



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director/City Planner

DATE: March 27, 2002

SUBJECT: Plan Case No. 1817-M-02, Annual Update/Review of Official Zoning Map

Introduction

The Illinois Revised Statutes (Ch. 24, Sec. 11-13-19) require municipal authorities to annually publish a new Official Zoning Map by March 31 of 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. The last time the Official Zoning Map was updated was in Plan Case 1776-M-01, which was approved by the Urbana City Council on March 19, 2001. Plan Case 1817-M-02 includes the changes to the Official Zoning Map that occurred between March 20, 2001 and March 20, 2002. It also includes correction of any map errors and nonsubstantive editorial changes that were identified in this time period. Please refer to the March 20, 2002 staff memorandum for more information on this case.

Recommendation

At their March 21, 2002 meeting, the Urbana Plan Commission recommended 6 to 0 that the City Council forward this case to the Urbana City Council with a recommendation for **APPROVAL** of the revised and updated Official Zoning Map. Staff concurs with this recommendation.

Prepared by:

Tim Ross, Senior Planner

Attachments: Proposed 2002 Official Zoning Map
Draft Ordinance Approving the Official Zoning Map
Excerpt Draft Minutes from March 21, 2002 Plan Commission meeting



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Introduction

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The proposed map revisions will be presented to Plan Commission for review and recommendation at the March 21, 2001 meeting. The case will then be forwarded to City Council for its review at the April 1, 2002 Council meeting. The City Council will receive the proposed final version of the 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 58 annexation petitions or involuntary annexations approved during the past year. These added approximately 280 acres of land and 11.65 acres of right of way 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:

Revised Annexation Table

Ordinance No.	Name and Location	Acres of Land	Acres of ROW	Zoning Class
2001-02-015	Choquette Residence, 407 N. Beringer Circle	0.31	0.00	R-2
2001-02-016	Snyder Commercial Site, 2210 N. Willow Road	1.00	2.34	B-3
2001-04-041	Riley Homes Lot, 2205 Philo Road	0.36	0.00	R-3
2001-06-066	Philo Road Involuntary Annexations, 2203 Philo Road	0.44	0.00	R-3
2001-06-066	Philo Road Involuntary Annexations, 2203 Philo Road	0.37	0.00	R-3
2001-06-066	Philo Road Involuntary Annexations, 2401 Philo Road	1.73	0.00	R-1
2001-06-067	Calvary Baptist Church, 2106 E. Windsor Road	5.00	0.61	R-4
2001-06-068	Southridge Subdivision, Philo Road	40.00	2.13	R-2
2001-06-068	Southridge Subdivision, Landlocked	20.00	0.00	R-3
2001-07-081	Lee Commercial Site, 2401 N. Cunningham Avenue	4.57	0.00	B-3
2001-09-101	N. Lincoln Avenue Involuntary Annexations, 3201 N. Lincoln Avenue	5.05	0.00	IN
2001-09-101	N. Lincoln Avenue Involuntary Annexations, 3107 N. Lincoln Avenue	1.00	0.00	IN
2001-09-101	N. Lincoln Avenue Involuntary Annexations, 3301 N. Lincoln Avenue	1.97	0.00	IN
2001-09-112	Frasca Tracts, Landlocked	40.00	0.00	IN
2001-09-112	Frasca Tracts, 2903 N. Willow Road	15.00	0.00	IN
2001-09-112	Frasca Tracts, 813 E. Olympian Drive	27.75	0.67	IN
2001-09-112	Frasca Tracts, 3404 N. Willow Road	33.94	2.09	IN
2001-11-149	United Fuel Co., 1802 N. Cunningham Avenue	3.15	0.26	B-3
2001-11-151	Dessen Tract, 2410 N. Cunningham Avenue	0.49	0.80	B-3
2001-11-151	Dessen Tract, 2410 N. Cunningham Avenue	1.60	0.06	B-3
2001-11-152	2500 N. Cunningham Avenue	1.15	0.00	B-2
2001-12-155	1501 E. Perkins Road	61.76	0.93	CRE
2001-12-156	1912 N. Willow Road	11.53	1.76	R-1
2001-12-156	2000 N. Willow Road	11.53	1.76	R-1
2001-12-156	N. Willow Road			R-1
2001-12-156	2002 N. Willow Road			R-1
2001-12-156	1910 N. Willow Road			R-1
2001-12-156	1908 N. Willow Road			R-1
2001-12-156	1906 N. Willow Road			R-1
2001-12-156	1902/1904 N. Willow Road			R-1

Annexations (continued)

Ordinance No.	Name and Location	Acres of Land	Acres of ROW	Zoning Class
2001-12-156	1808 N. Willow Road			R-1
2001-12-156	N. Willow Road			R-1
2001-12-156	1804 N. Willow Road			R-1
2001-12-156	1802 N. Willow Road			R-1
2001-12-156	1710 N. Willow Road			R-1
2001-12-156	1708 N. Willow Road			R-1
2001-12-156	1704 N. Willow Road			R-1
2001-12-156	1705 N. Cunningham Avenue			B-3
2001-12-156	1605 N. Cunningham Avenue			B-3
2001-12-156	1709 N. Cunningham Avenue			B-3
2001-12-156	1707 N. Cunningham Avenue			B-3
2001-12-156	604 E. GH Baker Drive			R-1
2001-12-156	606 E. GH Baker Drive			R-1
2001-12-156	605 E. GH Baker Drive			R-1
2001-12-156	1911 E. GH Baker Drive			R-1
2001-12-156	1907 N. Willow Road			R-1
2001-12-156	1905 N. Willow Road			R-1
2001-12-156	1903 N. Willow Road			R-1
2001-12-156	1901 N. Willow Road			R-1
2001-12-156	1807 N. Willow Road			R-1
2001-12-156	1803 N. Willow Road			R-1
2001-12-156	1801 N. Willow Road			R-1
2002-01-005	2906 Rutherford Drive		0.00	R-2
2002-01-005	2910 Rutherford Drive	1.38	0.0	R-2
2002-01-005	2914 Rutherford Drive			R-2
2002-01-005	2918 Rutherford Drive			R-2
2002-01-005	2922 Rutherford Drive			R-2
2002-01-006	1812 N. Cunningham Avenue	0.66	0.00	B-3
Totals		280.2	11.65	

