in Exhibit D: Application – Site Plan, including a minimum of 80-foot buffer to the centerline of the Saline Branch Drainage Ditch, except where modified to meet City regulation.* Mr. Andresen seconded the motion.

Chair Allred reiterated that they are not approving anything new. It is the same application that was previously approved.

Roll call on the motion was as follows:

Mr. Andresen	-	Yes	Mr. Fell	-	Yes
Mr. Rose	-	Yes	Ms. Yu	-	Yes
Mr. Allred	-	Yes			

The motion passed by unanimous vote.

Ms. Jovine noted that Plan Case No. 2513-SU-25 would be forwarded to Committee of the Whole on Monday, November 17, 2025.

H. NEW BUSINESS

There was none.

I. AUDIENCE PARTICIPATION

There was none.

J. STAFF REPORT

Ms. Jovine reported on the following:

- Staffing – She stated that they have a conditional offer out for the Planner II position. The candidate would be coming from out-of-state so there may be some time between accepting the offer and when that candidate would start.
- Consultant Planner, Dr. Adebayo “Bayo” Adanri, has been contracted to work on site for about 12 days starting last week through early January 2026.
- Planner I position is still open, and staff will be doing more interviews hopefully next week.
- Previous three cases were forwarded by the Committee of the Whole to the regular agenda for the upcoming City Council meeting. Regarding the Preliminary Planned Unit Development on Windsor Road, the Committee of the Whole has requested additional information on the dry basin and has recommended that the roads be private.

K. STUDY SESSION

There was none.

L. ADJOURNMENT

The meeting was adjourned at 7:18 pm.

Respectfully submitted,

Olivia M. Jovine

Olivia Jovine, Interim 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: Aimirou Sy, Planner II
DATE: December 12, 2025
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.

Introduction & Background

This Staff Report was prepared for the December 18, 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 7,327.79 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 and redevelopment.

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. 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 in keeping with the Imagine Urbana Comprehensive Plan (“Imagine Urbana”) Big Move 7 to promote incremental

development, and Litte Move 7.3 to amend development regulations to allow small-scale businesses and housing in the same neighborhood.

Table 1. 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

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 property. The proposed redevelopment would support existing businesses and grow the local economic base. The proposed redevelopment would not be injurious to the general welfare of the public. This 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 will be redeveloped and 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 an existing B-3 use and its deteriorated condition, the rezoning is consistent with the city’s planned direction for this area.

Summary of Findings

1. The proposed rezoning will support the expansion of a long-standing neighborhood-serving business, consistent with Imagine Urbana’s goals to strengthen the local economic base, support existing businesses, and encourage incremental development in Neighborhood I areas.
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 on 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: Zoning Map
Exhibit C: Place Types Map
Exhibit D: Application for Zoning Map Amendment
Exhibit E: Site Photos & Aerials
Exhibit F: Zoning Description Sheets: R3, B-3

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

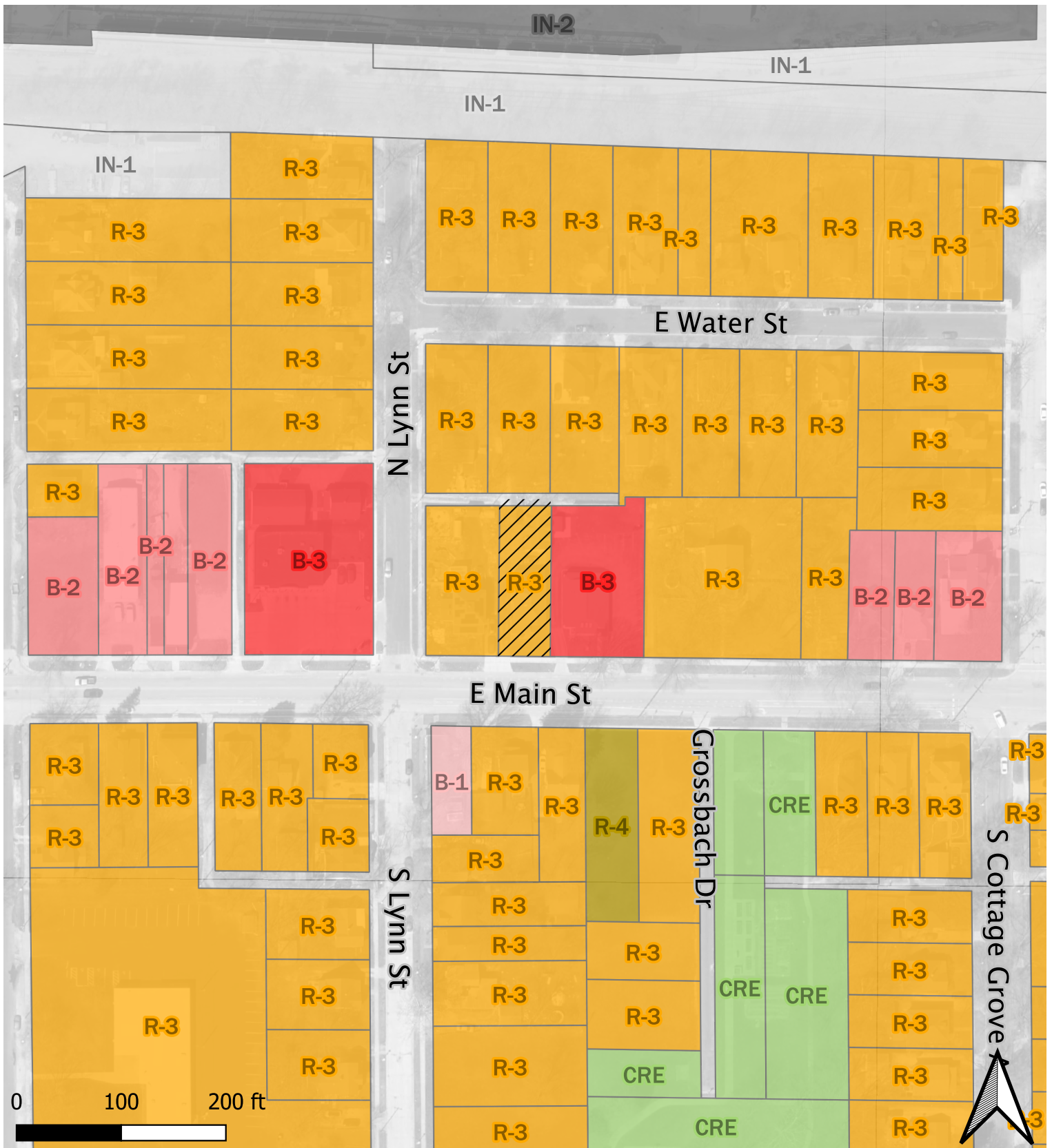
Exhibit A - Location Map
















//// Subject Property



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



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

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

 Upload documents


 Leave message

Permit #: MAP25-000002

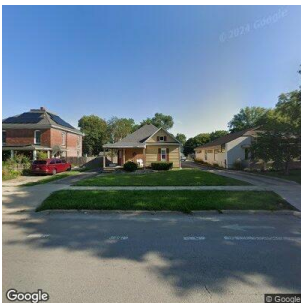
Project #: 25-003511

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

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) 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 E – 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 E – Site Photos & Aerials



Airel Map 1. Subject Property Highlighted

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.

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 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:

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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