



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: The Urbana Plan Commission

FROM: Paul Lindahl, Planner II

DATE: February 29, 2008

SUBJECT: Plan Case 2062-M-08, 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 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 2062-M-08 includes the changes to the Official Zoning Map that occurred between March 1, 2007 and March 1, 2008. It also includes correction of any map errors that were identified in this time period.

The content of the draft Zoning Map reflects cases 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 6, 2008 meeting. A draft map will be presented with the summary. The case will then be forwarded to City Council for its review at a March 24, 2008 Special Council meeting. 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 the draft Official Zoning Map.

Annexations

There was 1 annexation petition approved during the past year. This added approximately 1 acre to the City of Urbana. Zoning of land annexed into Urbana is based on either the annexation agreement or the conversion table found in Section IV-5 of the Urbana Zoning Ordinance. The following table describes the annexation:

Case No.	Ordinance No.	Title / Location	Lots	Acres	Zoning	Date Annexed	Land Use
2007-A-02	2007-06-051	Reynolds Annexation 1714 East Airport Road (west parcel)	1	0.967, plus 0.066 ROW	R-2	08/07/2007	Residential
			Total	1.033			

Rezoning

City Council approved the following two rezonings (apart from those attributed to annexation) during the period from March 1, 2007 and March 1, 2008:

Case No.	Ordinance No.	Title / Location / Size	Rezoned From	Rezoned To	Date Approved
2042-M-07	2007-06-058	Eastland Suites Apts. Rezoning 1907 North Cunningham Ave. 0.19-acre	B-3, General Business	R-4, High Density Multiple Family Residential	6/18/2007
2039-M-07	2007-06-049	Reynolds Rezoning 1714 E. Airport Rd (east parcel) 0.90-acre	IN, Industrial	R-2, Single-Family Residential	6/4/2007

Certificates of Exemption

In the past year there were no Certificates of Exemption requested.

Subdivisions

Between March 1, 2007 and March 1, 2008 there were 12 subdivisions in the corporate limits and within the extraterritorial jurisdictional area approved. Each is listed below by case number and subdivision name. The acreage provided is estimated.

Case No.	Project Name	Location	Lots	Acres	Proposed Use	Recording Number and Date
2055-S-07	Replat of Lots 1 and 2 of Meijer Urbana Subdivision - Minor Plat	Northeast corner of Philo and Windsor Roads	2	30.9	Commercial	2008R00776 - 01/14/2008
2054-S-07	Replat of Lot 549 of South Ridge V Subdivision - Minor Plat	1705 and 1707 Lexington Drive	2	0.22	Residential	2007R29599 - 11/02/2007

Case No.	Project Name	Location	Lots	Acres	Proposed Use	Recording Number and Date
2052-S-07	Replat of Lot 537 of South Ridge V Subdivision - Minor Plat	1702 and 1704 Lexington Drive	2	0.22	Residential	2007R30569 - 11/14/2007
2049-S-07	Replat of Lot 1 and 2 of Becky's Subdivision - Minor Plat	1806 South Philo Road and 1810 South Philo Road	3	6.2	Commercial	2007R27328 - 10/10/2007
2048-S-07	Uden Subdivision - Minor Plat	2102 East Ford Harris Road	2	2.2	Residential	2008R00777 - 01/14/2008
2047-S-07	Replat of Lot 547 of South Ridge V Subdivision - Minor Plat	1617 and 1619 Lexington Drive	2	0.22	Residential	2007R21634 - 08/09/2007
2046-S-07	Washington Square Second Subdivision - Final Plat	1100 Block of Philo Road south of Washington Street on east side	2	2.54	Commercial	2007R26991 - 10/03/2007
2044-S-07	Pellett Subdivision - Minor Plat	1865 Willow Road	1	0.78	Residential	2007R23469 - 08/24/2007
2038-S-07	Networks USA-Sunnycrest Subdivision - Minor Plat	1700 Block of Philo Road	4	8.0	Commercial	2007R17800 - 07/10/2007
2036-S-07	Gateway Subdivision - Replat of Lots 100 and 101 - Minor Plat	Northeast corner of Broadway and University Avenues	2	5.33	Commercial	2007R08045 - 04/05/2007
2035-S-07	South Ridge V - Replat of Lot 541 - Minor Plat	1606 and 1608 Lexington Drive	2	.22	Residential	2007R04067 - 02/21/2007
2033-S-07	Meijer Stores Minor Subdivision Plat	Northeast corner of Philo and Windsor Roads	2	30.9	Commercial	2007R15267 - 06/15/2007
2005-S-06	The Pines at Stone Creek Commons Subdivision Final Plat	Southeast corner of the intersection of Philo Road and Windsor Road	8	21.31	Commercial	2007R07482 - 03/30/2007
1990-S-06	Cobble Creek Subdivision No. 1 Final Plat	South of Amber Lane and west and south of St. Andrews Road	38	18.6	Residential	2007R07163 - 03/27/2007
		Totals	49 - Residential 23 - Commercial	127.64 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	Ordinance No. and Approval Date
2057-S-07	Squires Subdivision No. 1 - Preliminary & Final	North of Saline Court and west of North Lincoln Avenue	2007-12-141 -12/17/2007

