



CITY OF
URBANA

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PLAN COMMISSION REGULAR MEETING

DATE: Thursday, July 18, 2024

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

D. Communications

E. Continued Public Hearings

[Plan](#) **Case No. 2485-T-84** - A request by the Urbana Zoning Administrator to amend Articles IV, V, VI, and VIII of the Urbana Zoning Ordinance to rename the B-3U (General Business-University) Zoning District as the Campus Mixed-Use District, and update development and parking regulations in the 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@urbanaininois.us. The subject line of the email must include the words "PLAN COMMISSION - PUBLIC INPUT" and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

Written Input

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

Public Hearing

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

Verbal Input

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

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting.

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

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

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: 217.384.2455

Email: hro@urbanaillinois.us

Watching the Meeting via Streaming Services

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



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Kevin Garcia, Principal Planner and Zoning Administrator

DATE: July 15, 2024

SUBJECT: **Plan Case 2485-T-24:** A request by the Urbana Zoning Administrator to amend Articles IV, V, VI, and VIII of the Urbana Zoning Ordinance to rename the B-3U, General Business, University, zoning district as the Campus Mixed-Use zoning district, and update development and parking regulations in the district.

Supplemental Memorandum

At the July 11, 2024 Plan Commission meeting, the Commission continued Plan Case 2485-T-24 to give staff time to incorporate the Commission's suggested changes into the draft text amendment, and asked staff to present the revised text amendment at the July 18, 2024 meeting. Exhibit H contains the updated text, which includes the changes summarized below.

In addition to the suggested changes, staff received an email from Michael Osterloo, an architect, about the suggested 75-foot maximum building height. Mr. Osterloo presents arguments for an 85-foot maximum building height. His email is provided in Exhibit I. Staff also expects that a letter will be forthcoming from a developer or their representative regarding plans to build a project in the B-3U district (once amended) to a height of 115 feet.

Proposed Changes

- Updated paragraph V-7.A, to clarify that buildings must have one main pedestrian entrance facing a street.
- Removed a paragraph (formerly V-7.C), which would have required a 12-foot ceiling height on first floors.
- Updated paragraph V-7.C, to clarify that front yards must be landscaped only for buildings with first floor residential uses.
- Updated paragraph V-7.D, replacing, "Parking shall not be visible from the street," with "Parking shall be screened to minimize visibility from the street."
- Updated paragraph V-7.G, replacing "including alleys" with "excluding alleys" when referring to screening of mechanical equipment.
- Updated building height in Table VI-3 to be 75 feet, rather than 120 feet as originally proposed.
- Updated paragraph VIII-5.N, to clarify that parking rates only apply to bedrooms beyond the first 20.

- Rewrote footnote #5 in Table VIII-6 to clarify how to calculate bicycle parking for non-residential uses in the CMU district.

Staff Comments

Staff has some additional comments on the proposed changes in Exhibit H for the Plan Commission's consideration.

In Section V-7.A., the proposed new language is intended to clarify that the main entrance need only be on a single street face. However, staff recommends that the entrance be required to be on the street from which the building will be addressed, to reinforce a clear building identity.

In Table VI-3, staff continues to recommend that the maximum height permitted in the CMU zone be 120 feet. Much of the Plan Commission discussion on July 11 focused on the lack of economic feasibility to build beyond seven or eight stories; however, we are aware of a developer who is planning to build to 115 feet. Further, if the issue is more contextual, then we would recommend that the Plan Commission consider allowing a 120-foot maximum height for sites fronting Lincoln Avenue, which has the widest right-of-way in the area under consideration. In any event, staff recommends that the Plan Commission adopt a maximum building height no lower than 85 feet.

Staff Recommendation

Staff recommends that the Plan Commission recommend **approval** of the proposed text amendment to City Council. Exhibit H: Proposed Changes, reflects the proposed amendment as modified by the Plan Commission on July 11th. Based on the staff comments above, staff recommends two modifications:

Section V-7. A. Buildings must have one main pedestrian entrance facing the street from which the building is addressed.

Table VI-3. Development Regulations by District

Zoning District	Minimum Lot Size (In square feet unless otherwise indicated)	Minimum Lot Width (In feet)	Maximum Height of Principal Structure (In feet)	Maximum Floor Area Ratio	Minimum Open Space Ratio	Required Yards (In Feet) ¹		
						Front	Side	Rear
<u>B-3U</u> <u>CMU</u>	6,000	60	none <u>120</u>	4.0 <u>none</u>	0.1 <u>none</u>	<u>15</u> <u>10</u> <u>min.</u> <u>/20</u> <u>max.</u>	<u>5</u> <u>none</u>	<u>5</u> <u>none</u>

Attachments: Exhibit H – Proposed Changes
Exhibit I – Communications

Exhibit H: Proposed Changes

Section IV-1. Number and Designation of Districts

In order to carry out the purposes of this Ordinance, ... the City of Urbana, Illinois, is hereby divided into 21 zoning districts, which are hereby established as follows:

...

