



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: March 14, 2013

SUBJECT: Annual Update of the Official Zoning Map (Plan Case 2200-M-13)

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 was considered by the Plan Commission at their March 7, 2013 meeting, where the Commission voted six ayes to zero nays to forward the case to City Council with a recommendation for approval.

Draft maps distributed to 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, Light Industrial/Office, IN-2, Heavy Industrial or B-3, General Business. 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 City Council has the following options in this case:

1. Approve the Official 2013 Zoning Map, as revised and updated; or
2. Deny approval of the Official 2013 Zoning Map, as revised and updated.

Recommendation

At their March 7, 2013 meeting, the Urbana Plan Commission voted six ayes to zero nays to forward the Official 2013 Zoning Map to the Urbana City Council with a recommendation for APPROVAL. Staff concurs with this recommendation.

Prepared By:

Jeff Engstrom, AICP, Planner II

A copy of the Draft 2013 Zoning Map is available upon request, or online at:
<http://urbanaillinois.us/sites/default/files/attachments/2013-zoning-map-24x36-draft-web.pdf>

ORDINANCE NO. 2013-03-022

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

(Plan Case No. 2200-M-13)

WHEREAS, the Illinois Municipal Code requires the Corporate Authorities of the City of Urbana, Illinois to annually publish 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 Corporate Authorities of the City of Urbana last approved an Official Zoning Map on March 19, 2013 by Ordinance No. 2012-03-026; and

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

WHEREAS, on March 7, 2013 the Urbana Plan Commission considered the proposed Official 2011 Zoning Map and voted 6 ayes and 0 nays to forward to the Urbana Corporate Authorities with a recommendation of approval of said map; and

WHEREAS, after due consideration, the Urbana Corporate Authorities has deemed it necessary and to be in the best interest of the City of Urbana to approve the new Official 2013 Zoning Map.

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

Section 1. The attached map entitled Official 2013 Zoning Map of Urbana, Illinois 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 as of March 4, 2013.

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 Corporate Authorities this ____ day of _____, 2013.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2013.

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 _____, 2013, 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 2200-M-13)" 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 _____, 2013, 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 _____, 2013.

(SEAL)

Phyllis D. Clark, City Clerk

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: March 7, 2013

TIME: 7:30 P.M.

PLACE: Urbana City Building
City Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Carey Hawkins-Ash, Andrew Fell, Tyler Fitch, Dannie Otto, Michael Pollock, Marilyn Upah-Bant

MEMBERS ABSENT: Lew Hopkins, Bernadine Stake, Mary Tompkins

STAFF PRESENT: Robert Myers, Planning Manager; Jeff Engstrom, Planner II

OTHERS PRESENT: Tom Berns, Kathleen Holden, Vicki Mayes, Carol McKusick, L. Ramu Ramachandran, Deb Reardanz, Mike Rennor, Susan Taylor, Carl Webber, Ron Wilcox

OLD BUSINESS

Plan Case No. 2200-M-13: Approval of the Official 2013 Zoning Map of the City of Urbana, Illinois

Robert Myers, Planning Manager, presented this case to the Plan Commission. It reflects all of the rezoning changes, planned unit developments and group subdivisions.

With no questions or comments from the audience, Chair Pollock opened the item up for Plan Commission discussion and/or motion.

Mr. Fitch moved that the Plan Commission forward Plan Case No. 2200-M-13 to the Urbana City Council with a recommendation for approval. Mr. Ash seconded the motion. Roll call was as follows:





















Mr. Ash	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Otto	-	Yes
Mr. Pollock	-	Yes	Ms. Upah-Bant	-	Yes

