

DATE: Thursday, April 16, 2026

TIME: 7:00 PM

PLACE: Council Chambers, City Hall, 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 January 15, 2026 Plan Commission Regular Meeting

D. Communications

E. Continued Public Hearings

F. Old Business

G. New Public Hearings

[Case No. CW-2026-01](#) – A request by Andrew Fell, on behalf of DMCB Properties, for a Creekway Permit to allow development at 413-419 West Main Street within the Boneyard Creekway District

H. New Business

I. Audience Participation

J. Staff Report

K. Study Session

L. Adjournment

PUBLIC INPUT

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

Public Input will be taken in the following ways:

Email Input

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

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should state so. 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 specifically 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 any 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 REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: January 15, 2026

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 EXCUSED: Karen Simms

STAFF PRESENT: Olivia Jovine, Director of Community Development | Zoning Administrator; Aimirou Sy, Planner II; Teri Anandel, Planning Administrative Assistant II

OTHERS PRESENT: Susan Norris, Jeff Sloan

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

There were none.

D. COMMUNICATIONS

There were none.

E. CONTINUED PUBLIC HEARINGS

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

Chair Allred reopened Plan Case No. 2517-M-25. He reviewed the process for a public hearing.

Aimirou Sy, Planner II, presented an update for the case to the Plan Commission. He began by explaining that this case was continued to this meeting date to allow Planning staff to provide

clarification regarding use intensity, compatibility, and Comprehensive Plan alignment. He stated the applicant's intentions for the proposed rezoning to redevelop the proposed site in conjunction with the adjoining property at 908 East Main Street, which is already zoned B-3. He pointed out that any redevelopment or expansion of the proposed site would require approval of a conditional use permit and site plan review.

Mr. Sy stated that staff acknowledges "Neighborhood 1" areas to remain primarily residential. However, the *Imagine Urbana* Comprehensive Plan anticipates neighborhoods serving commercial uses along neighborhood edges and corridors. He showed a location map and noted that there are other B-3 zoned properties as well as B-2 (Neighborhood Business – Arterial) zoned properties along the East Main Street corridor. Development regulations apply regarding setbacks, height, parking requirements, and buffering. Higher intensity uses would require approval of a conditional use permit, which would provide another opportunity for public input and for the City to impose conditions to ensure compatibility.

He reviewed how the proposed rezoning related to the LaSalle National Bank criteria. He summarized staff findings and presented staff's recommendation for approval.

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

Mr. Rose inquired about the animal/hospital use in Table V-1. He found it listed as veterinary hospital.

Chair Allred asked how long the existing house was unoccupied. Mr. Sy stated that the house was just demolished. It was purchased by the Animal Hospital in September of 2025.

Chair Allred stated that some uses allowed by right in the B-3 zoning district could potentially be problematic for the residential neighborhood. The Plan Commission needs to consider the ramifications of those uses in the future. He asked if there are any existing mechanisms to address the performance of those potential uses. Mr. Sy explained that the mechanism is the dimensional standards of the Zoning Ordinance, such as setbacks, building height, parking requirements, and buffering. Chair Allred asked if the City would rely on other mechanisms such as the Noise Ordinance with regards to the operation of an intense use. Olivia Jovine, Director of Community Development and Zoning Administrator, pointed out that the Zoning Ordinance requires a 100-foot buffering between a commercial property and the nearest residential use. Although there are no operational restrictions in the Zoning Ordinance, the Noise Ordinance would control any nuisance created by noise levels.

Chair Allred asked if there are any plans for expansion. Ms. Jovine said not at this time; however, the applicant could speak more on this.

With there being no other questions for City staff, Chair Allred opened the public hearing for public input. He invited the applicant to speak on behalf of their proposed rezoning request.

Susan Norris, applicant, approached the Plan Commission. She said that they plan to expand in the next 12 to 18 months. They need to get financing in place first. They will work with City staff to figure how far they would be allowed to expand.

She mentioned that one of her clients is a surveyor. She was thinking of joining 904 and 908 East Main Street into one parcel. She hoped this would negate some of the Plan Commission's concerns. She noted that the house was demolished this week, and the lot looks really nice. She stated that she would be happy to answer any questions.

Ms. Jovine noted that Ms. Norris and her team at the Good Friends Animal Hospital have been talking with City staff for over a year and pursuing opportunities for expansion. They have a need for additional office space on site. Combining the lots would be considered a minor subdivision and would be an administrative action. Planning staff would be happy to walk her through the process.

With there being no further public comment, Chair Allred closed the public input portion of the hearing and opened the hearing for Plan Commission discussion.

Mr. Fell pointed out that the reason 908 East Main Street is zoned B-3 is because there used to be a gas station on the lot when the City rezoned many years ago. If the gas station would not have been there, then the property would probably not have been rezoned to R-3. Most likely it would have been zoned R-3 (Single and Two-Family Residential). The Animal Hospital would have never been allowed to be constructed on the site.

Having said this, Mr. Fell stated that he feels the Animal Hospital is a great addition to that neighborhood in our community. He used their services for a long time. The Animal Hospital is landlocked, and he feels that a future expansion would be the highest and best use of the lot next to it. He is in favor of letting this business expand.

Mr. Fell said that he is conflicted in that the Plan Commission should be thinking about the use of the land if rezoned further down the road say in 30 years. He does not know how the Plan Commission can protect their desire to help this business with their need to protect the community. This is a dilemma to him.

