



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Lisa Karcher, AICP, Planner II

DATE: January 29, 2010

SUBJECT: Plan Case 2123-M-10, 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 an Official Zoning Map each year by March 31st. This is also required by the Urbana Zoning Ordinance per Section IV-3.B. Plan Case 2123-M-10 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 16, 2009 under Ordinance No. 2009-03-021.

The proposed changes to the Official Zoning Map are a result of cases that were reviewed and approved by the Plan Commission and City Council throughout the course of the past year as well as any map errors that were identified during this time. Below is a listing of relevant cases and items that affect the Official Zoning Map. The annual update to the Official Zoning Map will be considered by the Plan Commission at their February 4, 2010 meeting. The Plan Commission's recommendation will be forwarded to City Council for its consideration at their February 15, 2010 meeting.

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 in March. The Official 2010 Zoning Map will be distributed to the City Council and the Plan Commission after its adoption by the City Council.

Discussion

The following is a summary of the cases and other changes that have been incorporated into the attached draft official 2010 Zoning Map.

Annexations

Three annexation petitions were approved during the past year, adding approximately 29.11 acres to the City of Urbana. Land annexed into Urbana is zoned based on either an annexation agreement or application of the Urbana Zoning Ordinance (Table IV-1: County to City Zoning Conversion).

Following is a summary of the annexations:

Case No.	Petitioner / Location	Acres	Zoning	Land Use	Date Approved	Ordinance No.
2009-A-04	City of Urbana Landscape Recycling Center (Part)	0.918 3.122 ROW	CRE	Institutional	10/19/2009	2009-10-114
2009-A-08	Champaign Asphalt Company 1102 West Saline Court	22.736 0.388 ROW	IN	Industrial	02/01/2010 (anticipated)	
2010-A-01	Scott Plunk 2209 East Perkins Road	1.668 0.282 ROW	R-1	Residential	02/01/2010 (anticipated)	

Rezoning

Two rezoning cases, not including those related to annexation agreements, were approved during the past year. Following is a summary of the rezonings:

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2102-M-09	Steve Happ 2003 & 2005 South Philo Road	B-1, Neighborhood Business	B-3, General Business	04/20/2009	2009-04-040
2103-M-09	Clive Follmer 2001 South Philo Road and 1401 East Harding Drive	B-1, Neighborhood Business	B-3, General Business	04/20/2009	2009-04-041

In addition to the above rezonings, there were two properties that were converted to the MIC, Medical Institutional Campus Zoning District. Section IV-2 of the Zoning Ordinance provides for the conversion of a property's zoning to MIC when the City issues a building permit for a medical related use for property in the MIC Special District established by the Zoning Ordinance. The MIC Special District is generally described as the properties within the boundaries of Lincoln Avenue, Church Street, the Conrail Railway Company right-of-way, and McCullough Street extended north to Church Street. The following is a list of properties that have been converted to the MIC Zoning District. The Carle ECHO Center has been developed on these properties.

PIN No.	Location	Converted From
91-21-08-304-020	805 West Park Street	R-2, Single-Family Residential
91-21-08-304-019	801 West Park Street	R-2, Single-Family Residential

Subdivisions

Two major subdivision plats and three minor subdivision plats that were recorded during the past year are reflected on the draft zoning map. Following is a summary of the subdivision plats, all of which are within the City limits:

Case No.	Subdivision Name	Location	Subdivision Type	Lots / Acres	Land Use	Recording Date / Document No.
2067-S-08	South Ridge VII Subdivision	Southwest of Lexington Drive and Myra Ridge Drive	Major	56 13.12	Residential	07/15/2009 2009R21135
2073-S-08	R. & L. McClintock Subdivision	107 West California and 603 South Broadway	Minor	2 0.49	Residential	03/02/2009 2009R05392

Case No.	Subdivision Name	Location	Subdivision Type	Lots / Acres	Land Use	Recording Date / Document No.
2085-S-08	Crystal View Townhomes First Subdivision	800 North Broadway Avenue (Former Lakeside Terrace)	Major	2 Lots 2 Outlots 9.34	Residential	03/24/2009 2009R07821
2109-S-09	Replat of Lot 543 – South Ridge V Subdivision	1601 East Lexington Drive	Minor	2 0.26	Residential	08/03/2009 2009R23238
2112-S-09	Replat of Lot 455 in Beringer Commons Subdivision No. 4	Southeast of Beringer Circle and Rutherford Drive	Minor	2 2.65	Residential	07/28/2009 2009R22589

Certificates of Exemption

During the past year five Certificates of Exemption were recorded. A Certificate of Exemption is a procedure whereby minor lot line adjustments, provided certain criteria are met, are permitted without filing 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. Following is a summary of the Certificates of Exemption:

Case No.	Case Name	Location	Land Use	Recording Date / Document No.
2094-CE-08	Urbana SD 116 – Shepard	Conveyance of two feet from 404 West Oregon Street to 406 West Oregon Street	Institutional and Residential	01/19/2010 2010R01192
2095-CE-08	Shepard – Shepard and Casey	Conveyance of four feet from 408 West Oregon Street to 407 West California Avenue	Residential	01/19/2010 2010R01193
2096-CE-08	Shepard and Casey – Urbana SD 116	Conveyance of two feet from 407 West California Avenue to 405 West California Avenue	Residential and Institutional	01/19/2010 2010R01194
2116-CE-09	Atkins – Desmond, Shafer, Sandlin and Arient	Conveyance of a 10 foot area to four adjacent properties - 2311 and 2309 Myra Ridge Drive and 1708 and 1710 Lydia Court West	Residential	12/23/2009 2009R35935
2119-CE-09	Tull – Tull	Conveyance of 22 feet from 2209 East Perkins Road to 2207 East Perkins Road	Residential	12/22/2009 2009R35816

Planned Unit Developments

One planned unit development was approved during the past year as follows:

Case No.	PUD Name	Location	Land Use	Date Approved / Ordinance No.
2105-PUD-09	Nabor House Fraternity	1002 South Lincoln Avenue and 805 West Iowa Street	Residential	05/04/2009 2009-05-045

Corrections

1201 Hill Street is shown on the 2009 Zoning Map as CRE, Conservation, Recreation, Education, and 1201 Beslin Street is shown as R-2, Single-Family Residential. Based on research of past

zoning maps and plan cases, it appears that the zoning of these properties was reversed. This has been corrected on the draft 2010 Zoning Map by showing 1201 Hill Street as R-2 and 1201 Beslin Street as CRE.

Options

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

1. Recommend approval of the Official 2010 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Recommend disapproval of the Official 2010 Zoning Map, as revised and updated, to the Urbana City Council.

Recommendation






















Staff recommends that the Urbana Plan Commission recommend APPROVAL of the Official 2010 Zoning Map to the Urbana City Council.

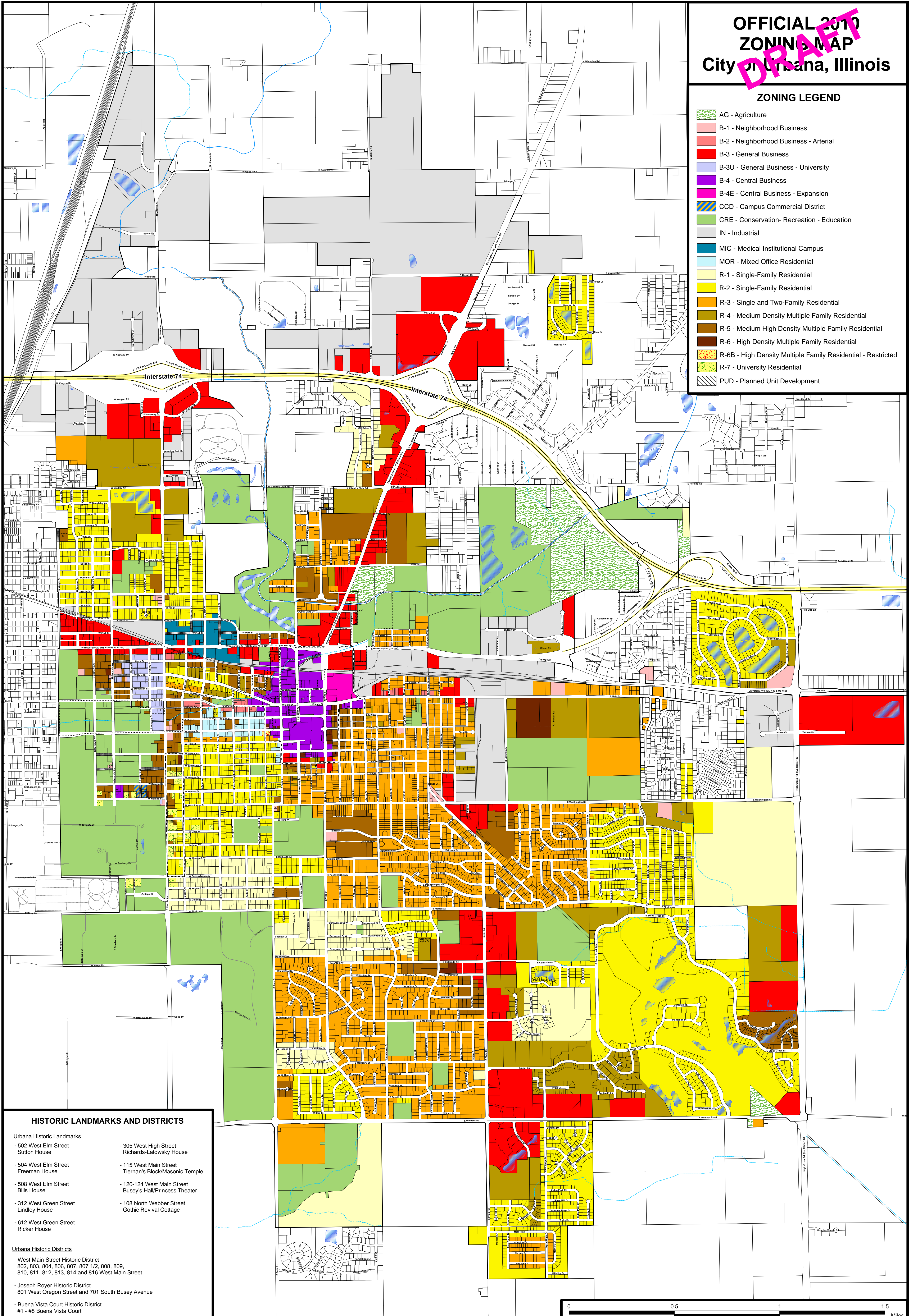
Attachments: Draft City of Urbana Official 2010 Zoning Map

