



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: The Urbana Plan Commission

FROM: Lisa Karcher, AICP, Planner II

DATE: February 27, 2008

SUBJECT: Plan Case 2099-M-09, 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 March 31st that reflects annexations, zoning changes, and any other changes in the matter portrayed on the Official Zoning Map. This is also required by the Urbana Zoning Ordinance per Section IV-3.B. Plan Case 2099-M-09 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 24, 2008 under Ordinance No. 2008-03-016.

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 March 5, 2009 meeting. The case along with the Plan Commission's recommendation will be forwarded to City Council for its consideration at their March 16, 2009 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. The Official 2009 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 draft official 2009 Zoning Map herein attached.

Annexations

Two annexation petitions were approved during the past year, adding approximately 12.25 acres to the City of Urbana. Land annexed into Urbana is zoned based on either an annexation agreement or

application of Table IV-1: County to City Zoning Conversion in the Urbana Zoning Ordinance. Following is a summary of the annexations:

Case No.	Petitioner / Location	Acres	Zoning	Land Use	Date Annexed	Ordinance No.
2008-A-01	Faith Community Church 2105, 2111 Willow Road and 2110 Hagan Boulevard	8.78 0.876 ROW	R-1	Institutional	07/31/2008	2008-07-076
2008-A-03	Delbert and Sara Dahl 2003 Airport Road	2.404 0.189 ROW	R-1	Residential	12/16/2008	2008-12-139

Rezoning

Four rezoning cases, not including those related to annexation agreements, were approved during the past year. It is important to note that Plan Case No. 2080-M-08, which was initiated by the Zoning Administrator, involved the rezoning of 162 properties in the Historic East Urbana Neighborhood. Please see Exhibit A for a complete list of the properties that were rezoned. Following is a summary of the rezonings:

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2070-M-08	St. Matthew Lutheran Church 2200 South Philo Road	R-3, Single and Two-Family Residential	R-4, Medium Density Multiple Family Residential	06/02/2008	2008-06-047
2075-M-08	Daniel Babai 804½ East Main Street	B-3, General Business	B-2, Neighborhood Business - Arterial	08/04/2008	2008-08-083
2080-M-08	Zoning Administrator (139 properties)	R-4, Medium Density Multiple Family Residential	R-3, Single and Two-Family Residential	09/15/2008	2008-09-110
	(3 properties)	R-5, Medium High Density Multiple Family Residential	R-3, Single and Two-Family Residential	09/15/2008	2008-09-111
	(3 properties)	R-4, Medium Density Multiple Family Residential	CRE, Conservation- Recreation- Education	09/15/2008	2008-09-112
	(7 properties)	B-3, General Business	R-3, Single and Two-Family Residential	09/15/2008	2008-09-113
	(10 properties)	B-3, General Business	B-2, Neighborhood Business - Arterial	09/15/2008	2008-09-114
2083-M-08	Sara Metheny, Jason Finley, Samuel Santos and Elizabeth Abrams 502, 504 and 508 East Elm	R-5, Medium High Density Multiple Family Residential	R-3, Single and Two-Family Residential	09/15/2008	2008-09-116

In addition to the above rezonings, there were 15 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 over the last two years:

PIN No.	Location	Converted From
91-21-08-303-026	610 North Lincoln Avenue	R-3, Single and Two-Family Residential
91-21-08-303-007	809 West Church Street	R-3, Single and Two-Family Residential
91-21-08-303-025	804 West Park Street	R-2, Single-Family Residential
91-21-08-304-003	506 North Lincoln Avenue	R-2, Single-Family Residential
91-21-08-304-011	502 North Lincoln Avenue	B-3, General Business
91-21-08-304-012	810 West University Avenue	B-3, General Business
91-21-08-304-013	808 West University Avenue	B-3, General Business
91-21-08-307-003	708 West University Avenue	B-3, General Business
91-21-08-327-009	504 North Orchard Street	B-3, General Business
91-21-08-327-010	512 West University Avenue	B-3, General Business
91-21-08-327-011	504 West University Avenue	B-3, General Business
91-21-08-327-008	505 North McCullough Street	R-5, Medium High Density Multiple Family Residential
91-21-08-356-004	406 North Busey Avenue	B-3, General Business
91-21-08-356-010	Vacated Railroad ROW	B-3, General Business
91-21-08-356-009	403 North Coler Avenue	B-3, General Business

