



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: March 30, 2006

SUBJECT: Plan Case 1980-M-06, 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 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 on March 21, 2005. 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 was presented for review at the March 9, 2006 Plan Commission meeting. The Commission voted 6-0 to forward the map to the City Council with a recommendation for approval.

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
			Total	42.44			

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.

Case No.	Case Name	Location	Land Use	Recording Number and Date
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.

Case No.	Subdivision Name	Location	Lots	Acres	Proposed Use	Recording Number and Date
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

Case No.	Subdivision Name	Location	Lots	Acres	Proposed Use	Recording Number and Date
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
Case No.	Subdivision Name	Location			Land Use	Recording

						Number and Date
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
		Total Lots	265			

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 City Council has the following option in this case:

- a. Approve the Official Zoning Map, as revised and updated; or
- b. Deny the Official Zoning Map, as revised and updated

Recommendation

At the March 9, 2006 meeting the Urbana Plan Commission voted 6-0 to recommend approval of the updated 2006 Official Zoning Map.

Attachment: Draft Ordinance approving Official Zoning Map
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, CC Memo v 2.doc

ORDINANCE NO. 2006-04-038

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

(Plan Case No. 1980-M-06)

WHEREAS, the Illinois Municipal Code requires the City Council to 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 21, 2005 by Ordinance No. 2005-03-045; and

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

WHEREAS, on March 9, 2006 the Urbana Plan Commission reviewed the proposed new Official Zoning Map and recommended approval of said 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 30, 2006 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 21, 2005, and March 1, 2006.

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 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 _____, 2006.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2006.

Laurel Lunt Prussing, 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 _____, 2006, 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 1980-M-06)" 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 _____, 2006, 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 _____, 2006.

(SEAL)

Phyllis D. Clark, City Clerk

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

APPROVED

DATE: March 9, 2006
TIME: 7:30 P.M.
PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Jane Burris, Laurie Goscha, Ben Grosser, Lew Hopkins, Bernadine Stake, Marilyn Upah-Bant, James Ward

MEMBERS EXCUSED: Michael Pollock, Don White

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services; Robert Myers, Planning Manager; Paul Lindahl, Planner I; Matt Wempe, Planner I

OTHERS PRESENT: Susan Taylor

NEW BUSINESS

Plan Case 1980-M-06 – Annual Update of the Official Zoning Map

Paul Lindahl, Planner I, presented this case to the Plan Commission. He began with a brief introduction explaining the purpose for this case, which was to meet the requirements of the Illinois Municipal Code, which requires municipal authorities to annually publish a new official zoning map each year by March 31st. He talked about the annexations, rezonings, subdivisions and other changes that were being proposed to the zoning map. He read the options of the Plan Commission and presented staff's recommendation, which was as follows:

Staff recommended that the Urbana Plan Commission recommend approval of the revised and updated Official 2006 Zoning Map to the Urbana City Council.

Ms. Stake asked what had been changed on the zoning map regarding Stone Creek Subdivision. Mr. Lindahl replied that the change was regarding Stone Creek Subdivision No. 2. There were approximately 88 lots added around the arc of the northern part of the original subdivision. This change was not currently represented on the proposed zoning map. He explained that the City of Urbana obtained the base of the zoning map from the Champaign County GIS Consortium. The Champaign County Regional Planning Commission is in charge of creating all of the new lots

and the tax-based maps for the base of the City's zoning map. City staff anticipated that the Champaign County Regional Planning Commission will have these lots finished by March 31st.

Ms. Stake did not remember a change to the plat for the 88 lots coming before the Plan Commission. Mr. Lindahl explained that the preliminary plat for Stone Creek Subdivision was approved by the Plan Commission and the City Council. Since there were no substantial changes made to the preliminary plat during the final plat phase, the final plat went directly to the City Council for approval.

Mr. Hopkins noticed that there was a white area on the map southwest of the Broadway Avenue/I-74 interchange. It was not noted as being outside of the City boundary. Was this property outside of the City of Urbana? Mr. Lindahl replied that it was inside City boundary. Part of the property was zoned B-3, General Business Zoning District, and the other part of the property was zoned R-4, Medium Density Multiple Family Residential Zoning District. This was an example of a property that City staff was aware of not showing up on the map as being correct.