Ms. Yu said that she did not see a problem with rezoning the proposed lot because there are a lot of other B-3 and B-2 zoned properties. Chair Allred stated that he looked at the zoning along the East Main Street corridor prior to this meeting. He feels less concerned about allowing some of the potential uses that are allowed by right in the context of the number of business zoned parcels already in this corridor. The City just adopted a new comprehensive plan and did not identify this as a business corridor so it may be something that we would want to provide a little more nuance in terms of how we think about this area based on current uses and current zoning. It may make more sense to think about this as a corridor as opposed to just a residential neighborhood.

Mr. Rose recalled the issue they discussed at the previous meeting and the reason they continued the case to tonight's meeting was about other uses that would be allowed by right in a B-3 zoning district. The proposed use of a small animal veterinarian hospital strongly meets the LaSalle

National Bank criteria. So, in his view, compliance between the zoning and the use outweighs ideas that we could have concerns about future uses that makes them uncomfortable.

Mr. Rose moved that the Plan Commission forward Plan Case No. 2517-M-25 to the Urbana City Council with a recommendation for approval for the reasons expressed by City staff. Mr. Andresen seconded the motion.

Mr. Fell said that while he holds to his original opinion, he also agrees with the notion that East Main Street is becoming a corridor. He has faith that by the time the property would turn over because of the Animal Hospital folding is a very long time from now, and he believes that the entire neighborhood will look very different. So, for this reason he is willing to vote in favor of the motion.

Chair Allred stated that looking at the larger expanse of this section of East Main Street and seeing how mixed it is in terms of zoning, it seems to be transitioning to a corridor with more intense uses. This in addition to the fact that the City has other laws and ordinances that we can rely on to address any kind of nuisance issues that might arise in the future is what he is basing his vote on.

Mr. Fell pointed out that the Plan Commission continued the case from the previous meeting, so the public has had two chances to weigh in on the proposed rezoning. They have only received one communication that was in favor of the request. This is another reason he will vote in favor of it.

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 was passed by unanimous vote. Ms. Jovine stated that this case would be forwarded to the Committee of the Whole on February 2, 2026.

F. OLD BUSINESS

There was none.

G. NEW PUBLIC HEARINGS

There were none.

H. NEW BUSINESS

There was none.

I. AUDIENCE PARTICIPATION

There was none.

J. STAFF REPORT

Ms. Jovine reported on the following:

- Principal Planner position is posted online and through many other resources, with a priority response date of January 23, 2026.
- Planner I – The new staff person will begin work on January 26, 2026. She has a background in historic preservation.
- Planning Fraud – The Planning Division has been experiencing some serious fraud. She explained that it is due to our public noticing requirements and placing packet information on the City website. An applicant’s information and details of their case is then captured by the person doing the fraud, and that person then emails a fake invoice from a spoof account that looks like the Planning Inbox to the applicant. The invoice looks real having the City’s logo on top and containing details of the application. Staff has received multiple complaints over the last six months. Staff is working with the City’s IT Department and will be implementing some best practices moving forward. She noted that Planning staff only collects application fees at the beginning of the application process. A complete application includes payment of the application fee. Planning staff would then only bill for the legal ad placed in the News Gazette and if the document needs to be recorded with Champaign County Recorder’s Office. She stated that the fake invoices are for several thousands of dollars and requests payment by electronic transfer. If anyone receives an invoice from the City of Urbana Planning Division, please contact us first to verify if it is legit before paying it. In the meantime, staff has updated our email signatures to add a warning, and we are redacting any personal information in the applications.

K. STUDY SESSION

There was none.

L. ADJOURNMENT OF MEETING

The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Olivia Jovine

Olivia Jovine, Secretary
Urbana Plan Commission



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Plan Commission, City of Urbana
FROM: Olivia Jovine, Director & Zoning Administrator
DATE: April 15, 2026
SUBJECT: **Plan Case CW-2026-01:** A request by Andrew Fell, on behalf of DMCB Properties, for a Creekway Permit to allow development at 413-419 West Main Street within the Boneyard Creekway District.

Introduction & Background

Andrew Fell has submitted a proposal on behalf of DMCB Properties for the construction of a multifamily apartment building along West Main Street in the Boneyard Creek District. The developer intends to build a three-story building with a mezzanine bringing the structure to four-stories at the west-end of the building, with a total of 32 units. The applicant is requesting a bonus provision for height, which would allow for an additional story provided such height modification shall not exceed 12 feet. Per Section XIII-4 of the Zoning Ordinance, a preliminary conference was held on February 9, 2026, and included the applicant, the Boneyard Creek Commissioner, and City staff.

The Zoning Administrator, in consultation with the Boneyard Creek Commissioner and City Engineer, has forwarded the request to Plan Commission for final consideration because the provisions of the underlying zoning classification have not been complied with (Sec. XIII-4.G.3). Per the procedure the Zoning Administrator provided a complete copy of the application to the Plan Commission and the Boneyard Creek Commissioner. After which, the Boneyard Creek Commissioner and appropriate City staff shall submit any recommendations with respect to the application within 20 days. No recommendations were received.

If the Plan Commission approves the proposed Creekway permit, the applicant will subsequently submit a Planned Unit Development (PUD) application for the Commission's consideration. The building proposed in this Creekway permit application is consistent with the building design anticipated for the forthcoming PUD request.

Staff's recommendation to the Plan Commission is approval of the proposed Creekway permit (see "Recommendation" below).

