



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

### MEMORANDUM

**TO:** The Urbana Plan Commission

**FROM:** Paul Lindahl, Planner I

**DATE:** March 1, 2006

**SUBJECT:** Plan Case 1980-M-06, Annual Update of the Official Zoning Map

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### **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 March 31<sup>st</sup> 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. The last time the Official Zoning Map was updated was in Plan Case 1924-M-05, which was reviewed by the Urbana City Council and approved by Ordinance No. 2005-03-045. Plan Case 1980-M-06 includes the changes to the Official Zoning Map that occurred between March 17, 2005 and March 1, 2006. It also includes correction of any map errors that were identified in this time period and non-substantive editorial changes.

The proposed map revisions will be presented to Plan Commission for review and recommendation at the March 9, 2006 meeting. The case will then be forwarded to City Council for its review at the March 20, 2006 Council meeting. The City Council will receive the final version of the proposed map after Plan Commission review.

### **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 5 annexation petitions approved during the past year. These added approximately 42.44 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:

ANNEXATIONS							
Case No.	Ordinance No.	Location	Lots	Acres	Zoning	Date Annexed	Land Use
2005-A-12	2005-09-136	West of Saline Ct. and along CN /ICR Railway	1	13.9	IN	10/01/05	Industrial
2005-A-07	2005-06-077	3305 and 3311 S. Philo Rd.	2	5.0	R-2	6/07/05	Church / Residential
2005-A-06	2005-05-063	2907 E. Main St.	1	0.52	R-2	5/17/05	Single-Family Residential
2005-A-05	2005-07-091	3003 E. Windsor Rd.	2	2.26	R-3 and AG	7/19/05	Commercial and Residential
2005-A-03	2005-03-037	1901 S. High Cross Rd.	1	20.76	B-3	3/22/05	Commercial
			<b>Total</b>	<b>42.44</b>			

Applications for the following annexations have also been filed, however they were not completed within the time frame of this memo:

1. 2006-A-02, Grace United Methodist Farm at 2004 S. Philo Road.
2. 2006-A-01, Somerset Subdivision V east of Landis Farm subdivision and south of Airport Road.
3. 2005-A-13, Urbana Country Club at the northern terminus of Country Club Drive and south of Interstate 74.

### ***Rezoning***

City Council approved the following three rezonings (apart from those attributed to annexation) during the period from March 17, 2005 and March 1, 2006:

Case No.	Ordinance No.	Location	Rezoned From	Rezoned To	Date Approved
1964-M-05	2005-11-172	2007 S. Lincoln Ave.	IN, Industrial	B-3, General Business	11/21/05
1943-M-05	2004-08-124	903 W. Nevada St.	CRE, Conservation-Recreation-Education	B-3U, General Business-University	8/08/05
1927-M-05	2005-04-057	1607 S. Highcross Rd.	R-4, Medium Density Multi-Family Residential	B-3, General Business	4/18/05

### ***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.

<b>Case No.</b>	<b>Case Name</b>	<b>Location</b>	<b>Land Use</b>	<b>Recording Number and Date</b>
1945-CE-05	Pride Oil, LLC	1701 South Philo Rd. and 1405 East Florida Ave.	Commercial	2005R24062 8/12/2005
1937-CE-05	Sage-Hawley	606 and 602 McGee Rd.	Residential	2005R33983 11/08/2005
1932-CE-05	708 and 710 South Vine St.	708 and 710 South Vine St.	Residential	2005R12020 5/06/2005

### *Subdivisions*

Between March 17, 2005 and March 1, 2006, twenty three 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.

<b>Case No.</b>	<b>Subdivision Name</b>	<b>Location</b>	<b>Lots</b>	<b>Acres</b>	<b>Proposed Use</b>	<b>Recording Number and Date</b>
1974-S-05	Replat of Lot 1 of Shelby's Replat ...etc.	104 East University Ave. (Five Points West )	2	4.4	Commercial	2006R02939 2/03/06
1973-S-05	Rhomberg Minor Subdivision Plat	1204 East Silver St.	2	.25	Residential	2006R03089 2/06/2006
1968-S-05	Carle Foundation Second Subdivision	South of University Ave. between vacated Orchard St. and McCullough St.	3	3.35	Commercial	2006R00887 1/11/2006
1966-S-05	Jarrett Acres Subdivision	3500 Block of East Oaks Rd. (County Rd. 1850N)	3	11.39	Rural Residential	2006R02613 1/31/2006
1965-S-05	Prairie Center First Subdivision	601 Killarney St.	2	6.75	Commercial	2006R02280 01/27/2006
1963-S-05	Aldi Urbana Subdivision	3102 East University Ave.	2	5.87	Commercial	2006R00745 1/10/2006
<b>Case No.</b>	<b>Subdivision Name</b>	<b>Location</b>	<b>Lots</b>	<b>Acres</b>	<b>Proposed Use</b>	<b>Recording Number and</b>

