



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: The Urbana Plan Commission

FROM: Paul Lindahl, Planner I

DATE: March 16, 2007

SUBJECT: Plan Case 2037-M-07, Annual Update of the Official Zoning Map

Introduction and Background

The Illinois Municipal Code (65 ILCS 5/11-13-19) requires municipal authorities to annually publish a new Official Zoning Map each year by to reflect annexations, zoning changes, subdivisions and any other map corrections. This requirement is also reflected in Section IV-3(B) of the Urbana Zoning Ordinance. Plan Case 2037-M-06 includes the changes to the Official Zoning Map that occurred between March 1, 2006 and March 1, 2007. It also includes correction of any map errors that were identified in this time period and non-substantive editorial changes.

The content of the draft Zoning Map reflects cases that that have been reviewed and approved by Plan Commission and City Council throughout the course of the past year. The annexation, zoning district changes, and subdivisions are already in effect.

A summary of case activity and proposed map revisions will be presented to Plan Commission for review and recommendation at the March 22, 2007 meeting. A draft map will be presented with the summary. The case will then be forwarded to City Council for its review at the April 2, 2007 Council meeting. The City Council will receive the final version of the proposed map after Plan Commission review.

The draft maps distributed to Plan Commission and City Council are works in progress and Staff will continue quality control checks and minor editorial changes until publication.

Background & Discussion

The following is a summary of the annexations, rezonings, subdivisions, and other changes that have been incorporated into this Official Zoning Map.

Annexations

There were 6 annexation petitions approved during the past year. These added approximately 20.74 acres to the City of Urbana. Zoning of land annexed into Urbana was based on either annexation agreement or the conversion table found in Section IV-5 of the Urbana Zoning Ordinance. These annexations are identified in the following table:

Case No.	Ordinance No.	Title / Location	Lots	Acres	Zoning	Date Annexed	Land Use
2006-A-07	2006R27181	Varble Annexation 306 East Thompson	1	0.14	R4	09/27/2006	Residential
2006-A-05	2006R17559	Kenneth Johnson Annexation 2507 East Washington Street	1	1.10	R4	07/03/2006	Vacant
2006-A-04	2006R17561	Greenwood Cemetery 801 East Kerr Avenue	1	1.78	AG	07/03/2006	Cemetery
2006-A-03	2006R17558	Bruce Johnson Annexation 801 Beverly Drive	1	0.22	IN	07/03/2006	Commercial
2006-A-02	2006R17560	Grace United Methodist Farm Annexation 2004 South Philo Road	1	3.0	R4	07/03/2006	Vacant
2006-A-01	2006R29410	Somerset Phase V Subdivision Annexation Airport Road east of Landis Farm	37	14.5	R2	10/19/2006	Residential
			Total	20.74			

Rezoning

City Council approved the following six rezonings (apart from those attributed to annexation) during the period from March 1, 2006 and March 1, 2007:

Case No.	Ordinance No.	Title / Location	Rezoned From	Rezoned To	Date Approved
2024-M-06	2006-12-146	Girl Scouts Building Rezoning 1405 North Lincoln Avenue	R-5, Medium High Density Multiple Family Residential	B-3, General Business	12/11/2006
2007-M-06	2006-08-113	Urbana Free Library Rezoning 201 South Race Street and 205 West Elm Street	R-6, High Density Multiple Family Residential	B-4, Central Business	08/21/2006
2003-M-06	2006-07-104	Gateway Shoppes at Five Points West Rezoning 604 North Broadway Avenue	Conservation- Recreation- Education	B-3, General Business	07/17/2006
1998-M-06	2006-07-102	Stone Creek Commons Rezoning East of Philo Road and South of the Terminus of Boulder Drive	R-4, Medium Density Multiple Family Residential	B-3, General Business	07/17/2006
1981-M-06	2006-03-029	Opera House / Barr Rezoning 312 West Springfield Avenue	B-2, Neighborhood Business - Arterial	B-4, Central Business	03/06/2006
1959-M-05	2007-02-021	East Campus Commercial Center Phase II East side of Gregory between Oregon and Nevada Streets	R-5 and R-6	CCD, Campus Commercial District	02/05/2007

Certificates of Exemption

The following Certificates of Exemption were recorded during the past year. A Certificate of Exemption is a procedure where a lot line can be shifted without requiring a minor subdivision plat. These cases are approved by the Administrative Review Committee consisting of the City Engineer, the Director of Community Development Services, and the Secretary of the Plan Commission.

Case No.	Case Name	Location	Land Use	Recording Number and Date
2015-CE-06	Hughson/Corzine C of E	1406 East Olympian Road and 1312 East Olympian Road	Residential	2006R28157 10/06/2006
1996-CE-06	Prairie Winds Subdivision C of E	Lot 61 and Lot 62 of Prairie Winds Subdivision	Residential	2006R27014 09/26/2006

Subdivisions

Between March 1, 2006 and March 1, 2007, 19 subdivisions in the corporate limits and within the extraterritorial jurisdictional area were approved. Each is listed below by case number and subdivision name. The acreage provided is estimated.