Description of Site and Area

The project under consideration is a residential development encompassing four lots on 400-block of West Main Street in Urbana. It is approximately 0.58 of an acre (25,590 sf). Three of the four parcels are owned by the developer, DMCB Properties (415-419 W Main Street); these parcels consist of one apartment building containing three to seven units, and two grassy vacant lots. The western most

parcel is owned by Cmh Properties, LLC (413 W Main Street); and contains an apartment building with three to seven units. The location of these lots is within the floodway.

Table 1 below identifies the current zoning, existing land use, and future place type of the site and surrounding properties (see Exhibits).

Discussion

The location of these lots is within the floodway, as a result the building must be elevated above the average flood elevation and allow water to flow under the building, unimpeded, to the Boneyard Creek. The incremental cost of the construction to mitigate the floodway and floodplain issues results in an economically unviable project if required to be constructed “by right” under the existing zoning. The developer has the desire to align the cost with achievable economic returns and is thus seeking to increase the density of the development. The proposed building is designed to be in general conformance with the R-5 District; however, the applicant is seeking the Creekway Bonus Provision of 12-feet, as a result the only aspect of the development that does not conform to the R-5 Zoning District is the Floor Area Ratio (FAR) which would result in a value of 1.00 (verses the maximum of .90 per the Zoning Ordinance).

Table 1. Zoning, Land Use, and Place Type

Location	Zoning	Existing Land Use	Place Types
Site	R-2 (Single-Family Residential)	Apartments, and Vacant Lot	N1
North	R-4 (Medium Density Multi-Family Residential); R-5 (Medium High Density Multiple-Family Residential)	Apartments	N1
South	B-2 (Neighborhood Business-Arterial)	Parking; Single Family; and Vacant Lot	Downtown; Corridor Neighborhood
East	R-2 (Single-Family Residential)	Owner Occupied Single Family	N1
West	R-2 (Single-Family Residential); and R-4 (Medium Density Multiple-Family Residential)	Apartments	N1

Requested Bonus Provision

Because much of the property lies within the Boneyard Creek corridor and nearly the entire site is in the 100-year floodplain, the applicant is requesting to use the bonus provisions available in the Boneyard Creek District. Bonus provisions are intended to reduce potential flooding impacts and to encourage the use of the creek as a community amenity.

Building Height. In this case, the applicant is seeking an increased building height. The proposed building would be 47 feet tall and will be designed to generally conform to an R-5 district. The maximum height in an R-5 district is 35 feet; however, the Zoning Ordinance (Sec. XIII-4.F.4) allows

for up to 12 feet of additional height as a bonus provision. Most of the subject property is within the 100-year floodplain.

The final design of the building has not been completed yet, a description of the preliminary design is as follows. The apartment building is proposed to be four stories tall with a total footprint of 10,450 feet, including the balconies. The first floor will be one foot above the 100-year water surface elevation, and the building will be properly floodproofed according to FEMA's floodproofing guidance. The stairways, ramps, and sidewalks will be elevated above the existing grade; therefore, in the hydraulic modeling report for the proposed development, these elements were included as part of the building obstruction. The parking lot will be constructed at grade, so no additional fill will be added to the floodplain.

Criteria for Approval

Sec. XII-4 of the Zoning Ordinance lays out a series of factors that must be considered during review of a Creekway permit. They are as follows:

1. *Whether the Creekway permit is compatible with the 2008 Boneyard Creek Master Plan as it may be amended from time to time in a manner consistent with the Urbana Comprehensive Plan.*

The site of the proposed development is just outside the project area of the 2008 Boneyard Creek Master Plan. The 2008 plan provides a vision for connect Main Street to the Boneyard Crossing at Race Street and Griggs Street. The Master Plan is intended to transform Boneyard Creek from a highly urbanized drainage ditch into a place for people, by creating a system of small parks and open spaces that are connected by a connected linear trail. In their proposal, the applicant has dedicated a 20-foot easement to the City for these future recreational uses.

2. *Whether the location, size, and type of the proposed use is appropriate to the objectives of the Boneyard Creek District.*

Although not expressly discussed in the 2008 Boneyard Creek Master Plan, the proposed development would promote an activated downtown by providing more housing downtown. The proposed units would help attract professionals or graduate students to the downtown area. The introduction of more, high quality units, would increase pedestrian foot traffic and the flow of economic activity to downtown businesses—in keeping with the plan's vision for a commercial and entertainment district for downtown Urbana.

3. *Whether the proposed use is compatible with the character of the area in which it is located.*
4. The proposed use is compatible with the surrounding area, which is characterized by a mix of single-family and medium-density multi-family housing. The proposed development would offer a transition of scale at the edge of downtown from a fully commercial area to a fully residential area.
5. *Whether the proposed use would be compatible with the spirit of the underlying zoning district.*
6. Although the property is zoned R-2, the uses surrounding the 400 block of West Main Street includes several higher-intensity zoning districts that allow more intensive residential development. Including R-4 and R-5 zoning; and B-2 and B-4 zoning. Although the proposed 32-unit multifamily development is not in line with the spirit of the underlying zone, in reality

it would be compatible with the character of the built environment defining this downtown-adjacent neighborhood.

7. *Whether there are adequate community services to support the proposed use, such as, but not limited to, streets, water, sewer, recreational, and public school facilities.*

All necessary core services, including public transportation, are very near the proposed development. The subject property is walking distance to downtown, offering many convenient services to residents.

