



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning 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 31, 2004

SUBJECT: Plan Case No. 1886-M-04, Annual Update of Official Zoning Map

Introduction and Background

The Illinois Municipal Code requires municipal authorities to publish an updated Official Zoning Map 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. Plan Case 1886-M-04 includes the changes to the Official Zoning Map that occurred between March 10, 2003 and March 12, 2004. It also includes correction of any map errors and nonsubstantive editorial changes that were identified in this time period. The last time the Official Zoning Map was updated was in Plan Case 1852-M-03, which was approved by the Urbana City Council on March 17, 2003. Please refer to the March 12, 2004 staff memorandum to the Urbana Plan Commission for more information on this case and the plan case activity over the past year.

Since the March 18, 2004 Plan Commission meeting, the 31 acre Golladay Property approximately 400 feet east of Philo Road and South of Colorado Avenue was annexed into the City under Annexation Agreement Ordinance No. 2003-12-139.

These changes are shown on the draft zoning map included with this memorandum.

Recommendation

At the March 18, 2004 meeting of the Urbana Plan Commission, the Plan Commission voted 7 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:

Paul Lindahl, Planner

Attachments: March 12, 2004 Staff Memo to Plan Commission
Proposed 2004 Official Zoning Map
Draft Ordinance Approving the Official Zoning Map
Excerpt from Draft Minutes from March 18, 2004 Plan Commission meeting



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FROM: Paul Lindahl, Planner

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SUBJECT: Plan Case No. 1886-M-04, Annual Update of Official Zoning Map

Introduction

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The updated map will be presented to Plan Commission for review and recommendation at the March 18, 2004 meeting. The case will then be forwarded to City Council for review. Once approved, the final version of the map will be distributed to Plan Commissioners and City Council members and will be made available to the public.

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

The following two annexations were executed during the past year. There were no involuntary annexations during the period from March 10, 2003 to March 12, 2004:

ANNEXATIONS			
Plan Case No.	Location	Rezoned from	Rezoned to
1839-S-02	Sunny Estates 2506 E. Washington	Ordinance 2003-04-037 6/03/2003	R-2 Single Family Residential
1856-A-03	The Shamrock Tavern 1702 North Cunningham Avenue	Ordinance 1999-05-035 6/06/2003	B-3 General Business

Rezoning

The following rezoning went into effect during the past year:

REZONINGS			
Plan Case No.	Location	Rezoned from	Rezoned to
1808-M-01	703-705 South Gregory Place, 1101-1103 West Oregon Avenue, 1102 West Nevada Street	R-5, Medium High Density Multiple Family Residential	CCD, Campus Commercial District
1862-M-03	76.2 acre tract of property at the South East corner of IL-Route 130 and IL-Route 150	IN, Industrial	B-3, General Business

Subdivisions

From March 10, 2003 to March 12, 2004, final plats or replats for 8 subdivisions in the corporate limits and one outside were recorded. Within the corporate limits a total of 185 new residential lots were created through these subdivisions. In addition, thirteen industrial lots, and two commercial lots were created.

Each subdivision case is listed below by case number and subdivision name.

FINAL SUBDIVISION PLATS					
Plan Case No.	Subdivision Name	Location	Acres	No. of lots	Proposed Use
1839-S-02	Sunny Estates	2506 E. Washington	6.5	28	Residential
1844-S-03	Savannah Green Subdivision Phase 4	North of Florida Avenue extended	9.4	51	Residential
1854-S-03	Subdivision of Lot 5 of Fairway Estates	South side of Florida Avenue at Kinch Street	.28	2	Residential
1857-S-03	Urbana Champaign Sanitary District Subdivision No. 1	Corner of Park Street and Cottage Grove Avenue	2.2	2	Industrial

1858-S-03	Final Replat of Lots 300 and 302 of East Urbana Industrial Park	Tatman Court and Illinois Route 130	18.9	10	Industrial
1863-S-03	South Ridge V Subdivision	East of Philo Road South of Trails Drive	16	51	Residential
1866-S-03	Savannah Green Subdivision Phase 5	North of Florida Avenue east of terminus of Michigan Avenue	19	83	Residential
1867-S-03	Somerset Subdivision #4	Airport Road and Somerset Drive	12	34	Residential
1875-S-03	North Lincoln Ave. Industrial park Subdivision #3	South East corner of North Lincoln Avenue and Somer Drive	1	1	Industrial
1884-S-04	Walton Subdivision	South East corner of IL-Route 130 and IL-Route 150	27	2	Commercial

Certificates of Exemption

The Urbana Subdivision and Land Development Code allows for minor lot line adjustments to be approved by the Administrative Review Committee via a Certificate of Exemption in lieu of a subdivision plat, provided that certain criteria are met. During the past year, one Certificate of Exemption was recorded and is listed below:

CERTIFICATES OF EXEMPTION					
Plan Case No.	Subdivision Name	Location	Description	No. of lots	Proposed Use
1861-CE-03	Eastgate Subdivision No. 7 Lot 710 and 711	Lydia Court	Move lot line to transfer 392 sq. ft. from Lot 311 to Lot 310	<1	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. 2004-04-038

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

(Plan Case No. 1886-M-04)

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 17, 2003 by Ordinance No. 2003-03-026; 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. 1886-M-04; and

WHEREAS, the Urbana Plan Commission reviewed the proposed new Official Zoning Map on March 18, 2004 and voted (by a vote of 7 to 0) to forward Plan Case No. 1886-M-04 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 31, 2004 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 10, 2003 and March 31, 2004.