Case #	Project Name	Location	Lots	Acres	Recording Number and Date
2029-S-06	Amber Point Phase Three Minor Subdivision	1800 Block Amber Lane	3 Residential	7.52	2007R02491 01/30/2007
2028-S-06	CTC Minor Subdivision	1700 Block of South Philo Road at the Southeast Corner of Florida Avenue	1 Residential 1 Commercial	11	2007R03674 02/16/2007
2022-S-06	Somerset Subdivision Phase 5 (Final Plat)	South of Airport Road between Route 45 and Fieldcrest Drive	36 Residential	10.86	2006R33111 12/04/2006
2018-S-06	Replat of Lot 712 and Lot 725 of Eastgate Subdivision No. 7 (Minor Plat)	Lot 712 (1906B Lydia Court) and 725 of Eastgate Subdivision No. 7	2 Residential	10.66	2006R31044 11/06/2006
2017-S-06	Whelan Subdivision (Minor Plat)	1713, 1715 and 1717 Briarcliff Drive (lot consolidation)	2 Residential	0.44	2006R31045 11/06/2006
2016-S-06	Replat of Lot 548 of South Ridge V Subdivision (Minor Plat)	1701 and 1703 Lexington Drive	2 Residential	0.22	2006R26492 09/20/2006
2014-S-06	Orchard Lane Minor Subdivision	2301 East Oaks Road (ETJ)	3 Residential	11.4	2006R33201 12/04/2006

Case #	Project Name	Location	Lots	Acres	Recording Number and Date
2011-S-06	Walden Subdivision (Minor Plat)	North of intersection of Main Street and Springfield Avenue	1 Commercial	0.34	2006R24679 09/01/2006
2008-S-06	Gamble Minor Subdivision	2107 Grange Drive and 2112 South Race Street	2 Residential	1.23	2006R20447 07/27/2006
2006-S-06	Replat of Lot 546 of South Ridge V Subdivision (Minor Plat)	South side of Lexington Drive between Deer Ridge Drive and Myra Ridge Drive	2 Residential	0.22	2006R17641 07/05/2006
2003-S-06	Gateway Subdivision at Five Points West (Preliminary and Final Plats)	104 East University Avenue and 604 North Broadway Avenue	5 Residential	8.26	2006R24988 09/07/2006
2001-S-06	Water's Edge Subdivision Phase I Revision (Revised Final Plat)	2102, 2104, 2106 and 2108 Stonebrooke Court and 2204 and 2206 Pebblebrooke Lane	6 Residential	0.83	2006R20419 07/26/2006
1994-S-06	Landis Farm Subdivision No. 3 (Final Plat)	Landis Farm Road and Newport Drive	36 Residential	10	2006R29309 10/19/2006
1987-S-06	Tatman Perkins School Subdivision (Minor Plat)	1602 and 1604 North Cunningham Avenue	3 Commercial	4.02	2006R11254 05/08/2006
1985-S-06	Replat of Lot 2 of Shelby's Replat of (...etc...) the Belle Barr Survey (Minor Plat)	University and Broadway Avenues	2 Commercial	4.4	2006R17160 06/30/2006
1984-S-06	Martin's Timberview Subdivision (Minor Plat)	Oaks Road west of High Cross Road (ETJ)	5 Residential	20.03	2006R09915 04/25/2006
1982-S-06	Redfield Acres First Subdivision (Minor Plat)	Northeast corner of High Cross Road and Anthony Drive (ETJ)	3 Residential	7.23	2006R10215 04/27/2006
		Totals	108 Residential 7 Commercial	108.66 Acres	

Applications for the following subdivisions have also been filed and approved by Plan Commission and/or City Council; however they were not finalized and recorded within the time frame of this memo:

Case No.	Subdivision Name	Location
2019-S-06	Brickhouses Road Subdivision Final Plat	North side of Airport Road, 350 feet east of High Cross Road
2005-S-06	The Pines at Stone Creek Commons Subdivision Final Plat	Southeast corner of the intersection of Philo Road and Windsor Road
1990-S-06	Cobble Creek Subdivision No. 1 Final Plat	South of Amber Lane and west and south of St. Andrews Road

Options

The Urbana Plan Commission has the following options in this case:

- a. Recommend approval the Official Zoning Map, as revised and updated to the Urbana City Council; or
- b. Recommend Denial the Official Zoning Map, as revised and updated to the Urbana City Council.

Recommendation

Staff recommends that the Urbana Plan Commission recommend approval to the Urbana City Council of the summary of case activity and proposed map revisions for the Official 2007 Zoning Map.

Attachment: Draft City of Urbana Official 2007 Zoning Map (Not Available Electronically)

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Cases\2007\2037-M-07, Annual Zoning Map Update\2037-M-07, PC Memo vFinal.doc