8. *Whether the design of the proposal as to size, height, and open space allows adequate access to light and air and to surrounding streets, parkways, and properties.*

The design intent is to align the building with the recommended design features outlined in the Zoning Ordinance for a PUD (Sec. XIII-2). The proposed development incorporates a mezzanine level within the structure itself, allowing for access to light and air within the development. Furthermore, the applicant proposes enhanced landscaping that will conform with the requirements of the Boneyard Creek and blend with the surrounding character of the area.

Summary of Findings

1. Although not expressly discussed in the 2008 Boneyard Creek Master Plan, the proposed development would promote an activated downtown which is in keeping with the spirit of the Master Plan by providing more housing downtown.
2. Enhanced landscaping is proposed to meet Boneyard Creek requirements and blend with the surrounding neighborhood character.
3. The proposed multifamily development is compatible with the surrounding mix of single-family homes and medium-density multifamily housing. It would serve as a transitional scale between the fully commercial downtown core and the adjacent residential neighborhoods.
4. The proposal for a Creekway permit meets all seven of the eight of the criteria for approval.

Options

The Plan Commission has the following options in Plan Case CW-2026-01:

1. Grant the Creekway permit as presented;
2. Grant the Creekway permit subject to changes or additional conditions;
3. Deny the Creekway permit, in this case Plan Commission shall make findings on why the application does not meet the approval criteria.

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. The Boneyard Creek Commissioner, Zoning Administrator, and City Engineer recommend

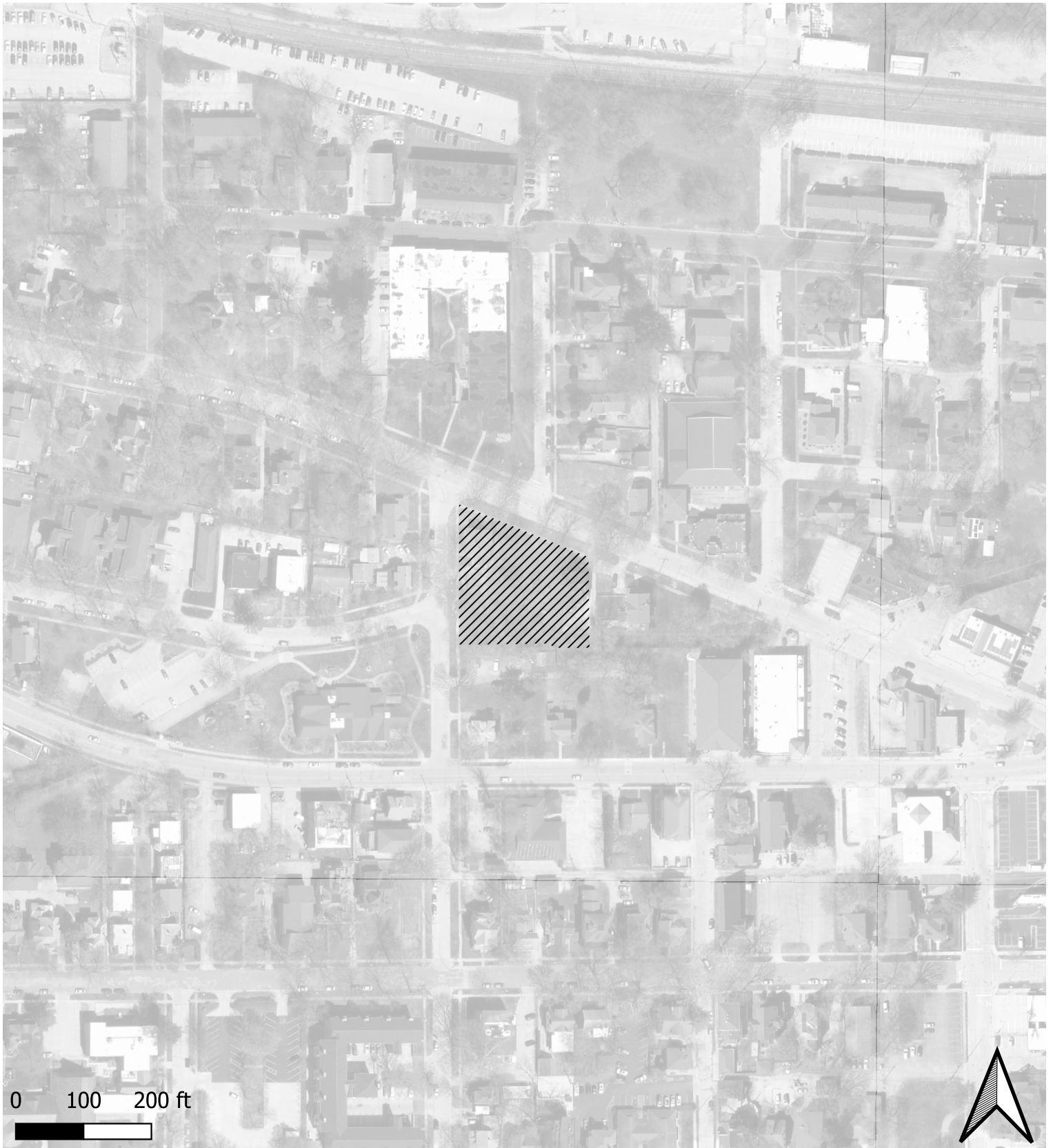
that the Urban Plan Commission approve the proposed development, including the requested bonus provision, subject to the following condition:

a.