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 Ten Dollars (\$10.00) 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 Ten Dollars (\$10.00) 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 _____, 2004.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2004.

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 _____, 2003, 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. 1886-M-04)" which provided by its terms that it should be published in pamphlet form.

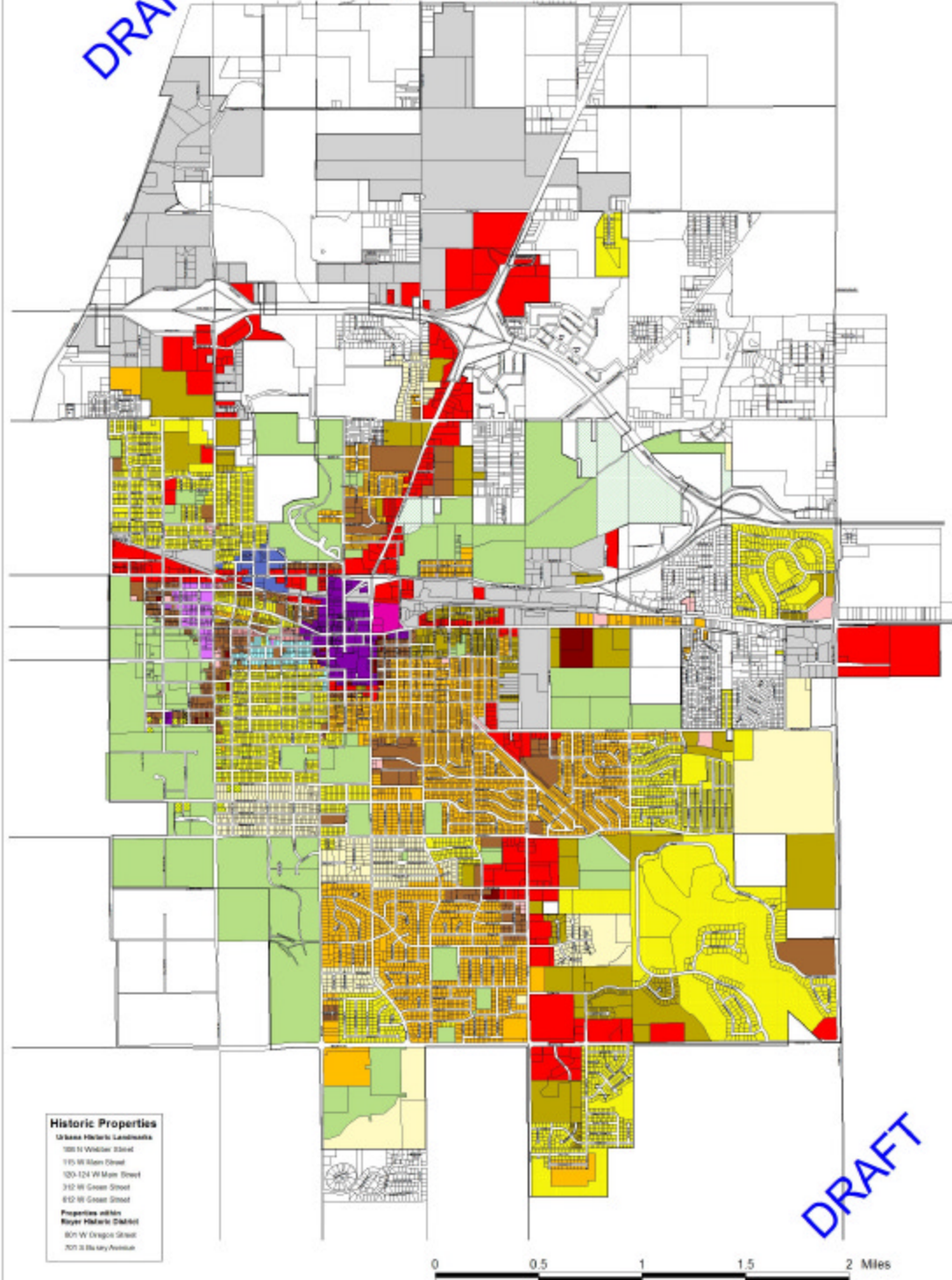
The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2004, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this ____ day of _____, 2004.

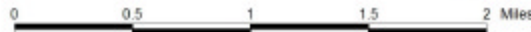
Phyllis D. Clark, City Clerk

OFFICIAL ZONING MAP
City of Urbana, Illinois

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Historic Properties
 Urbana Historic Landmarks
 108 N Windsor Street
 115 N Main Street
 120-124 W Main Street
 312 N Green Street
 612 N Green Street
 Properties within
 Ripper Historic District
 801 W Oregon Street
 801 S Blue Sky Avenue



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AG Agriculture	COB Campus Commercial District	RS Medium High Density Multiple Family Residential
B1 Neighborhood Business	IO Industrial	RH High Density Multiple Family Residential
B2 Neighborhood Business - Arterial	MOB Mixed Office/Industrial Complex	RH2 High Density Multiple Family Residential - Restricted
B3 General Business	MO Mixed Office Residential	UR University Residential
B4 General Business - University	RF1 Single Family Residential	
B5 Central Business	RF2 Single Family Residential	
B6 Central Business - University	RF3 Single and Two-Family Residential	
B7 Central Business - Expansion	RF4 Medium Density Multiple Family Residential	
CE Conservation - Recreation - Education		