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.
2066-S-08	Lincoln & I-74 Resubdivision	Southwest of Lincoln Avenue and Killarney Street	Minor	3 4.95	Commercial	04/25/2008 2008R10569
2079-S-08	Lydia Court East Replat	1905A , 1905B, 1906A, 1906B Lydia Court East	Minor	4 1.26	Residential	11/19/2008 2008R28842
2086-S-08	Second Replat of Lots 1 and 2 of Meijer Urbana Subdivision	Northeast of Philo Road and Windsor Road	Major	9 30.95	Commercial	01/13/2009 2009R00858
2087-S-08	Replat of Lots 2 & 3 of Lincoln & I-74 Resubdivision	Southwest of Lincoln Avenue and Killarney Street	Major	2 2.95	Commercial	11/04/2008 2008R27853
2092-S-08	Aloe Holdings Subdivision	1600 and 1604 North Lincoln Avenue	Minor	2 0.92	Commercial	01/23/2009 2009R01707

Historic Landmarks

Per Section XII-5 of the Zoning Ordinance, the Historic Preservation Commission (HPC) has the authority to act on landmark designation applications that are either submitted by or supported by the property owner. City Council has the authority to act on landmark designation applications not submitted by the owner and for which the owner has submitted a Registered Preference against the nomination. Following is a summary of the properties designated as historic landmarks in the past year:

Case No.	Name / Location	Type	Approved By	Approval Date	Ordinance No.
HP-2008-L-02	“Bills House” 508 West Elm Street	Historic Landmark	City Council	09/03/2008	2008-09-117
HP-2008-L-03	“Cronan House” 305 West High Street	Historic Landmark	HPC	10/06/2008	Not Required

Overlay Districts

In January of 2009, the City Council established the Lincoln-Busey Corridor Design Overlay District with the adoption of Ordinance No. 2009-01-005. The District is bounded by Lincoln Avenue to the west, Illinois Street to the north, Busey Avenue to the east and Pennsylvania Avenue to the south. The overlay district does not affect the underlying zoning of the properties in the District, but rather designates those properties that are subject to review by the Design Review Board in relation to the Lincoln-Busey Corridor Design Guidelines. The Design Review Board and the Design Guidelines were adopted by City Council in conjunction with the establishment of the Overlay District as presented in Plan Case No. 2074-T-08. The Lincoln-Busey Design Overlay District has been added to the proposed Zoning Map.

Options

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

1. Recommend approval the Official 2009 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Recommend Denial the Official 2009 Zoning Map, as revised and updated, to the Urbana City Council.

Recommendation

Staff recommends that the Urbana Plan Commission recommend APPROVAL of the Official 2009 Zoning Map to the Urbana City Council.

Attachments: Exhibit A: List of Properties Rezoned in Plan Case No. 2080-M-08
Draft City of Urbana Official 2009 Zoning Map

**LIST OF PROPERTIES REZONED
IN PLAN CASE NO. 2080-M-08**

PIN#	ADDRESS	DIRECTION	STREET	EXISTING ZONING	PROPOSED ZONING
Cottage Grove Avenue					
922116126002	102	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104028	103	SOUTH	COTTAGE GROVE AV	R-4	R-3
912109355019	103	NORTH	COTTAGE GROVE AV	B-3	B-2
922116126003	104	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104029	105	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126009	106	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104030	107	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126010	108	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104031	109	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126011	110	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104032	201	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126012	202	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104033	203	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126013	204	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104034	205	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126014	206	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104035	207	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126015	208	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116104036	209	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126016	210	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126017	212	SOUTH	COTTAGE GROVE AV	R-4	R-3
922116126018	214	SOUTH	COTTAGE GROVE AV	R-4	R-3
Elm Street					
922117232008	604	EAST	ELM ST	R-5	R-3
922117232007	608	EAST	ELM ST	R-4	R-3
922117237001	611	EAST	ELM ST	R-4	R-3
922116101014	700	EAST	ELM ST	R-4	R-3
922116102001	701	EAST	ELM ST	R-4	R-3
922116101009	702	EAST	ELM ST	R-4	R-3
922116102002	703	EAST	ELM ST	R-4	R-3
922116101010	704	EAST	ELM ST	R-4	R-3
922116102003	705	EAST	ELM ST	R-4	R-3
922116101011	706	EAST	ELM ST	R-4	R-3
922116101012	706	EAST	ELM ST	R-4	R-3
922116102004	707	EAST	ELM ST	R-4	R-3
922116102005	711	EAST	ELM ST	R-4	R-3
Glover Avenue					
922116127018	103	SOUTH	GLOVER AV	R-4	R-3
922116127019	105	SOUTH	GLOVER AV	R-4	R-3
922116127020	109	SOUTH	GLOVER AV	R-4	R-3
922116127021	111	SOUTH	GLOVER AV	R-4	R-3
922116127022	113	SOUTH	GLOVER AV	R-4	R-3