Historic Designations

Pursuant to the Urbana Historic Preservation Ordinance there were two properties designated as historic landmarks, and one area of 14 properties designated as a historic district in the past year:

Case No.	Name / Location	Type	Ordinance No. and Approval Date
HP-2007-L-01	“Sutton House” 502 West Elm Street	Historic Landmark	2007-06-045 -6/04/2007
HP-2007-L-02	“Freeman House” 504 West Elm Street	Historic Landmark	2007-06-046 -6/04/2007
HP-2007-D-01	800 block of W. Main Street 802, 803, 804, 806, 807, 807 ½, 808, 809, 810, 811, 812, 813, 814, 816	Historic District	2007-10-119 -11/05/2007

Map Corrections

In 1997 there were two rezoning cases (1648-M-97 & 1649-M-97) for the residential area located north of East Main Street and running from Webber Street on the west and east to Poplar Street. In those cases 59 properties in the area were rezoned from R-4, Medium Density Multiple Family Residential to R-3, Single and Two Family Residential. The rezonings were approved by City Council Ordinances 9697-115 and 9697-120. This area was identified with the correct R-3 zoning on City Zoning Maps through 1999. From 2000 until now the area was incorrectly identified on city zoning maps as R-4. On the 2008 Annual Zoning Map this is corrected.

Options

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

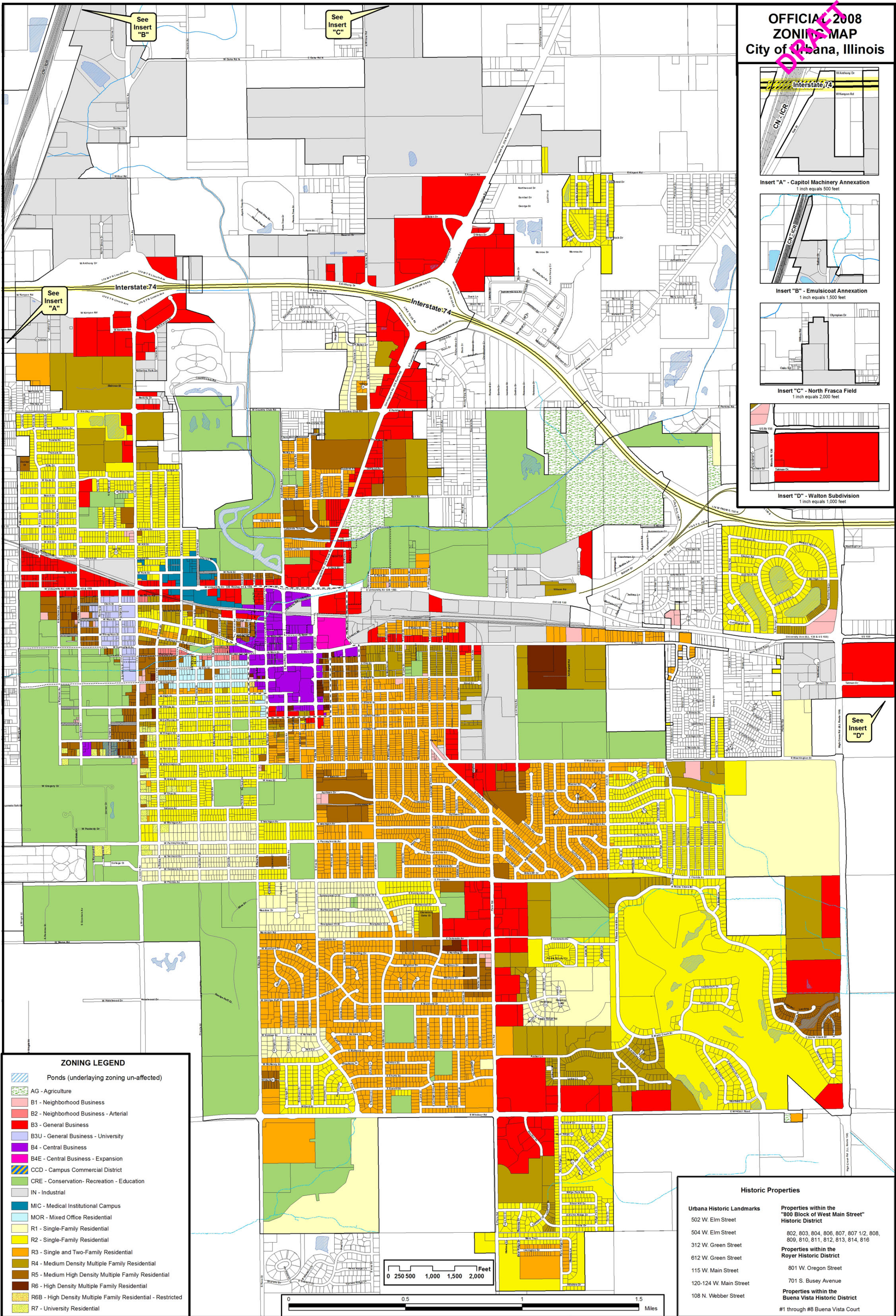
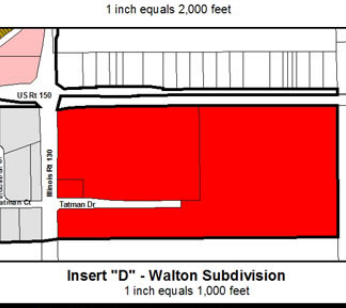
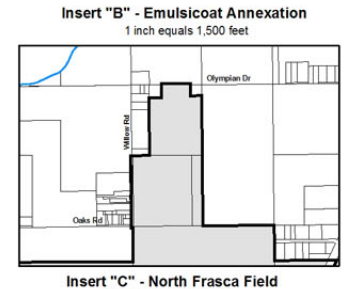
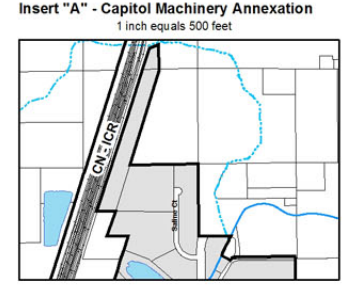
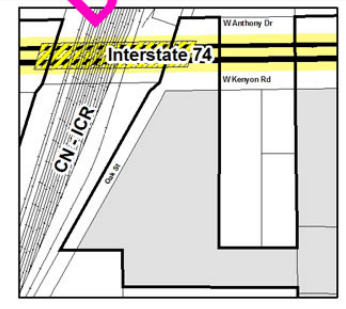
- a. Recommend approval the 2008 Official Zoning Map, as revised and updated, to the Urbana City Council; or
- b. Recommend Denial the 2008 Official Zoning Map, as revised and updated, to the Urbana City Council.

