



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

### m e m o r a n d u m

**TO:** The Urbana Plan Commission

**FROM:** Jeff Engstrom, AICP, Planner II

**DATE:** March 2, 2012

**SUBJECT:** Plan Case 2173-M-12, 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 an Official Zoning Map each year by March 31<sup>st</sup>. This is also required by the Urbana Zoning Ordinance per Section IV-3.B. Plan Case 2173-M-12 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 28, 2011 under Ordinance No. 2011-03-011.

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 8, 2012 meeting. The Plan Commission's recommendation will be forwarded to City Council for its consideration at their March 19, 2012 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 2012 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 2012 Zoning Map.

#### **Annexations**

Ten annexation petitions for 22 parcels were approved during the past year, adding approximately 6.32 acres to the City of Urbana. About half of the land brought into the City was part of the Scottswood Subdivision, a portion of which was annexed after it became wholly surrounded by the

City. Also, five more parcels from the Somerset subdivision were annexed in 2011. Three parcels remain to be annexed in Somerset. 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 that have occurred since the last map publication:

Case No.	Petitioner / Location	Acres	Zoning	Land Use	Date Approved	Ordinance No.
2011-A-10	Christman 2702 Somerset Dr	0.33	R-1	Residential	02/20/2012	2012-02-012
2011-A-09	Bower 2710 Somerset Dr	0.39	R-1	Residential	11/28/2011	2011-11-123
2011-A-08	Flessner 2409 Brownfield Rd	0.23	R-1	Residential	09/19/2011	2011-09-110
2011-A-07	McDade 2509 Somerset Dr	0.25	R-1	Residential	08/01/2011	2011-07-095
2011-A-06	Anindo 2602 Somerset Dr	0.28	R-1	Residential	07/18/2011	2011-07-081
2011-A-05	Kissaw 2110 Barnes	0.46	R-3	Residential	06/20/2011	2011-06-055
2011-A-04	Pathfinder Group 2704 N. Cunningham Ave	0.79	B-3	Commercial	06/20/2011	2011-06-051
2011-A-03	Wolgemuth 2408 Barnes	0.30	R-3	Residential	06/20/2011	2011-06-045
2011-A-02	Wiese 2410 Somerset Dr	0.28	R-1	Residential	06/06/2011	2011-06-044
2011-A-01	City of Urbana Scottswood Subdivision	3.01	R-2	Residential	06/20/2011	2011-06-050

### Rezoning

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

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2139-M-11	Soccer Planet Willow Rd	IN	B-3	04/18-2011	2011-04-025
2146-M-11	Verdant Prairies 704 E. Windsor Rd	CRE	R-3	06/20/2011	2011-06-056
2153-M-11	Krannert View 1105-1107 W Oregon, 1108 W Nevada	R-5	CCD	11/07/2011	2011-11-119
2157-M-11	Housing Authority Dunbar Court	R-1	R-5	11/28/2011	2011-11-125
2164-M-11	Zoning Administrator 208 W Griggs	B-3	B-4	02/06/2012	2012-02-010
2166-M-11	A & R Corporate Park 1802 N Lincoln	IN	B-3	02/06/2012	2012-02-009

### Subdivisions

Five 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 for properties within the City:

Case No.	Subdivision Name	Location	Subdivision Type	Recording Date / Document No.
2161-S-11	Eastland Suites Sub.	1905 Kenyon Rd	Minor	2012R00540 - 01/06/2012
2151-S-11	Replat of Lots G169, G170 & G171 of Stone Creek Subdivision No. 1	Lots G169, G170 and G171 in Stone Creek Subdivision	Minor	2011R19809 - 09/28/2011
2149-S-11	Replat of Lot 104 of Gateway Subdivision	505 North Cunningham Avenue	Minor	2011R19484 - 09/23/2011
2144-S-11	Tatman's Perkin's School Subdivision	806 and 810 East Perkins Road	Minor	2011R12589 - 06/27/2011
2140-S-11	Soccer Planet Subdivision	East side of Willow Road between O'Brien Drive and East Anthony Drive	Minor	2011R08386 - 04/27/2011

## Landmarks

Historic landmarks and districts are listed on the bottom left corner of the map. In 2011 three properties were designated as historic landmarks:

- 104 N Central Ave – Eli Halberstadt House
- 404 W Illinois St – Ezekiel Boyden Home
- 604 W Pennsylvania Ave – Colvin House

## Options

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

1. Recommend approval of the Official 2012 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Recommend disapproval of the Official 2012 Zoning Map, as revised and updated, to the Urbana City Council.

## Recommendation

Staff recommends that the Urbana Plan Commission recommend **APPROVAL** of the Official 2012 Zoning Map to the Urbana City Council.