OFFICIAL 2010 ZONING MAP

City of Urbana, Illinois









ZONING LEGEND

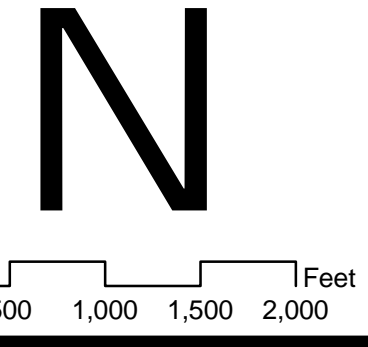
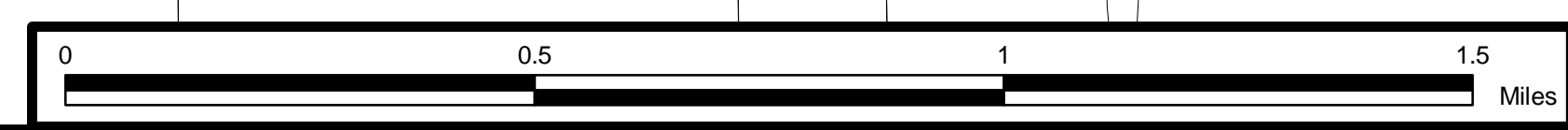
-  AG - Agriculture
-  B-1 - Neighborhood Business
-  B-2 - Neighborhood Business - Arterial
-  B-3 - General Business
-  B-3U - General Business - University
-  B-4 - Central Business
-  B-4E - Central Business - Expansion
-  CCD - Campus Commercial District
-  CRE - Conservation- Recreation - Education
-  IN - Industrial
-  MIC - Medical Institutional Campus
-  MOR - Mixed Office Residential
-  R-1 - Single-Family Residential
-  R-2 - Single-Family Residential
-  R-3 - Single and Two-Family Residential
-  R-4 - Medium Density Multiple Family Residential
-  R-5 - Medium High Density Multiple Family Residential
-  R-6 - High Density Multiple Family Residential
-  R-6B - High Density Multiple Family Residential - Restricted
-  R-7 - University Residential
-  PUD - Planned Unit Development



HISTORIC LANDMARKS AND DISTRICTS

- Urbana Historic Landmarks**
- 502 West Elm Street
Sutton House
 - 504 West Elm Street
Freeman House
 - 508 West Elm Street
Bills House
 - 312 West Green Street
Lindley House
 - 612 West Green Street
Ricker House
 - 305 West High Street
Richards-Latowsky House
 - 115 West Main Street
Tiernan's Block/Masonic Temple
 - 120-124 West Main Street
Busey's Hall/Princess Theater
 - 108 North Webber Street
Gothic Revival Cottage
- Urbana Historic Districts**
- West Main Street Historic District
802, 803, 804, 806, 807, 807 1/2, 808, 809, 810, 811, 812, 813, 814 and 816 West Main Street
 - Joseph Royer Historic District
801 West Oregon Street and 701 South Busey Avenue
 - Buena Vista Court Historic District
#1 - #8 Buena Vista Court

-  Corporate Limits
-  Business Development and Redevelopment District (BDR)
-  Boneyard Creek District (BYC)
-  Lincoln-Busey Corridor Design Review Overlay District
-  Misc. Road Centerlines
-  Streams
-  Vacated Road ROW
-  Ponds



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