~~B-3U General Business University~~

...

CMU Campus Mixed-Use

...

Section IV-2. Purpose of Districts

In addition to the general purposes of this Ordinance, as listed in Section I-1, the various zoning districts also serve more specific individual purposes, as follows:

...

- B. The Business districts generally are intended to provide areas for commercial uses in districts accommodating the range of types, intensity, and physical forms of trade, commercial services, and offices.

...

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

...

- E. The CMU, Campus Mixed-Use District is intended to provide opportunities to redevelop areas close to the University of Illinois campus at high densities, with a mix of commercial, office, and residential uses. Developments should be designed to be pedestrian-scale, with buildings close to the street, wide sidewalks, landscaped areas, few driveways, on-street parking, and parking behind structures. Large-scale developments containing only single uses are discouraged within this classification.

...

Section V-7. ~~(Reserved)~~ Additional Regulations in the CMU District

- A. Buildings must have one main pedestrian entrance facing a street.

- B. Building walls that face a street must have at least 20 percent transparent glass.
- C. For buildings with first-floor residential uses, front yards must be landscaped.
- D. Parking is not allowed in front yards, and must be located behind the principal face of a building. Parking shall be screened to minimize visibility from the street.
- E. When parking is provided, access to parking must be off an alley, when available.
- F. Mechanical equipment and trash enclosures must be screened from view at ground level from public rights-of-way, excluding alleys. No mechanical equipment or trash enclosures are allowed in front yards.

...

Table V-1. Table of Uses

[Condensed, showing changes between B-3U and CMU; P = Permitted, C = Permitted with Conditional Use Permit, S = Permitted with Special Use Permit, D = Permitted with Planned Unit Development]

Principal Uses	B-3U	CMU
Feed and Grain (Sales only)	P	
Principal Use Parking Garage or Lot	P	<u>S</u>
Car Wash	P	
Gasoline Station	<u>C</u>	
Shopping Center – Convenience	S	
Shopping Center – General	S	
Wholesale Business	P	
Residential Planned Unit Development		<u>D</u>

...

Table VI-3. Development Regulations by District

Zoning District	Minimum Lot Size (In square feet unless otherwise indicated)	Minimum Lot Width (In feet)	Maximum Height of Principal Structure (In feet)	Maximum Floor Area Ratio	Minimum Open Space Ratio	Required Yards (In Feet) ¹		
						Front	Side	Rear
B-3U <u>CMU</u>	6,000	60	none 75	4.0 none	0.1 none	15 min. / 20 max.	5 none	5 none

...

Section VI-4. Floor Area and Open Space

...

- B. ~~In the B-3U District, where parking is incorporated into or provided underground below a principal structure, the maximum Floor Area Ratio may be increased by up to 25% using the following formula:~~

$$F_{\text{bonus}} = 0.25(F)(P/R) + F$$

~~Where: F = Maximum Floor Area Ratio specified in Table VI-3.~~

~~———— F_{bonus} = Maximum Floor Area Ratio after applying parking bonus~~

~~P = Number of parking spaces incorporated into or provided underground below the principal structure~~

~~R = Number of parking spaces required by Section VIII-5 of this Ordinance~~

...

Section VI-6. Screening

...

- B. Screening of Off-Street Parking and Storage Areas

...

2. In the B-2, B-3, ~~B-3U~~ and IN-1 and IN-2 Zoning Districts, parking or storage of vehicles for sale is permitted to encroach ten feet into the required front yard setback if the encroachment conforms to the regulations set forth in Section VI-6.A.2.b.3, 4, 5, 6, 7 and 8.

...

Section VIII-4. Location of Parking Facilities

...

- F. *Parking in a Required Yard is Prohibited Except as Follows:*

...

4. In the B-2 ~~and B-3U~~ Zoning Districts, parking is permitted in the required side yard setback (up to within 18 inches of the property line per Section VIII-4.G) if the zoning district adjacent to the setback is designated B-2, or B-3, ~~or B-3U~~ and if the adjacent area is also used for parking.

...

6. Parking in the B-2, B-3, ~~B-3U~~, IN-1, and IN-2 Zoning Districts may encroach ten feet into the required front yard if the buffer yard requirements set forth in Section VI-6.A.2.b.3, 4, 5, 6, 7 and 8 are met.

...

Section VIII-5. Amount of Parking Required

...

N. CMU, Campus Mixed-Use District Parking Requirements.

1. Off-street parking is only required for residential developments containing more than 20 bedrooms.
2. For every bedroom beyond the first 20, parking shall be provided at a rate of 0.25 spaces per bedroom.

...