						<b>Date</b>
1953-S-05	North Lincoln Ave. Industrial Subdivision No. 2A	1000 Block of Saline Court	1	10.9	Industrial	2005R35414 11/22/2005
1951-S-05	Amber Point Phase 2 Subdivision	East Amber Lane, just east of Philo Rd.	2	10.67	Multi-Family Residential	2005R36843 12/07/2005
1946-S-05	Tena Sage Subdivision	2403 Elizabeth Rd.	1	.56	Single Family Residential	2005R24209 8/15/2005
1942-S-05	A & E Animal Hospital	3003 East Windsor Rd.	2	2.26	Commercial	2005R27405 9/08/2005
1941-S-05	Stone Creek Subdivision 2	South of Florida Ave., along Stone Creek Blvd.	88	27.86	Single Family Residential	2005R24458 8/16/2005
1940-S-05	Replat of Lots 436, 437 and 438 of Beringer Commons Subdivision No. 4	West Corner of Artesia Crossing and East Beringer Circle	2	1.11	Residential	2005R14915 6/03/2005
1939-S-05	Replat of Lot 544 of South Ridge V Subdivision	South side of Lexington Dr. between Deer Ridge Dr. and Myra Ridge Dr.	2	.22	Residential	2005R16860 6/20/2005
1936-S-05	Waters Edge Subdivision Phase 1	Northwest corner of IL Route 130/High Cross Rd. and Stone Creek Blvd.	49	15.2	Residential	2005R35273 11/21/2005
1935-S-05	George Johnson Second Subdivision	1001 West Killarney St.	1	7.25	Commercial	2005R13441 5/20/2005
1934-S-05	Replat of Lot 536 of Southridge V Subdivision	South side of Lexington Dr. between Deer Ridge Dr. and Myra Ridge Dr.	2	.22	Residential	2005R12178 5/09/2005
1933-S-05	First Baptist Church Subdivision	West side of Philo Rd. near the intersection of Marc Trail Dr.	2	5	Church / Residential	2005R13236 5/19/2005
1930-S-05	Replat of Lot 545 of Southridge V Subdivision	South side of Lexington Dr. between Deer Ridge Dr. and Myra Ridge Dr.	2	.22	Residential	2005R10115 4/19/2005
1929-S-05	Replat of lot 453 Beringer Commons Subdivision No. 4	North side of Rutherford Dr. near Beringer Circle	15	1.63	Residential	2005R12387 5/10/2005
1928-S-05	Five Points Northeast Subdivision	Northeast corner of University Ave. and Cunningham Ave.	3	3.48	Commercial	2005R10989 4/27/2005
1926-S-05	Replat of Lot 102 of Stone Creek Commons Subdivision No. 1	Southeast corner of Windsor Rd. and Boulder Dr.	2	1.86	Commercial	2005R25739 8/25/2005
<b>Case No.</b>	<b>Subdivision Name</b>	<b>Location</b>			<b>Land Use</b>	<b>Recording Number and Date</b>

1925-S-05	Furtney First Subdivision	Smith Rd. and Main St.	4	.44	Residential	2005R09332 4/11/2005
1902-S-04	Prairie Winds of Urbana Subdivision	East of Colorado Ave. and Philo Rd.	73	28.1	Residential	2005R08364 4/01/2005
		<b>Total Lots</b>	<b>265</b>			

Applications for the following subdivisions have also been filed, however they were not completed within the time frame of this memo:

Case No.	Subdivision Name	Location
1969-S-05	Water's Edge Subdivision Phase 2	Northwest of the corner of IL Route 130/ High Cross Rd. and East Stone Creek Blvd.
1962-S-05	Emulsicoat - NLAIP - Lot #204A	West of 1001 Saline Ct. and adjacent to the CN- ICR Railway
1958-S-05	Prather Minor Subdivision Plat	Northwest corner of Windsor Rd. and Cottonwood Rd.
1957-S-05	Marathon/ Speedway Minor Subdivision	2007 North Lincoln Ave.
1955-S-05	South Ridge VI Subdivision	East of Myra Ridge Dr. and South of Marc Trail Dr.

## 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 of the revised and updated Official 2006 Zoning Map to the Urbana City Council.

