



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce K. Walden, CAO

FROM: Elizabeth H. Tyler, Director

DATE: March 17, 2005

SUBJECT: Plan Case 1924-M-05, Annual Update of the Official Zoning Map

Introduction and Background

The Illinois Municipal Code requires municipal authorities to annually publish a new Official Zoning Map each year by March 31st to reflect annexations, zoning changes, subdivisions and any other map corrections. Plan Case 1924-M-05 reflects all changes to the Official Zoning Map that have been made since April 5, 2004 when the map was last approved by the Urbana City Council under Ordinance No. 2004-04-038. Below is a listing of the relevant Plan Cases that affect the Urbana Zoning Map. The case will be considered by the Urbana Plan Commission on March 17, 2005 and an updated copy of the map will be distributed to the Council at the meeting on March 21, 2005.

Discussion

The following properties were brought into the City by annexation since approval of the 2004 Official Zoning Map:

Ordinance No.	Location	Zoning	Date Annexed	Land Use
2004-05-061	301 S. Pfeffer Rd.	R-2	April 18, 2004	Single-Family
2004-04-047	Cunningham Ave and Heater Rd. (Former Dog Club Site)	B-3	May 4, 2004	Commercial
2004-05-055	509 GH Baker Drive	R-1	May 18, 2004	Single-Family
2004-08-090	1501 N. Lincoln Ave.	B-3	August 3, 2004	Commercial
2004-10-134	2209 N. Willow Rd	B-3	October 5, 2004	Industrial
2005-01-007	407 Dodson Drive	R-2	January 19, 2005	Single-Family

The following rezonings went into effect since approval of the 2004 Official Zoning Map:

Ordinance No.	Location	Rezoned From	Rezoned To	Date Approved
2004-04-046	395 N. Race Street	IN, Industrial	B-4, Central Business	April 19, 2004
2004-05-056	502, 504, 506, 602 South Glover Street	IN, Industrial	R-4, Medium Density Multi-Family Residential	May 17, 2004
2004-08-093	1801 North Lincoln Avenue	B-3, General Business	R-4, Medium Density Multi-Family Residential	August 22, 2004

The following final subdivision plats were recorded during the past year:

Subdivision Name	Location	Type of Sub.	Land Use	Date Recorded
North Lincoln Avenue Industrial Park Subdivision	North Lincoln Avenue and Somer Drive	Major Subdivision Final Plat	Industrial	April 23, 2004
Replat of Lots 301 and 302 of Eastgate Subdivision No. 3	Amber Lane and Myra Ridge Drive	Minor Subdivision Plat	Residential	April 23, 2004
Subdivision of Lot 5 in Block 16 of Champaign-Urbana Amvets Homestead Association Subdivision	Florida Avenue and Adams Street	Minor Subdivision Plat	Residential	April 23, 2004
Subdivision of Lot 10 in Block 1 of Champaign-Urbana Ambets Homestead Association Subdivision	Cole Place and Fairlawn Drive	Minor Subdivision Plat	Residential	April 23, 2004
R&S Douglas Subdivision	South Philo Road	Minor Subdivision Plat	Residential	April 28, 2004

Sunny Estates Subdivision	2506 East Washington St.	Major Subdivision Plat	Residential	May 4, 2004
The Ridge Subdivision	Amber Lane and Myra Ridge Drive	Major Subdivision Plat	Residential	May 11, 2004
Tull's Replat	2207 Perkins Rd.	Minor Subdivision Plat	Residential	July 27, 2004
Landis Farm Phase II	Airport Road and Landis Farm Drive	Major Subdivision Final Plat	Single-Family Residential	August 10, 2004
Ohnstad Commercial Sub.	Dog Club Site	Minor Subdivision Plat	Commercial	August 16, 2004
D.P.J. Smith Subdivision	Cottonwood Rd and Anthony Dr.	Minor Subdivision Plat	Residential	August 20, 2004
Bushman Subdivision	1501 North Lincoln Avenue	Minor Subdivision Plat	Commercial	August 30, 2004
Eastgate Subdivision No. 1 Replat of Lot 6	Amber Lane and Myra Ridge Drive	Minor Subdivision Plat	Residential	October 13, 2004
Farm Ridge Subdivision	Washington Street east of Cottonwood Rd.	Minor Subdivision Plat	Residential	December 8, 2004
Stone Creek Subdivision Replat of Lot H-146	Andrew's Road and Stone Creek Blvd.	Minor Subdivision	Single-Family Residential	January 19, 2005
Fitsimmons Subdivision	Willow Road and Olympian Drive	Minor Subdivision	Single-Family Residential	March 8, 2005
Walton Subdivision Phase I	U.S. Route 150 and IL Route 130	Major Subdivision Final Plat	Commercial	March 10, 2005

The following Certificate of Exemptions were recorded during the past year. Certificate of Exemption is a procedure where a lot line can be shifted without requiring a minor subdivision plat.

Subdivision Name	Location	Type of Sub.	Land Use	Date Recorded
Steinberg Certificate of Exemption	306 – 308 W. Nevada Avenue	Certificate of Exemption	Single-Family Residential	July 23, 2004
Tepper Building Certificate of Exemption	209 – 211 West Elm Street	Certificate of Exemption	Institutional	January 8, 2005
Shurts Certificate	2302 – 2304	Certificate of	Single-Family	March 2, 2004

of Exemption	Shurts Circle	Exemption	Residential	
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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

Staff recommends approval of the revised and updated Official Zoning Map.

Attachment: Proposed Ordinance
Updated Official Zoning Map (to be distributed 3/21/2005)

ORDINANCE NO. 2005-03-045

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

(Plan Case No. 1924-M-05)

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 April 5, 2004 by Ordinance No. 2004-04-038; and

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

WHEREAS, on March 17, 2005 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 21, 2005 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 April 5, 2004 and March 21, 2005.

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 _____, 2005.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2005.

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 _____, 2005, 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 1924-M-05)" 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 _____, 2005, 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 _____, 2005.

(SEAL)

Phyllis D. Clark, City Clerk