PIN#	ADDRESS	DIRECTION	STREET	EXISTING ZONING	PROPOSED ZONING
922116127023	201	SOUTH	GLOVER AV	R-4	R-3
922116127024	203	SOUTH	GLOVER AV	R-4	R-3
922116127025	205	SOUTH	GLOVER AV	R-4	R-3
922116127026	207	SOUTH	GLOVER AV	R-4	R-3
922116127027	209	SOUTH	GLOVER AV	R-4	R-3
Green Street					
922117236006	606	EAST	GREEN ST	R-4	R-3
922117236007	608	EAST	GREEN ST	R-4	R-3
922116102007	704	EAST	GREEN ST	R-4	R-3
922116102008	706	EAST	GREEN ST	R-4	R-3
922116103008	802	EAST	GREEN ST	R-4	R-3
922116103009	804	EAST	GREEN ST	R-4	R-3
922116103010	806	EAST	GREEN ST	R-4	R-3
922116126019	1104	EAST	GREEN ST	R-4	R-3
922116127028	1208	EAST	GREEN ST	R-4	R-3
922116129017	1307	EAST	GREEN ST	R-4	R-3
Grossbach Drive					
922116104022	103	SOUTH	GROSSBACH DR	R-4	R-3
922116104023	105	SOUTH	GROSSBACH DR	R-4	R-3
922116104024	107	SOUTH	GROSSBACH DR	R-4	CRE
Grove Street					
922117232001	102	SOUTH	GROVE ST	R-5	R-3
922117236002	204	SOUTH	GROVE ST	R-4	R-3
922117236004	210	SOUTH	GROVE ST	R-4	R-3
Hartle Avenue					
922116129025	212	SOUTH	HARTLE AV	R-4	R-3
922116129022	214	SOUTH	HARTLE AV	R-4	R-3
Lynn Street					
922116103012	103	SOUTH	LYNN ST	R-4	R-3
922116104011	104	SOUTH	LYNN ST	R-4	R-3
922116103015	105	SOUTH	LYNN ST	R-4	R-3
922116104012	106	SOUTH	LYNN ST	R-4	R-3
922116103016	107	SOUTH	LYNN ST	R-4	R-3
922116104013	108	SOUTH	LYNN ST	R-4	R-3
922116103017	109	SOUTH	LYNN ST	R-4	R-3
922116104014	110	SOUTH	LYNN ST	R-4	R-3
922116104038	112	SOUTH	LYNN ST	R-4	R-3
922116104017	114	SOUTH	LYNN ST	R-4	R-3
922116103021	205	SOUTH	LYNN ST	R-4	R-3
922116103022	209	SOUTH	LYNN ST	R-4	R-3
Main Street					
922117232002	603	EAST	MAIN ST	R-5	R-3
922117232009	605	EAST	MAIN ST	R-4	R-3
922117232010	607	EAST	MAIN ST	R-4	R-3
922116101001	703	EAST	MAIN ST	R-4	R-3
912109352011	704	EAST	MAIN ST	B-3	B-2
922116101002	705	EAST	MAIN ST	R-4	R-3
912109352012	706	EAST	MAIN ST	B-3	B-2

