



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: February 15, 2013

SUBJECT: Plan Case 2200-M-13, 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 2200-M-13 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 19, 2012 under Ordinance No. 2012-03-026.

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. Included in this memorandum 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 21, 2013 meeting. The Plan Commission's recommendation will be forwarded to City Council for its consideration at their March 4, 2013 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 2013 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 2013 Zoning Map.

Annexations

Three annexation petitions for five parcels were approved during the past year, adding approximately 22.34 acres to the City of Urbana. Most of this area was from the Birkey's annexation on South High Cross Road. Also, three parcels from the Somerset subdivision were annexed in 2012, and the

subdivision is now completely annexed. 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-11	Various / 2409, 2607, 2609 Somerset Dr	0.97	R-1	Single Family	04/16/2012	2012-04-037
2012-A-02	Casey's / 2100 E. University Ave	1.37	B-2	Commercial	06/18/2012	2012-06-064
2012-A-03	Birkey's / 2202 S. High Cross Rd	20.0	AG	Commercial	11/05/2012	2012-10-100

Rezoning

Two rezoning plan cases, not including those related to annexation agreements, were approved during the past year. One of those plan cases rezoned every IN, Industrial parcel in the city to either IN-1, IN-2, or B-3. Following is a summary of these rezoning cases:

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2168-M-12	Zoning Administrator / 127 Parcels City-wide	IN	IN-1	5/21/2012	2012-05-050
2168-M-12	Zoning Administrator / 55 Parcels City-wide	IN	IN-2	5/21/2012	2012-05-051
2168-M-12	Zoning Administrator / 9 Parcels City-wide	IN	B-3	5/21/2012	2012-05-052
2168-M-12	Zoning Administrator / 702 W Killarney	B-3	IN-1	5/21/2012	2012-05-053
2194-M-12	Alpha & Omega Church / 1501 N Goodwin & 1205 W Bradley	R-2	B-2	01/07/2013	2013-1-02

Subdivisions

Eight subdivision plats that were recorded during the past year are reflected on the draft zoning map, encompassing 16 residential parcels and six commercial parcels. Following is a summary of the subdivision plats for properties within the City:

Case No.	Subdivision Name	Location	Subdivision Type	Recording Date / Document No.
2171-S-12	Race Street Subdivision	208 W. Griggs Street	Minor Plat	2012R25344 - 10/05/2012
2174-S-12	Replat of Lot 455B Beringer Commons Sub.	3001-3019 Rutherford Drive	Final Plat	2012R10114 - 04/26/2012
2179-S-12	DMT First Subdivision	2202 S. High Cross Rd	Final Plat	2012R22036 - 08/30/2012
2182-S-12	Casey's Corner Subdivision	2100 E. University Ave	Minor Plat	2012R19805 - 08/09/2012
2183-S-12	Station Theatre Subdivision	223 N. Broadway Ave	Minor Plat	2012R27666 - 11/01/2012
2186-S-12	Clark-Lindsey Village Subdivision Number 1	101 West Windsor Road	Minor Plat	2012R18172 - 07/24/2012
2189-S-12	Replat of Lot 11 and 12 of a Replat of Lot 1 and Lot 2 of Melrose of Urbana 1st Subdivision	1601 North Lincoln Avenue	Minor Plat	2012R25769 - 10/11/2012
2190-S-12	2 Lot Minor Subdivision of Lot 32 of Deerfield Trails Subdivision	1703 Trails Drive	Minor Plat	2012R30399 - 11/30/2012

Landmarks

Historic landmarks and districts are listed on the bottom left corner of the map. In 2012 one property was designated as a historic landmark:

- 801 West Indiana Avenue – Smith-Russell House

Options

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

1. Recommend approval of the Official 2013 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Recommend disapproval of the Official 2013 Zoning Map, as revised and updated, to the Urbana City Council.

Staff Recommendation

Staff recommends that the Urbana Plan Commission recommend **APPROVAL** of the Official 2013 Zoning Map to the Urbana City Council.

