



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Paul Lindahl, Planner

DATE: March 12, 2004

SUBJECT: Plan Case No. 1886-M-04, Annual Update of Official Zoning Map

Introduction

The Illinois Municipal Code requires municipal authorities to publish an updated Official Zoning Map each year to reflect annexations, zoning changes, subdivisions and other map corrections. This requirement is also reflected in Section IV-3(B) of the Urbana Zoning Ordinance. Plan Case 1886-M-04 includes the changes to the Official Zoning Map that occurred between March 10, 2003 and March 12, 2004. It also includes correction of any map errors and nonsubstantive editorial changes that were identified in this time period. The last time the Official Zoning Map was updated was in Plan Case 1852-M-03, which was approved by the Urbana City Council on March 17, 2003.

The updated map will be presented to Plan Commission for review and recommendation at the March 18, 2004 meeting. The case will then be forwarded to City Council for review. Once approved, the final version of the map will be distributed to Plan Commissioners and City Council members and will be made available to the public.

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

The following two annexations were executed during the past year. There were no involuntary annexations during the period from March 10, 2003 to March 12, 2004:

ANNEXATIONS			
Plan Case No.	Location	Rezoned from	Rezoned to
1839-S-02	Sunny Estates 2506 E. Washington	Ordinance 2003-04-037 6/03/2003	R-2 Single Family Residential
1856-A-03	The Shamrock Tavern 1702 North Cunningham Avenue	Ordinance 1999-05-035 6/06/2003	B-3 General Business

Rezoning

The following rezoning went into effect during the past year:

REZONINGS			
Plan Case No.	Location	Rezoned from	Rezoned to
1808-M-01	703-705 South Gregory Place, 1101-1103 West Oregon Avenue, 1102 West Nevada Street	R-5, Medium High Density Multiple Family Residential	CCD, Campus Commercial District
1862-M-03	76.2 acre tract of property at the South East corner of IL-Route 130 and IL-Route 150	IN, Industrial	B-3, General Business

Subdivisions

From March 10, 2003 to March 12, 2004, final plats or replats for 8 subdivisions in the corporate limits and one outside were recorded. Within the corporate limits a total of 185 new residential lots were created through these subdivisions. In addition, thirteen industrial lots, and two commercial lots were created.

Each subdivision case is listed below by case number and subdivision name.

FINAL SUBDIVISION PLATS					
Plan Case No.	Subdivision Name	Location	Acres	No. of lots	Proposed Use
1839-S-02	Sunny Estates	2506 E. Washington	6.5	28	Residential
1844-S-03	Savannah Green Subdivision Phase 4	North of Florida Avenue extended	9.4	51	Residential
1854-S-03	Subdivision of Lot 5 of Fairway Estates	South side of Florida Avenue at Kinch Street	.28	2	Residential
1857-S-03	Urbana Champaign Sanitary District Subdivision No. 1	Corner of Park Street and Cottage Grove Avenue	2.2	2	Industrial

1858-S-03	Final Replat of Lots 300 and 302 of East Urbana Industrial Park	Tatman Court and Illinois Route 130	18.9	10	Industrial
1863-S-03	South Ridge V Subdivision	East of Philo Road South of Trails Drive	16	51	Residential
1866-S-03	Savannah Green Subdivision Phase 5	North of Florida Avenue east of terminus of Michigan Avenue	19	83	Residential
1867-S-03	Somerset Subdivision #4	Airport Road and Somerset Drive	12	34	Residential
1875-S-03	North Lincoln Ave. Industrial park Subdivision #3	South East corner of North Lincoln Avenue and Somer Drive	1	1	Industrial
1884-S-04	Walton Subdivision	South East corner of IL-Route 130 and IL-Route 150	27	2	Commercial

Certificates of Exemption

The Urbana Subdivision and Land Development Code allows for minor lot line adjustments to be approved by the Administrative Review Committee via a Certificate of Exemption in lieu of a subdivision plat, provided that certain criteria are met. During the past year, one Certificate of Exemption was recorded and is listed below:

CERTIFICATES OF EXEMPTION					
Plan Case No.	Subdivision Name	Location	Description	No. of lots	Proposed Use
1861-CE-03	Eastgate Subdivision No. 7 Lot 710 and 711	Lydia Court	Move lot line to transfer 392 sq. ft. from Lot 311 to Lot 310	<1	Residential

Options

The Plan Commission has the following options in this case:

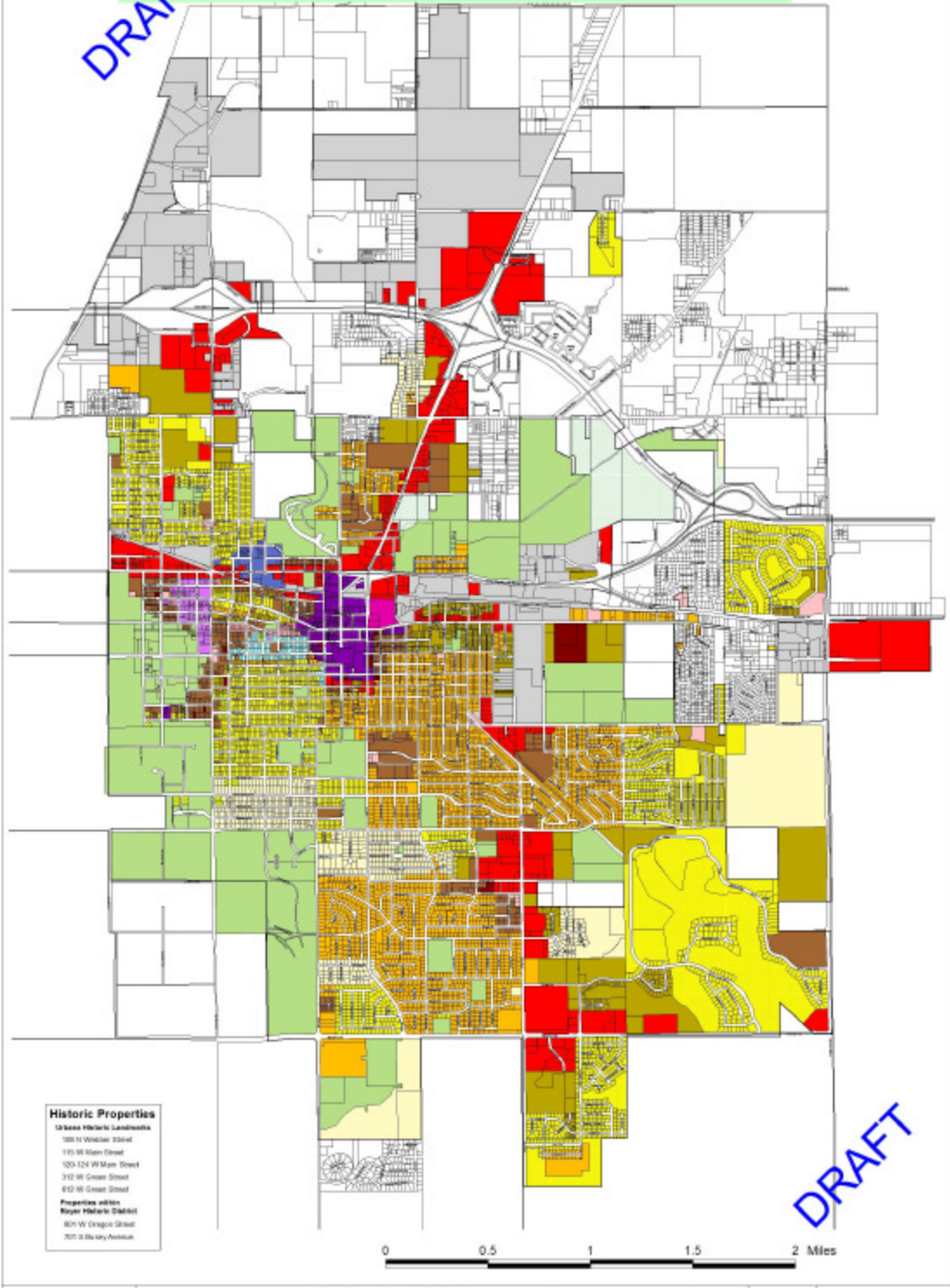
- a. Forward the plan case to the City Council with a recommendation to approve the Official Zoning Map, as revised and updated; or
- b. Forward the plan case to the City Council with a recommendation to deny approval of the Official Zoning Map, as revised and updated.

Recommendation

Staff recommends that the Urbana Plan Commission forward this case to the Urbana City Council with a recommendation for **APPROVAL** of the revised and updated Official Zoning Map.

DRAFT

OFFICIAL ZONING MAP City of Urbana, Illinois



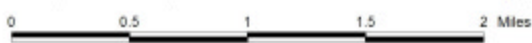
Historic Properties

Urbana Historic Landmarks

- 108 N Windsor Street
- 115 N Main Street
- 120-124 W Main Street
- 312 N Green Street
- 612 N Green Street

Properties within Rhyer Historic District

- 801 W Oregon Street
- 801 S Blue Sky Avenue



DRAFT



AG Agriculture	COB Campus Commercial District	RS Medium High Density Multiple Family Residential
B1 Neighborhood Business	IO Industrial	RD High Density Multiple Family Residential
B2 Neighborhood Business - Arterial	MOB Mixed Office/Industrial Complex	RSB High Density Multiple Family Residential - Restricted
B3 General Business	MO Mixed Office Residential	UR University Residential
B4 General Business - University	RF1 Single Family Residential	
B5 Central Business	RF2 Single Family Residential	
B6 Central Business - University	RF3 Single and Two Family Residential	
B7 Central Business - Expansion	RF4 Medium Density Multiple Family Residential	
CE Conservation - Recreation - Education		

Business Development and Redevelopment (BDR)
 BDR/CDR common boundary
 Forward Creek District (FCD)

Corporate limits