Mr. Hopkins mentioned that just east of the University Avenue extension there were unconnected portions of annexed territory. He questioned whether the Plan Commission was suppose to be checking the accuracy of the zoning map or were they counting on it not being correct. Mr. Lindahl said that City staff does not really expect the Plan Commission to make sure that each of the lots were correct or that the right-of-ways were zoned correctly.

Elizabeth Tyler, Director of Community Development Services, noticed that there is something changed from the Official Zoning Map of 2005. She stated that City staff would look into this further and make any minor correction before forwarding to the City Council.

Mr. Hopkins inquired if the zoning map was considered a legal document. Mr. Lindahl explained that the map before them was a draft of the Official Zoning Map for 2006. The final version that the City Council approves will be a legal document. It will have all of the current zoning. Ms. Tyler pointed out that it is a zoning map, not a City limits map. City staff had a deadline to meet on getting the Official Zoning Map for the City of Urbana approved for 2006, which is set by the State of Illinois. There are a few minor graphic errors on the proposed zoning map which will be corrected. The Plan Commission will receive a copy of the final zoning map. This is a complicated mapping document, and City staff continuously improves it. Occasionally, errors are detected and City staff will correct them.

Ms. Goscha believed that the Plan Commission's recommendation for approval would be with the understanding that the items identified in the tables of the written staff report would be included in the proposed zoning map. She felt this was the intent of what Plan Commission was suppose to be doing with this case.

Mr. Myers clarified that the proposed zoning map did not show the zoning district boundaries going all the way out to the middle of the street. They only go up to the right-of-way line. He thought that an extra wide right-of-way southwest of the I-74 interchange might be the reason for the white area. Mr. Hopkins stated that it was a parcel, so it could not be right-of-way. Ms.

Tyler stated that it was street right-of-way and railroad right-of-way. She believed that the problem might be that the City did not annex the railroad right-of-way. She stated that the City automatically annexes the far end of street right-of-way. However, she was not sure if the City had the same ability with railroad right-of-way. She remarked that the City staff would look into this. She felt it was a legal question that they could ask the Engineering or Legal Departments about.

Ms. Goscha opened the case up for public discussion. There was none. She, then, opened it up for Plan Commission discussion.