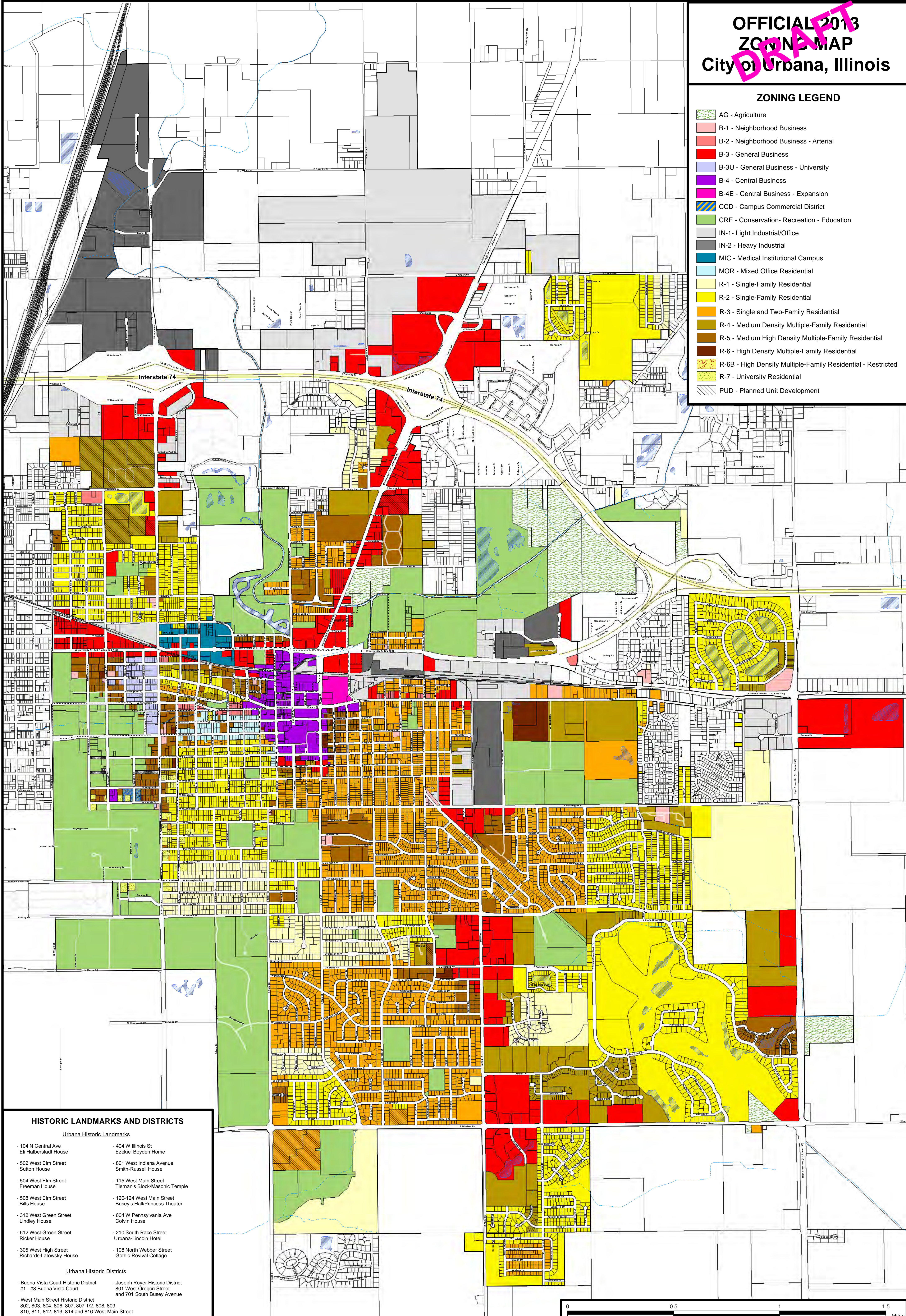
A copy of the Draft 2013 Zoning Map is available upon request, or online at:

<http://urbanaininois.us/sites/default/files/attachments/2013-zoning-map-24x36-draft-web.pdf>

OFFICIAL 2013 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-1 - Light Industrial/Office
- IN-2 - Heavy 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

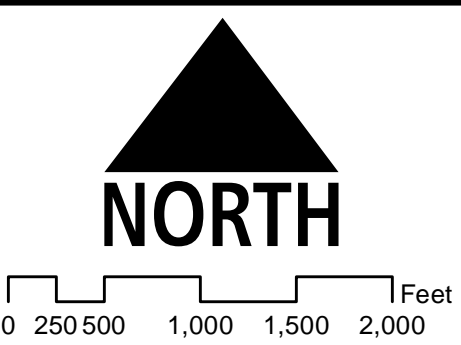
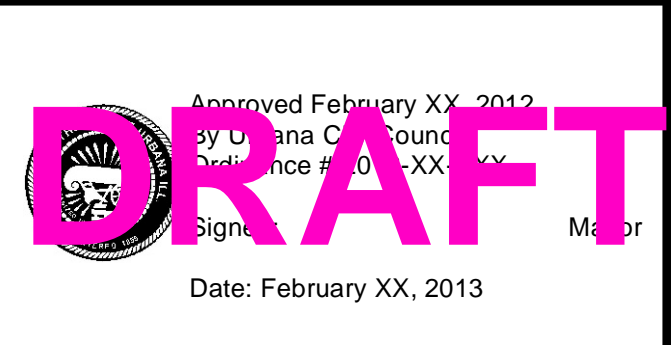
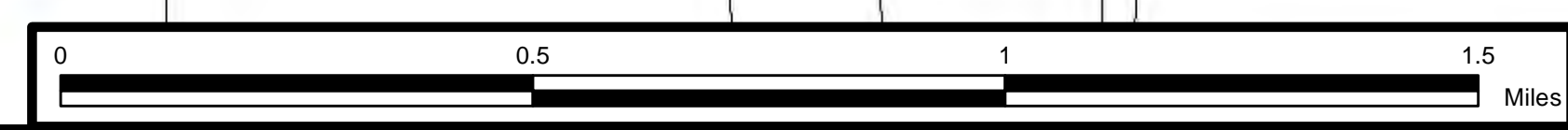
Urbana Historic Landmarks

- 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
- 801 West Indiana Avenue
Smith-Russell House
- 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
- 210 South Race Street
Urbana-Lincoln Hotel
- 108 North Webber Street
Gothic Revival Cottage

Urbana Historic Districts

- Buena Vista Court Historic District
#1 - #8 Buena Vista Court
- 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

- 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



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