Table VIII-6. Bicycle Parking Requirements by Use¹

Use	Number of Spaces Required
Multi-family, Boarding or Rooming House, or Dormitory ²	1 for every 2 dwelling units; <u>1 for every dwelling unit in the CMU District</u>
Public and Quasi Public Uses ^{2,3,5}	
All schools	4 for every classroom
All other uses	10% of required automobile parking up to a maximum of 25 bicycle parking spaces
Commercial Uses ^{2,3,4,5}	
All uses	10% of required automobile parking up to a maximum of 25 bicycle parking spaces
Industrial, Transportation & Related Uses ^{2,3,5}	
All uses	4% of required automobile parking up to a maximum of 25 bicycle parking spaces
¹ The Zoning Administrator shall determine whether proposed developments are subject to these bicycle parking requirements based upon demand generated by the use, the location of the development, the proximity to other uses with bicycle parking demand, and other relevant factors. ² The Zoning Administrator shall further have the ability to reduce the number of required bicycle parking spaces by up to 50% in response to evidence regarding expected bicycle use submitted by the petitioner. ³ For non-residential uses, bicycle parking spaces shall be required only for developments with 10 or more automobile parking spaces required. ⁴ Commercial uses include the following categories from Table VIII-7: Office and Related Uses, Service Business Uses, Retail Business Uses, and Commercial Recreational Uses. ⁵ <u>In the CMU district, see Table VIII-7 to calculate the amount of automobile parking that would normally be required, based on use, and provide bicycle parking at the rate given in this table (Table VIII-6).</u>	

Exhibit I - Communications

From: Michael Osterloo
To: Garcia, Kevin
Cc: Andy Hutson
Subject: B-3U comments
Date: Thursday, July 11, 2024 11:03:38 PM
Attachments:

Hey Kevin,

I had a chance to watch the plan commission meeting, and I wanted to make one comment regarding building height that I don't want to get overlooked.

The 75' max building height (matching MF-UNIV in Champaign) would be more appropriate at 85'. Without getting too far into the weeds, if a 7-story building were built on this site, it will most certainly fall within Construction Type III of the building code (which allows it to be built of wood – the most economical option). Type III has a subcategory "A" and "B", which allows either a 75' or 85' height depending on how well you fire-rate certain parts of the building. Both require a full sprinkler system.

With the standard ceiling height of 9', and after accounting for industry standard floor thicknesses, it is extremely difficult to fit a 7-story building into a 75' height limit. Yes, it has been done many times, but this often means sinking part of the building underground, reducing a floor or two's ceiling heights (which looks odd from the outside), keeping the roofline as slim as possible, or pushing other limits of the code to get your building to be 75' on paper.

For these reasons, 85' gives the necessary flexibility for building designers, without increasing the general scale of the building. That extra 5'-10' of wiggle room can allow for a taller first floor, an amenitized upper floor, and an overall well-balanced façade.

Lastly, I think I mentioned this before, but another solution could be to limit the number of stories to 7 stories, instead of limiting the building height.

The calculation below is for 7 stories of 9' ceilings with typical floor/roof depths. The table below shows the building code height requirement for "R – Residential" under Construction Type III.

Roof Depth = 3'
7th Level Walls = 9'
7th Level Floor = 1.5'
6th Level Walls = 9'
6th Level Floor = 1.5'
5th Level Walls = 9'
5th Level Floor = 1.5'
4th Level Walls = 9'
4th Level Floor = 1.5'
3rd Level Walls = 9'
3rd Level Floor = 3'
2nd Level Walls = 9'
2nd Level Floor = 3'
1st Level walls = 9' – 16'
Total = 78' – 85'

Exhibit I - Communications

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE^a

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	See Footnotes	Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
A, B, E, F, M, S, U	NS ^b	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	270	180	85	85	70	60
H-1, H-2, H-3, H-5	NS ^{c, d}	UL	160	65	55	65	55	120	90	65	65	50	40
	S												
H-4	NS ^{c, d}	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	140	100	85	85	70	60
I-1 Condition 1, I-3	NS ^{d, e}	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	180	120	85	85	70	60
I-1 Condition 2, I-2	NS ^{d, e, f}	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85									
I-4	NS ^{d, g}	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	180	120	85	85	70	60
R ^h	NS ^d	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	60	60	60	60	60	60	60	50	40
	S13R	60	60	60	60	60	60	60	60	60	60	60	60
	S	UL	180	85	75	85	75	270	180	85	85	70	60

For SI: 1 foot = 304.8 mm.

UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.

- a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.
- b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.
- c. New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.
- d. The NS value is only for use in evaluation of existing building height in accordance with the *International Existing Building Code*.
- e. New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies Condition 1, see Exception 1 of Section 903.2.6.
- f. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.5 of the *International Fire Code*.
- g. For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.
- h. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

Thanks for all of the time and effort you've put into this! It is much appreciated by both architects and developers to get this right the first time around.

If it's easier to chat about this, feel free to give me a quick call. Thanks!

Michael Osterloo
[phone # redacted]