Recommendation

Staff recommends that the Urbana Plan Commission recommend approval to the Urbana City Council of the Official 2008 Zoning Map.

Attachment: Draft City of Urbana Official 2008 Zoning Map

OFFICIAL 2008 ZONING MAP
City of Urbana, Illinois

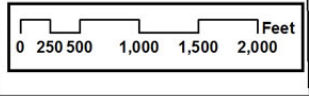


ZONING LEGEND

- Ponds (underlying zoning un-affected)
- AG - Agriculture
- B1 - Neighborhood Business
- B2 - Neighborhood Business - Arterial
- B3 - General Business
- B3U - General Business - University
- B4 - Central Business
- B4E - Central Business - Expansion
- CCD - Campus Commercial District
- CRE - Conservation - Recreation - Education
- IN - Industrial
- MIC - Medical Institutional Campus
- MOR - Mixed Office Residential
- R1 - Single-Family Residential
- R2 - Single-Family Residential
- R3 - Single and Two-Family Residential
- R4 - Medium Density Multiple Family Residential
- R5 - Medium High Density Multiple Family Residential
- R6 - High Density Multiple Family Residential
- R6B - High Density Multiple Family Residential - Restricted
- R7 - University Residential

Historic Properties

Urbana Historic Landmarks	Properties within the "800 Block of West Main Street" Historic District
502 W. Elm Street	802, 803, 804, 806, 807, 807 1/2, 808, 809, 810, 811, 812, 813, 814, 816
504 W. Elm Street	
312 W. Green Street	Properties within the Royer Historic District
612 W. Green Street	801 W. Oregon Street
115 W. Main Street	701 S. Busey Avenue
120-124 W. Main Street	Properties within the Buena Vista Historic District
108 N. Webber Street	#1 through #8 Buena Vista Court



Corporate Limits	Vacated Road ROW
Business Development and Redevelopment District (BDR)	
Boneyard Creek District (BYC)	
Misc. Road Centerlines	
Streams	



Community Development Services Department

DRAFT

Prepared - March - 2008 - pal
Printed - April xxxxxxxx,xxxxxx

DISCLAIMER:
This data has been derived partially from coverages provided by the Champaign County GIS Consortium (CCGIS). This data is provided "AS IS" without warranty of any kind, expressed or implied. The City of Urbana and CCGIS, make no warranties, guarantees, or representations as to the suitability or accuracy of this information for your purposes or that this map is without defects. This is not a lot or parcel boundary map. Zoning may not be co-incident with lot or parcel lines. Please contact the City of Urbana Department of Community Development with any questions.