Attachments: Exhibit A: Location Map
Exhibit B: Land Use Map
Exhibit C: Zoning Map
Exhibit D: Place Types Map
Exhibit E: Site Photos & Aerials
Exhibit F: Zoning Description Sheets: R-2, R-4, R-5, B-2

cc: Melissa and Derek Brashear (DMCB Properties)

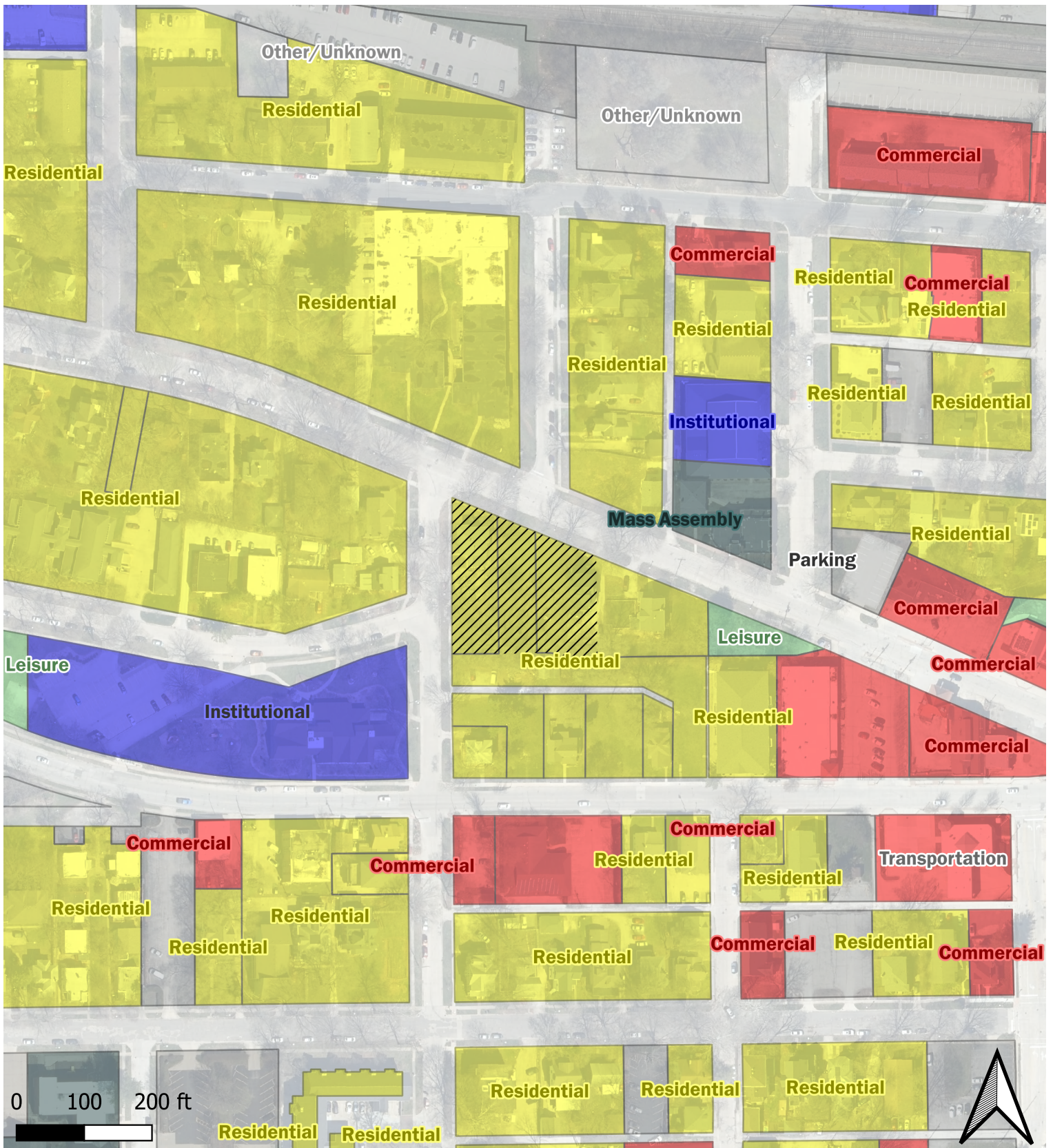
Location Map



Case: CW-2026-01
Subject: Bonneyard Creekway Permit
Location: 413, 415, 417, 419 West Main Street
Applicant: Andrew Fell