PIN#	ADDRESS	DIRECTION	STREET	EXISTING ZONING	PROPOSED ZONING
922116101003	707	EAST	MAIN ST	R-4	R-3
922116101004	709	EAST	MAIN ST	R-4	R-3
922116103001	801	EAST	MAIN ST	R-4	R-3
912109353013	802	EAST	MAIN ST	B-3	B-2
922116103003	803	EAST	MAIN ST	R-4	R-3
912109353014	804	EAST	MAIN ST	B-3	B-2
922116103004	805	EAST	MAIN ST	R-4	R-3
912109353016	806	EAST	MAIN ST	B-3	B-2
912109353017	806 1/2	EAST	MAIN ST	B-3	B-2
922116103005	807	EAST	MAIN ST	R-4	R-3
922116103006	809	EAST	MAIN ST	R-4	R-3
922116103011	811	EAST	MAIN ST	R-4	R-3
912109355011	902	EAST	MAIN ST	B-3	R-3
922116104002	903	EAST	MAIN ST	R-4	R-3
912109355012	904	EAST	MAIN ST	B-3	R-3
922116104003	905	EAST	MAIN ST	R-4	R-3
922116104005	909	EAST	MAIN ST	R-4	R-3
922116104006	1001	EAST	MAIN ST	R-4	CRE
912109355015	1002	EAST	MAIN ST	B-3	R-3
922116104007	1003	EAST	MAIN ST	R-4	CRE
912109355016	1004	EAST	MAIN ST	B-3	R-3
922116104008	1005	EAST	MAIN ST	R-4	R-3
912109355017	1006	EAST	MAIN ST	B-3	B-2
922116104009	1007	EAST	MAIN ST	R-4	R-3
912109355018	1008	EAST	MAIN ST	B-3	B-2
922116104010	1009	EAST	MAIN ST	R-4	R-3
922116126001	1101	EAST	MAIN ST	R-4	R-3
922116126004	1103	EAST	MAIN ST	R-4	R-3
912109377015	1104	EAST	MAIN ST	B-3	B-2
922116126005	1105	EAST	MAIN ST	R-4	R-3
912109377016	1106	EAST	MAIN ST	B-3	R-3
922116126006	1107	EAST	MAIN ST	R-4	R-3
912109377017	1108	EAST	MAIN ST	B-3	R-3
922116126007	1109	EAST	MAIN ST	R-4	R-3
922116127001	1201	EAST	MAIN ST	R-4	R-3
922116127003	1203	EAST	MAIN ST	R-4	R-3
922116127004	1205	EAST	MAIN ST	R-4	R-3
922116127005	1207	EAST	MAIN ST	R-4	R-3
922116127006	1209	EAST	MAIN ST	R-4	R-3
Poplar Street					
922116127002	104	SOUTH	POPLAR ST	R-4	R-3
922116126020	105	SOUTH	POPLAR ST	R-4	R-3
922116127007	106	SOUTH	POPLAR ST	R-4	R-3
922116126021	107	SOUTH	POPLAR ST	R-4	R-3
922116127008	108	SOUTH	POPLAR ST	R-4	R-3
922116126022	109	SOUTH	POPLAR ST	R-4	R-3
922116127009	110	SOUTH	POPLAR ST	R-4	R-3
922116126023	111	SOUTH	POPLAR ST	R-4	R-3