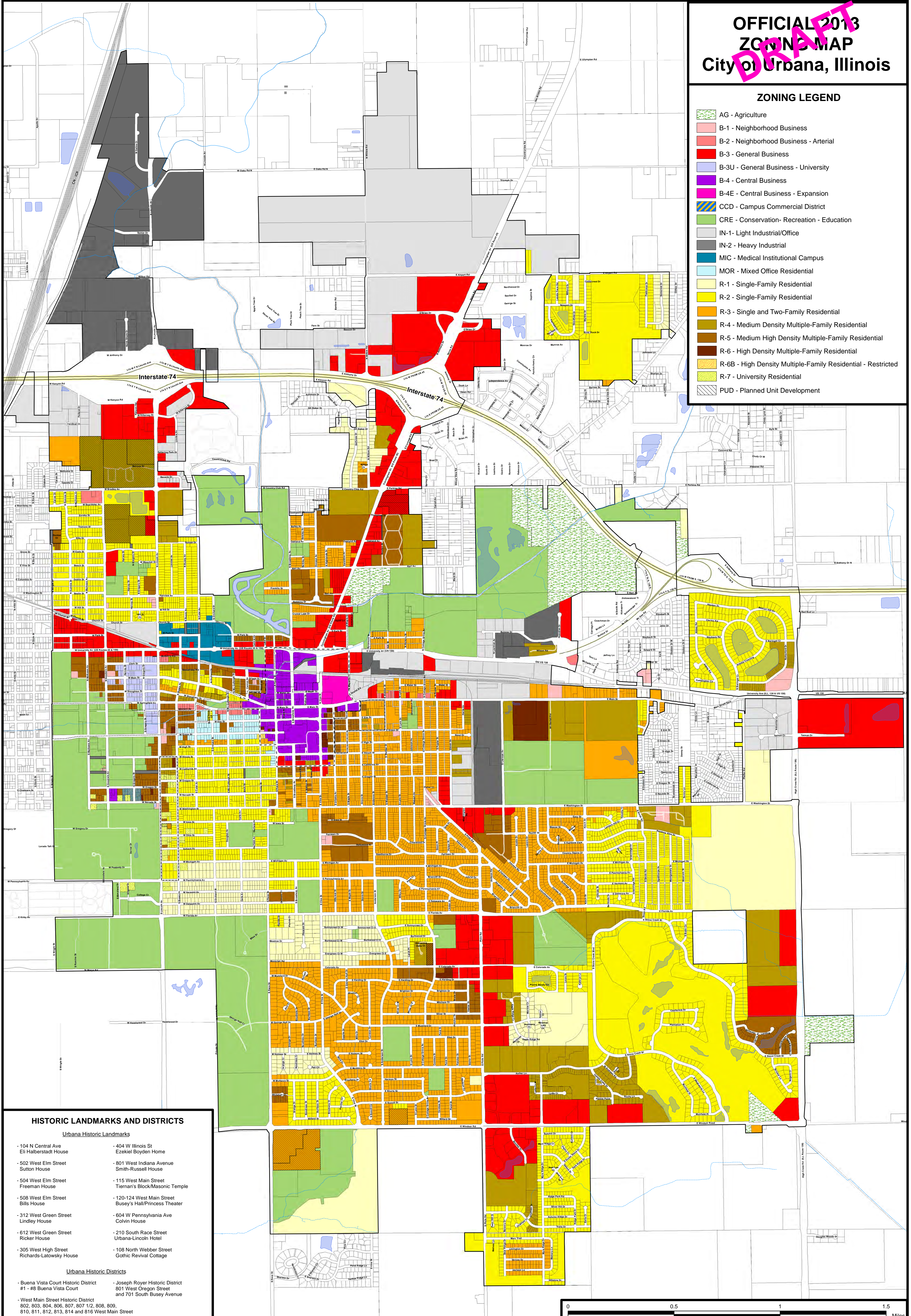
The motion was approved by unanimous vote. Mr. Myers stated that this case would go before the City Council on March 18, 2013.

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

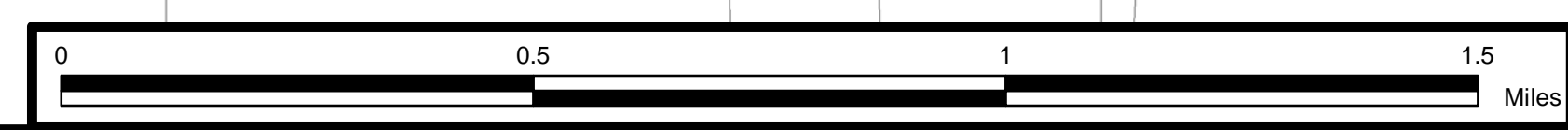
Urbana Historic Landmarks

- 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
Tiernan'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

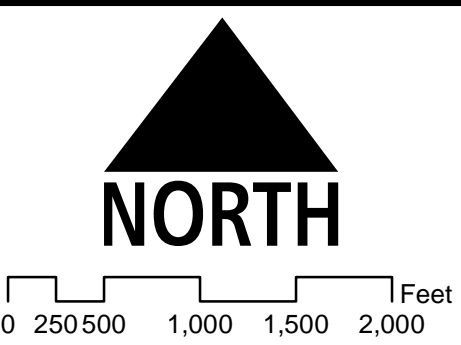
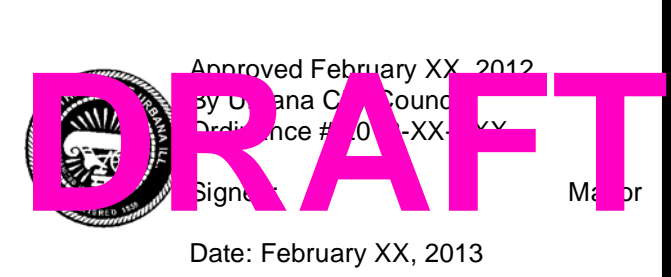
Urbana Historic Districts

- 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



COMMUNITY DEVELOPMENT SERVICES DEPARTMENT



DISCLAIMER:
This data has been derived partially from coverages provided by the Champaign County GIS Consortium (CGIS). This data is provided "AS IS" without warranty of any kind, expressed or implied. The City of Urbana and CGIS, make no warranties, guarantees, or representations as to the suitability or accuracy of this information for your purposes or that this map is without defects. This is not a lot or parcel boundary map. Zoning may not be co-incident with lot or parcel lines. Please contact the City of Urbana Department of Community Development with any questions.