 Subject Property

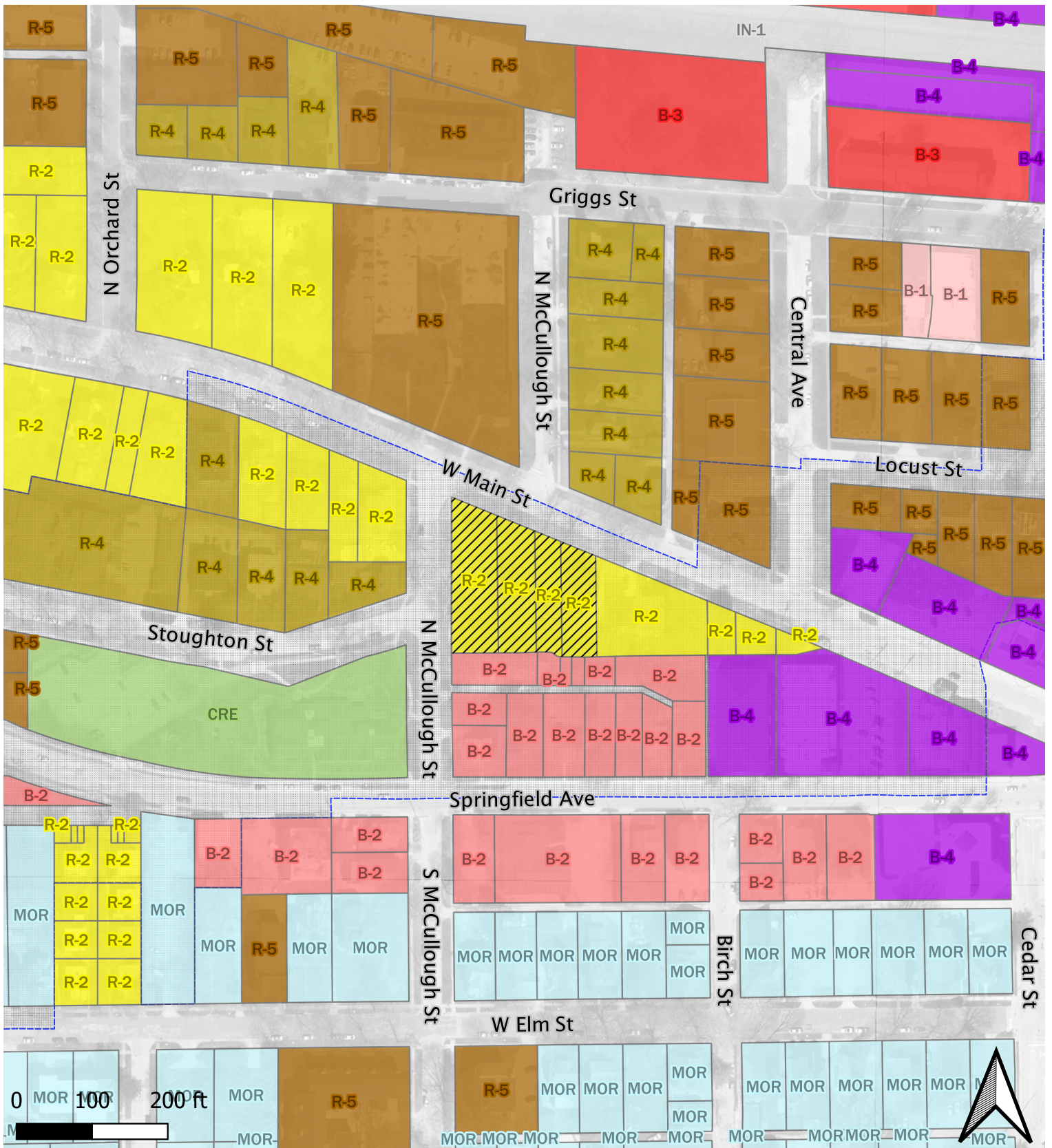
Exhibit B - Location & Land Use



Case: CW-2026-01
 Subject: Bonneyard Creekway Permit
 Location: 413, 415, 417, 419 West Main Street
 Applicant: Andrew Fell

- | | | | | | |
|---|------------------|---|---------------|---|---------------|
|  | Subject Property |  | Commercial |  | Mass assembly |
|  | Residential |  | Institutional |  | Leisure |
|  | Parking | | | | |