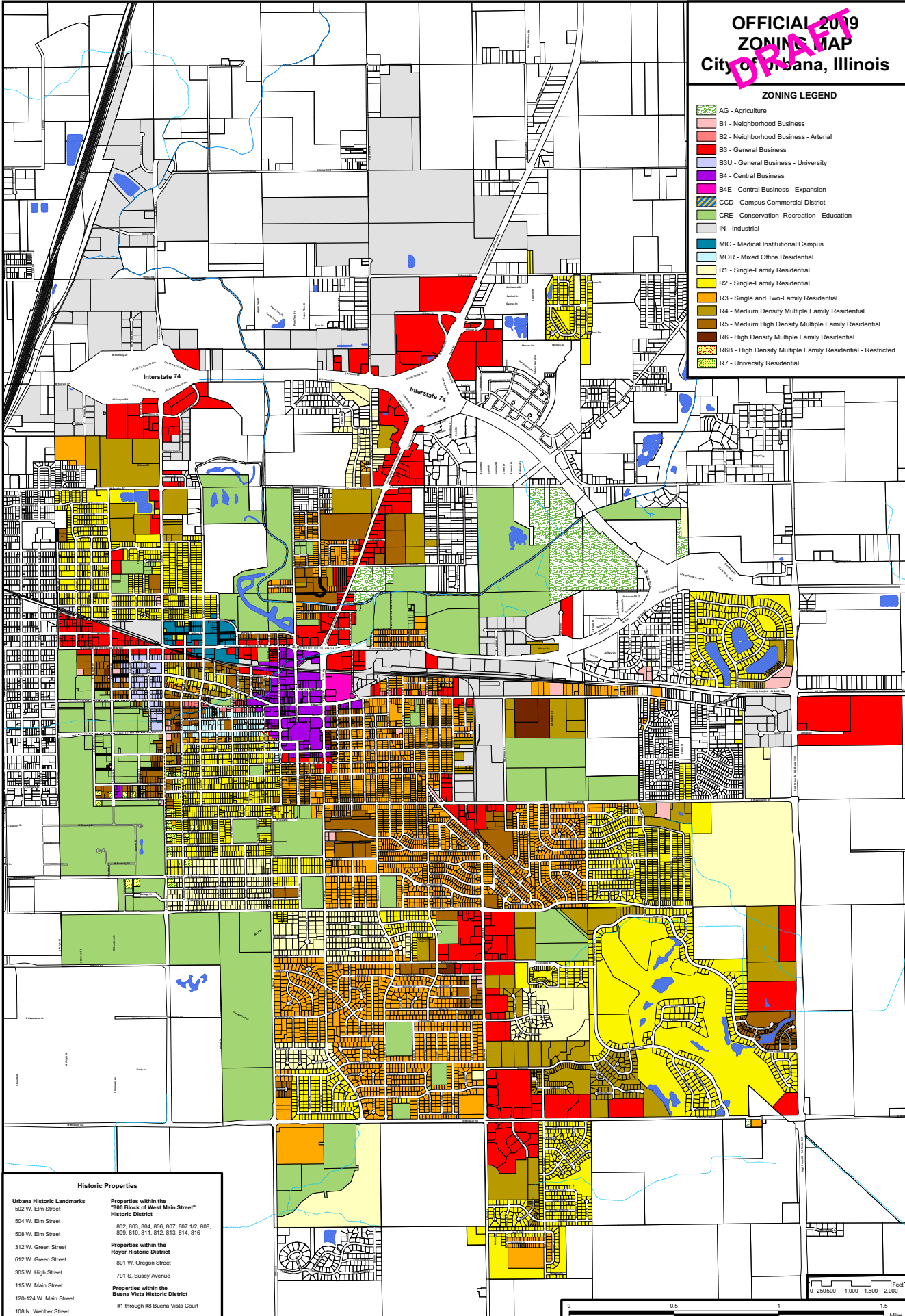
PIN#	ADDRESS	DIRECTION	STREET	EXISTING ZONING	PROPOSED ZONING
922116127010	112	SOUTH	POPLAR ST	R-4	R-3
922116126024	113	SOUTH	POPLAR ST	R-4	R-3
922116127011	114	SOUTH	POPLAR ST	R-4	R-3
922116126025	201	SOUTH	POPLAR ST	R-4	R-3
922116127012	202	SOUTH	POPLAR ST	R-4	R-3
922116126026	203	SOUTH	POPLAR ST	R-4	R-3
922116127013	204	SOUTH	POPLAR ST	R-4	R-3
922116126027	205	SOUTH	POPLAR ST	R-4	R-3
922116127014	206	SOUTH	POPLAR ST	R-4	R-3
922116126028	207	SOUTH	POPLAR ST	R-4	R-3
922116127015	208	SOUTH	POPLAR ST	R-4	R-3
922116126029	209	SOUTH	POPLAR ST	R-4	R-3
922116127016	210	SOUTH	POPLAR ST	R-4	R-3
922116126030	211	SOUTH	POPLAR ST	R-4	R-3
922116127017	212	SOUTH	POPLAR ST	R-4	R-3
Stout Drive					
922116178001	1301	EAST	STOUT DR	R-4	R-3
922116129021	1302	EAST	STOUT DR	R-4	R-3
922116178002	1303	EAST	STOUT DR	R-4	R-3
922116178003	1305	EAST	STOUT DR	R-4	R-3
922116129016	1306	EAST	STOUT DR	R-4	R-3
922116178004	1307	EAST	STOUT DR	R-4	R-3
922116178005	1401	EAST	STOUT DR	R-4	R-3
922116129018	1402	EAST	STOUT DR	R-4	R-3
922116178006	1403	EAST	STOUT DR	R-4	R-3
922116129019	1404	EAST	STOUT DR	R-4	R-3
922116178007	1405	EAST	STOUT DR	R-4	R-3
922116129020	1406	EAST	STOUT DR	R-4	R-3
Webber Street					
922116101005	103	SOUTH	WEBBER ST	R-4	R-3
922116101006	105	SOUTH	WEBBER ST	R-4	R-3
922116103002	106	SOUTH	WEBBER ST	R-4	R-3
912109353006	106	NORTH	WEBBER ST	B-3	R-3
922116101013	107	SOUTH	WEBBER ST	R-4	R-3
922116103023	112	SOUTH	WEBBER ST	R-4	R-3

OFFICIAL 2019 ZONING MAP

City of Urbana, Illinois

ZONING LEGEND

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

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

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DISCLAIMER:
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