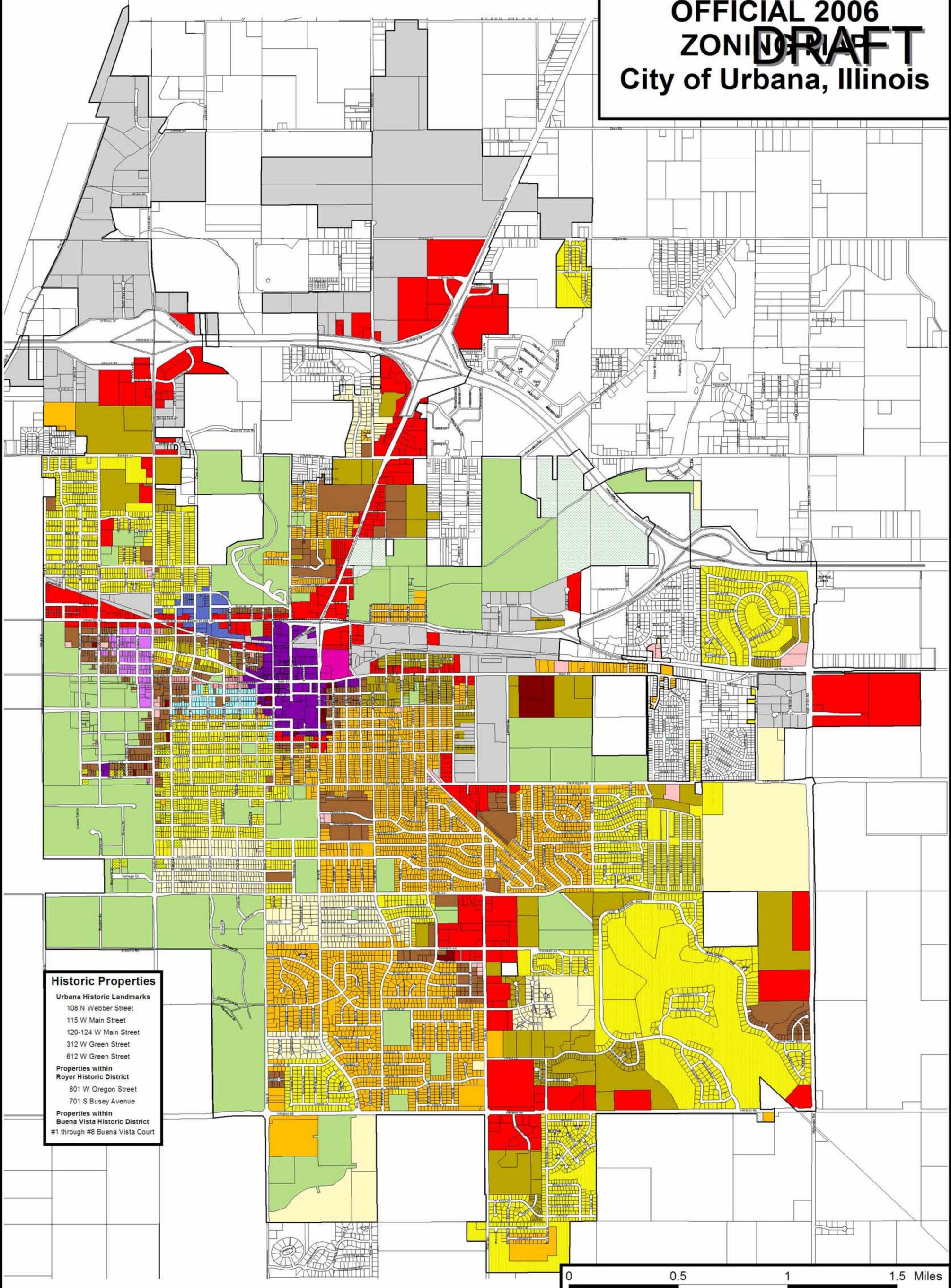
Mr. Grosser moved that the Plan Commission forward Plan Case 1980-M-06 to the City Council with a recommendation for approval with the caveat that they were recommending approval of the changes provided in the written staff report to the zoning map. Mr. Ward seconded the motion. Roll call was as follows:

Ms. Burris	-	Yes	Ms. Goscha	-	Yes
Mr. Grosser	-	Yes	Mr. Hopkins	-	Yes
Ms. Stake	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Ward	-	Yes			

The motion was approved by unanimous vote.

OFFICIAL 2006 ZONING DRAFT

City of Urbana, Illinois



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 Royer Historic District
 801 W Oregon Street
 701 S Busey Avenue

Properties within Buena Vista Historic District
 #1 through #8 Buena Vista Court



Community Development Services Department

AG Agriculture	CCD Campus Commercial District	R5 Medium High Density Multiple Family Residential
B1 Neighborhood Business	IN Industrial	R6 High Density Multiple Family Residential
B2 Neighborhood Business - Arterial	MIC Medical Institutional Campus	R6B High Density Multiple Family Residential - Restricted
B3 General Business	MOR Mixed Office Residential	R7 University Residential
B3U General Business - University	R1 Single-Family Residential	Business Development and Redevelopment (BDR)
B4 Central Business	R2 Single-Family Residential	BYC/BDR common boundary
B4E Central Business - Expansion	R3 Single and Two-Family Residential	Boneyard Creek District (BYC)
CRE Conservation - Recreation - Education	R4 Medium Density Multiple Family Residential	



APPROVED APRIL 8, 2006
 BY URBANA CITY COUNCIL
 CONFERENCE # 2006-0001

DRAFT

PLANNING DEPARTMENT
 100 N. MAIN STREET
 URBANA, ILLINOIS 62580

City Limits Vacated Road ROW