Rezoning

City Council approved the following two rezonings (apart from annexation agreements) during the period from March 20, 2001 to March 20, 2002:

REZONINGS			
Plan Case No.	Location	Rezoned from	Rezoned to
1775-M-01	1106 East Anthony Drive, 2400 North Willow Road	IN, Industrial	B-3, General Business
1798-M-01	714 North Cunningham Avenue	B-3, General Business	AG, Agriculture

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

1. Case number 1808-M-01, (703-705 South Gregory Place, 1101-1103 West Oregon Avenue, 1102 West Nevada Street), proposed rezoning from R-5 to CCD (tabled at City Council pending further information)
2. Case number 1814-M-02, 805 West Iowa St., proposed rezoning from R-3 to R-7 (Plan Commission public hearing to begin March 21,2002)

Amendment to Medical Institutional Campus Special District:

The following properties were included in the MIC Special District via Plan Case No. 1792-T-01: 701-703 North Coler Street. This inclusion of these properties into the Special District allows for an automatic rezoning to MIC once a building permit is issued for a Guest House for Patients’ Visitors. As of the date of this memo, some initial plans have been submitted but no building permit has been issued, and therefore the properties remain in the R-2 Zoning District.

Subdivisions

Between March 20, 2001 and March 20, 2002, final plats for five subdivisions in the corporate limits were recorded. Each is listed below by case number and subdivision name. The acreage provided is estimated.

FINAL SUBDIVISION PLATS					
Plan Case No.	Subdivision Name	Location	Acres	No. of lots	Proposed Use
1788-S-01	Lincolnwood IV	Kinch Street and Michigan Ave.	7.80	33	Residential
1791-S-01	Frailey’s 2 nd Subdivision	1101-1105 North Harvey Street	0.54	3	Residential
1809-S-01	Eagle Ridge Phase III (Replat)	Mumford Drive and Falcon Ct.	12.11	7	Residential/Ag

1805-S-01	Crawford Replat	Anderson Street and Oregon Street	0.19	2	Residential
1790-S-01	Beringer Commons Subdivision No. 4	U.S. 150 and High Cross Road	48.6	55	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.

ORDINANCE NO. 2002-04-034

**AN ORDINANCE APPROVING AND CAUSING PUBLICATION OF THE OFFICIAL ZONING MAP OF
THE CITY OF URBANA, ILLINOIS**

(Plan Case No. 1817-M-02)

WHEREAS, The Illinois Municipal Code requires the City Council of the City of Urbana, Illinois to cause to be published each year a map showing the existing zoning classifications and revisions made during the preceding calendar year and the map so published shall be the Official Zoning Map for the City of Urbana; and

WHEREAS, the City Council of the City of Urbana last approved an Official Zoning Map on March 19, 2001 by Ordinance No. 2001-03-025; and

WHEREAS, the Urbana Zoning Administrator has submitted a request to approve the revised Official Zoning Map; and

WHEREAS, said request was presented to the Urbana Plan Commission as Plan Case No. 1817-M-02; and

WHEREAS, the Urbana Plan Commission reviewed the proposed new Official Zoning Map on March 21, 2001 and voted to forward Plan Case No. 1817-M-02 to the Urbana City Council with a recommendation for approval of the new Official Zoning Map; and

WHEREAS, after due and proposed consideration, the Urbana City Council has deemed it to be in the best interest of the City of Urbana to approve the new Official Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The attached map entitled Official Zoning Map of Urbana, Illinois dated March 2002 is hereby approved as the Official Zoning Map of the City of Urbana, Illinois pursuant to the Illinois Municipal Code and Section IV-3 of the Urbana Zoning Ordinance, which said map reflects the correct location of the official zoning districts in the City of Urbana between March 20, 2001 and March 20, 2002.

Section 2. Updated versions of the Official Zoning Map may be printed in the interim between the approval of this Official Zoning Map and the approval of the Official Zoning Map next year.

Section 3. The City Clerk is hereby directed to publish a full-sized copy of the Official Zoning Map and to make copies available in her office for inspection and purchase by the public.

Section 4. The fee to be charged to any person desiring to purchase a full-sized copy of the Official Zoning Map shall be Seven Dollars (\$7.00) per map. The fee to be charged for an updated version of the map that may be printed in the interim between the approval of this Official Zoning Map and the approval of the Official Zoning Map next year shall also be Seven Dollars (\$7.00) per map.

Section 5. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Illinois Municipal Code.

PASSED by the City Council this _____ day of _____, 2002.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2002.

Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ____ day of _____, 2000, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled "AN ORDINANCE APPROVING AND CAUSING PUBLICATION OF THE OFFICIAL ZONING MAP OF THE CITY OF URBANA, ILLINOIS (Plan Case No. 1817-M-02)" which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2002, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ____ day of _____, 2002.

Phyllis D. Clark, City Clerk