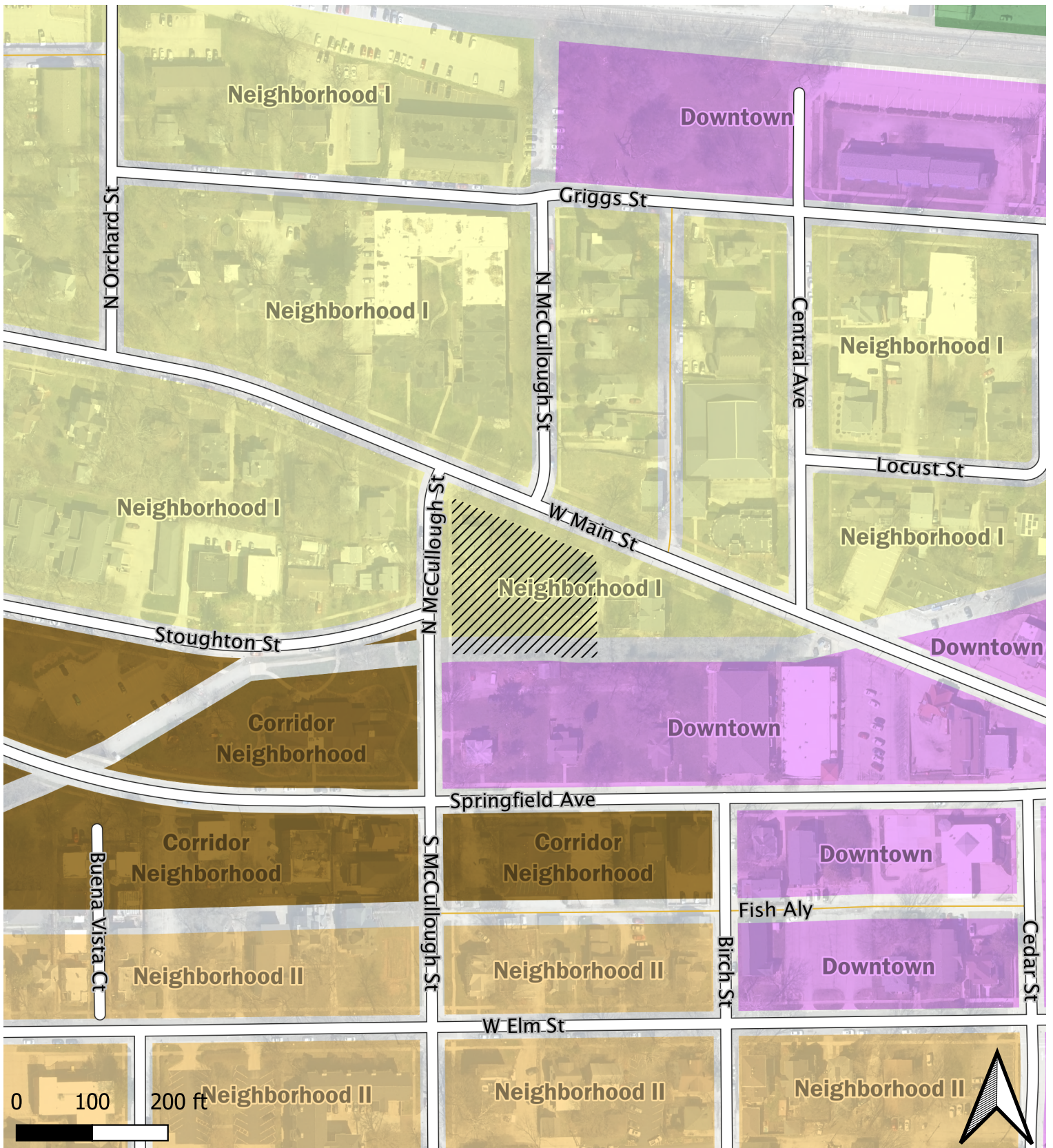
Exhibit C - Place types



Case: CW-2026-01
 Subject: Bonneyard Creekway Permit
 Location: 413, 415, 417, 419 West Main Street
 Applicant: Andrew Fell

- Subject Property
- B-3
- R-2
- B-1
- B-4
- CRE
- R-3
- MOR
- R-4
- R-5

Exhibit D - Place Types



Case: CW-2026-01
Subject: Bonneyard Creekway Permit
Location: 413, 415, 417, 419 West Main Street
Applicant: Andrew Fell

////// Subject Property [1]

Exhibit E – Site Photos and Aerial



Exhibit E – Site Photos and Aerial



417 W Main Street



415 W Main Street

Exhibit E – Site Photos and Aerial



Exhibit E – Site Photos and Aerial



Boneyard Creek Basin

Along Southern Edge of Property

413-419 W Main Street



Exhibit E – Site Photos and Aerial



EXHIBIT F - Zoning District Description Sheets - R2, R4, R5 and B2



R-2 – SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT DESCRIPTION SHEET

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

"The R-2, Single-Family Residential District is intended to provide areas for single-family detached dwellings at a low density, on lots smaller than the minimum for the R-1 District. The R-2 District is also intended to provide for a limited proportion of two-family dwellings."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-2 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
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)

SPECIAL USES:

Public and Quasi-Public

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

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

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-2 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-2	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
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Planning Division
400 South Vine Street, Urbana, Illinois 61801
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City Website: www.urbanail.gov

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

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

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

PERMITTED USES:

Agriculture

Agriculture, Cropping

Business - Recreation

Country Club or Golf Course

Public and Quasi-Public

Church, Temple or Mosque
Elementary, Junior High School or Senior High School
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Municipal or Government Building
Park

Residential

Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex***
Dwelling, Duplex (*Extended Occupancy*)***
Dwelling, Multifamily
Dwelling, Multiple-Unit Common-Lot-Line***
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Transitional Home, Category I
Dwelling, Two-Unit Common-Lot-Line***

SPECIAL USES:

Business – Professional and Financial Services

Professional and Business Office

Industrial

Solar Farm

Public and Quasi-Public

Police or Fire Station
Principal Use Parking Garage or Lot

Residential

Dwelling, Home for Adjustment

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

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

Residential

Residential Planned Unit Development
(See Section XIII-3)

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business - Recreation

Lodge or Private Club

Public and Quasi-Public

Electrical Substation

Residential

Assisted Living Facility

Bed and Breakfast, Owner Occupied

Dwelling, Transitional Home, Category II

Nursing Home

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

DEVELOPMENT REGULATIONS IN THE R-4 DISTRICT

ZONE	MIN LOT SIZE (square feet)	MIN AVERAGE WIDTH (in feet)	MAX HEIGHT (in feet)	MAX FAR	MIN OSR	MIN FRONT YARD (in feet) ¹	MIN SIDE YARD (in feet) ¹	MIN REAR YARD (in feet) ¹
R-4	6,000	60	35 ¹⁷	0.50 ¹⁴	0.35	15 ⁹	5 ¹⁸	10 ¹⁸

FAR = Floor Area Ratio

OSR = Open Space Ratio

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

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

Footnote¹⁴ – In the R-4 District, the maximum floor area ratio may be increased to 0.70, provided that there is a minimum of 2,000 square feet of lot area per dwelling unit.

Footnote¹⁷ – Public buildings, schools, or institutions of an educational, religious, or charitable nature which are permitted in the R-2, R-3, and R-4 Districts may be erected to a height not to exceed 75 feet, if the building is set back from the building line at least one foot for each one foot of additional building height above the height limit otherwise applicable.

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

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R-5 – MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT DESCRIPTION SHEET

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the R-5 Zoning District is as follows:

"The R-5, Medium High Density Multiple-Family Residential District is intended to provide areas for multiple-family dwellings at densities ranging up to medium high."