*A copy of the Draft 2012 Zoning Map is available upon request.*

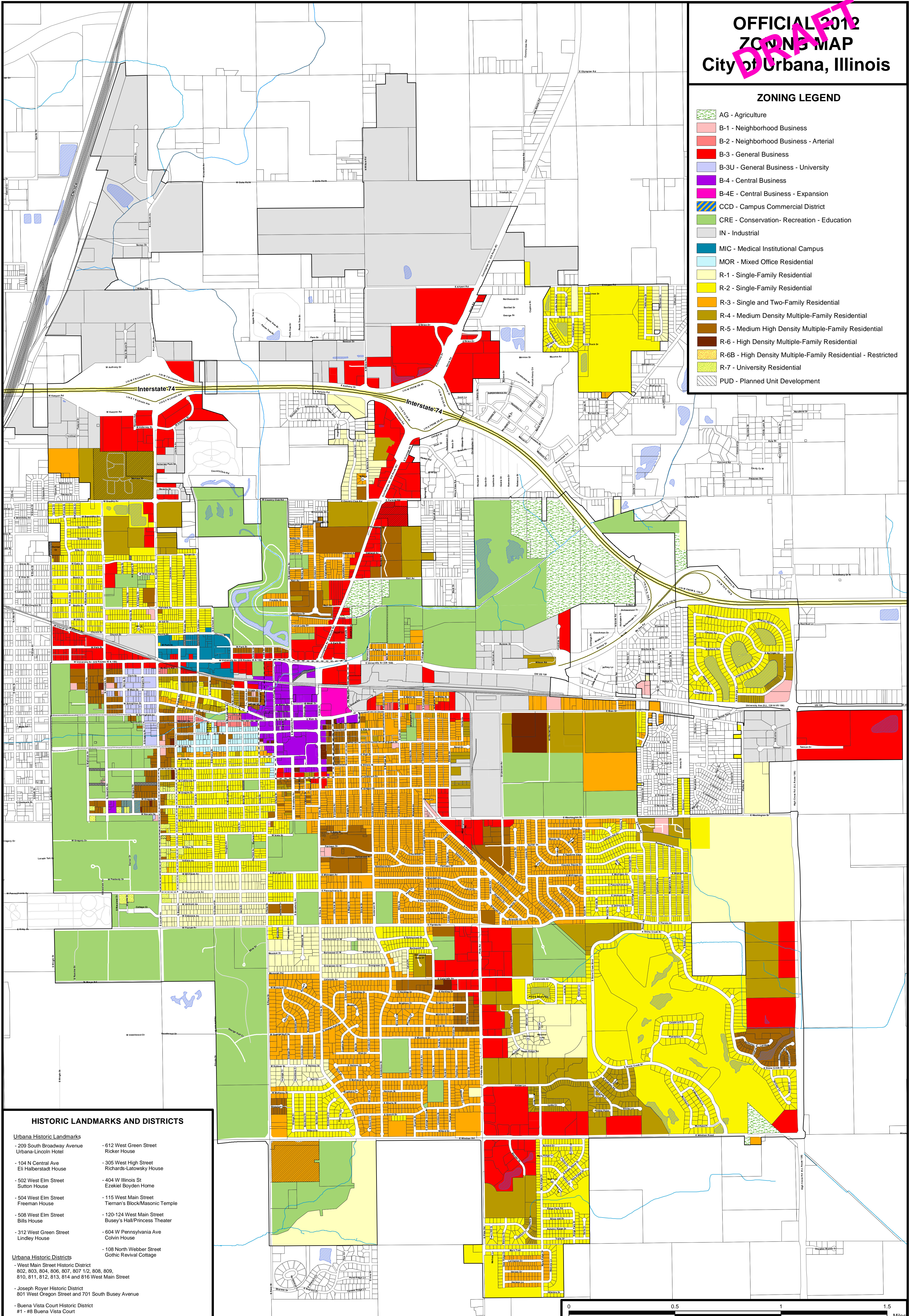
# OFFICIAL 2012 ZONING MAP

## City of Urbana, Illinois

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### ZONING LEGEND

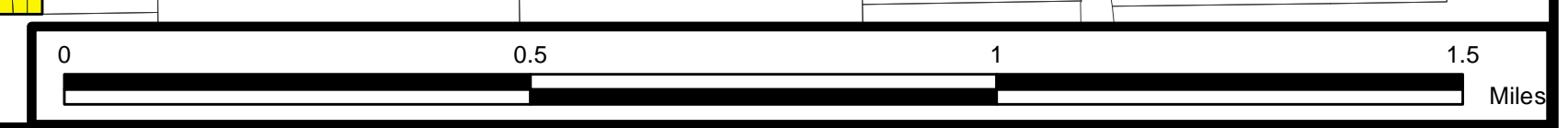
- AG - Agriculture
- B-1 - Neighborhood Business
- B-2 - Neighborhood Business - Arterial
- B-3 - General Business
- B-3U - General Business - University
- B-4 - Central Business
- B-4E - Central Business - Expansion
- CCD - Campus Commercial District
- CRE - Conservation - Recreation - Education
- IN - 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

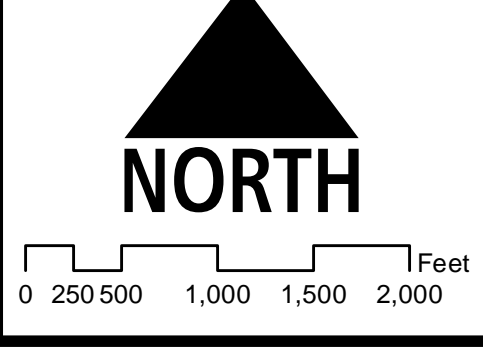
- Urbana Historic Landmarks**
- 209 South Broadway Avenue  
Urbana-Lincoln Hotel
  - 104 N Central Ave  
Eli Halberstadt House
  - 502 West Elm Street  
Sutton House
  - 504 West Elm Street  
Freeman House
  - 508 West Elm Street  
Bills House
  - 312 West Green Street  
Lindley House
  - 612 West Green Street  
Ricker House
  - 305 West High Street  
Richards-Latowsky House
  - 404 W Illinois St  
Ezekiel Boyden Home
  - 115 West Main Street  
Tieman's Block/Masonic Temple
  - 120-124 West Main Street  
Busey's Hall/Princess Theater
  - 604 W Pennsylvania Ave  
Colvin House
  - 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
- East Urbana Design Review Overlay District
- Misc. Road Centerlines
- Vacated Road ROW
- Ponds
- Streams



**COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**

Approved March XX, 2012  
 City of Urbana Council  
 Ordinance No. 2-03-XX  
 Signed: \_\_\_\_\_ Mayor  
 Date: March XX, 2012



**DISCLAIMER:**  
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