Attachment: Updated Official 2006 Zoning Map

H:\Planning Division\001-ALL CASES(and archive in progress)\02-PLAN Cases\2006\1980-M-06, Annual Zoning Map Update\1980-M-06, PC Memo v10.doc

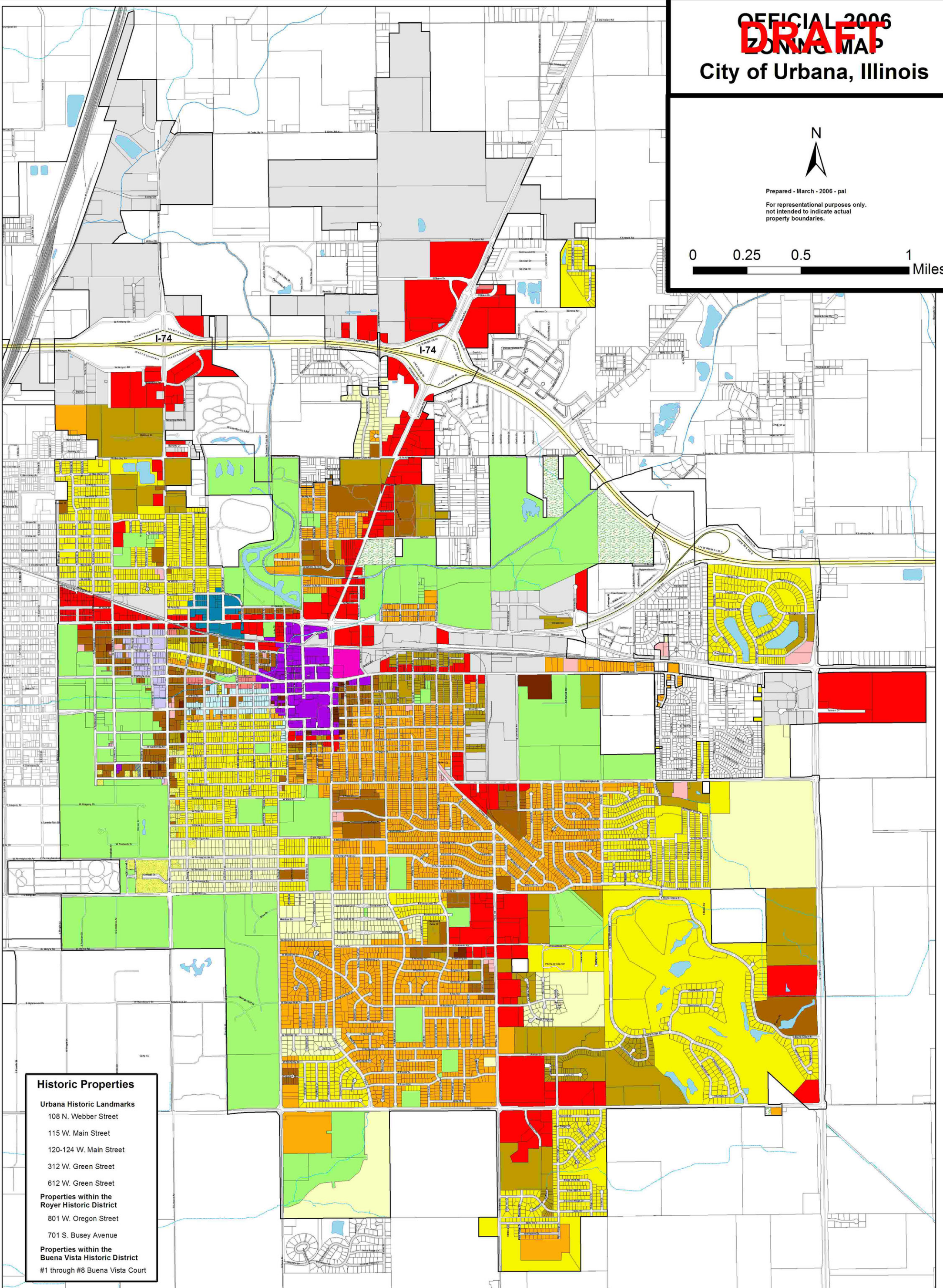


**OFFICIAL 2006  
DRAFT  
ZONING MAP**  
City of Urbana, Illinois



Prepared - March - 2006 - pal  
For representational purposes only.  
not intended to indicate actual  
property boundaries.

0 0.25 0.5 1 Miles



- Historic Properties**
- Urbana Historic Landmarks**  
108 N. Webber Street  
115 W. Main Street  
120-124 W. Main Street  
312 W. Green Street  
612 W. Green Street
- Properties within the Royer Historic District**  
801 W. Oregon Street  
701 S. Busey Avenue
- Properties within the Buena Vista Historic District**  
#1 through #8 Buena Vista Court



**Community  
Development  
Services  
Department**

- 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

Corporate Limits  
 Road Edge Of Pavement

**DRAFT**