The following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the R-5 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

Lodge or Private Club

Public and Quasi-Public

Church, Temple or Mosque

Elementary, Junior High School or Senior High School

Institution of an Educational or Charitable Nature

Library, Museum or Gallery

Municipal or Government Building

Park

Residential

Assisted Living Facility

Boarding or Rooming House

Dormitory

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

Dwelling, Duplex***

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

Dwelling, Home for Adjustment

Dwelling, Multifamily

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

Dwelling, Single Family

Dwelling, Single Family (*Extended Occupancy*)

Dwelling, Transitional Home, Category I and II

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

Nursing Home

SPECIAL USES:

Industrial

Solar Farm

Public and Quasi-Public

Hospital or Clinic

Methadone Treatment Facility

Police or Fire Station

Principal Use Parking Garage or Lot

PLANNED UNIT DEVELOPMENT USES:

Business – Miscellaneous

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

Residential

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

CONDITIONAL USES:

Agriculture

Artificial Lake of One (1) or More Acres

Business – Miscellaneous

Day Care Facility (*Non-Home Based*)

Business – Personal Services

Mortuary

Business – Professional and Financial Services

Professional and Business Office

Public and Quasi-Public

Electrical Substation

Residential

Bed and Breakfast, Owner Occupied

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-5 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-5	6,000	60	35	0.90	0.30	15 ⁹	5 ¹⁸	5 ¹⁸

FAR = Floor Area Ratio

OSR = Open Space Ratio

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

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

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

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

"The *B-2, Neighborhood Business-Arterial District*, is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high density residential uses. These business and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated in the City's adopted Comprehensive Plan and related amendments."

Following is a list of the Permitted Uses, Special Uses, Planned Unit Development Uses and Conditional Uses in the B-2 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

Garden Shop

Business - Food Sales and Service

Bakery (*Less than 2,500 square feet*)

Café or Deli

Catering Service

Confectionery Store

Convenience Store

Meat and Fish Market

Restaurant

Supermarket or Grocery Store

Business - Miscellaneous

Day Care Facility (Non-Home Based)

Mail-Order Business (*Less than 10,000 square feet of gross floor area*)

Business - Personal Services

Barber/ Beauty Shop

Dry Cleaning or Laundry Establishment

Health Club/ Fitness

Laundry and/or Dry Cleaning Pickup

Massage Therapist

Mortuary

Pet Care/ Grooming

Self-Service Laundry

Shoe Repair Shop

Tailor and Pressing Shop

Business – Professional and Financial Services

Bank/ Savings and Loan Association

Check Cashing Service

Copy and Printing Service

Packaging/ Mailing Service

Professional and Business Office

Business - Retail Trade

Appliance Sales and Service

Art and Craft Store and/or Studio

Bicycle Sales and Service

Clothing Store

Drugstore

Electronic Sales and Service

Florist

Hardware Store

Heating, Ventilating, Air Conditioning Sales and Service

Jewelry Store

Music Store

Pet Store

Photographic Studio and Equipment Sales and Service

Shoe Store

Sporting Goods

Stationery, Gifts or Art Supplies

Tobacconist

Variety Store

Video Store

PERMITTED USES Continued:

Public and Quasi-Public

Church, Temple or Mosque
Institution of an Educational or Charitable Nature
Library, Museum or Gallery
Municipal or Government Building
Park
Police or Fire Station
Principal Use Parking Garage or Lot

Residential

Assisted Living Facility
Bed and Breakfast Inn
Bed and Breakfast, Owner Occupied
Boarding or Rooming House
Dormitory
Dwelling, Community Living Facility, Category I, Category II and Category III
Dwelling, Duplex***
Dwelling, Duplex*** (*Extended Occupancy*)
Dwelling, Home for Adjustment
Dwelling, Loft
Dwelling, Multifamily
Dwelling, Single Family
Dwelling, Single Family (*Extended Occupancy*)
Dwelling, Transitional Home, Category I and II
Dwelling, Two-Unit Common-Lot-Line***
Nursing Home

SPECIAL USES:

Business - Cannabis

Dispensary (Non-Medical)

Business - Miscellaneous

Shopping Center - Convenience

Industrial

Microbrewery

Public and Quasi-Public

Utility Provider

PLANNED UNIT DEVELOPMENT:

Business - Miscellaneous

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

CONDITIONAL USES:

Agriculture

Plant Nursery or Greenhouse

Business – Food Sales and Services

Banquet Facility
Fast-Food Restaurant
Liquor Store

Business – Recreation

Lodge or Private Club
Theater, Outdoor****

Business – Retail

All Other Retail Stores

Business – Transportation

Taxi Service

Business– Miscellaneous

Contractor Shop and Showroom (*Carpentry, Electrical, Exterminating, Upholstery, Sign Painting and Other Home Improvement Shops*)
Lawn Care and Landscaping Service
Radio or TV Studio

Business – Vehicular Sales and Services

Automobile Accessories (*New*)
Gasoline Station

Industrial

Bookbinding
Confectionery Products Manufacturing and Packaging
Motion Picture Production Studio

CONDITIONAL USES Continued:

Public and Quasi-Public

Electrical Substation

Residential

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

Table V-1 Notes:

*** See Section VI-3 for lot area and width regulations for duplex and common-lot line dwelling units.

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

DEVELOPMENT REGULATIONS IN THE B-2 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-2	6,000	60	35 ³	1.50 ⁴	0.15	15	7	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.

Footnote⁴ – (Reserved)

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