



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 24, 2011

SUBJECT: Plan Case 2138-M-11, 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 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 2138-M-11 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on February 15, 2010 under Ordinance No. 2010-02-010.

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. Below is a listing of relevant cases and items that affect the Official Zoning Map. The annual update to the Official Zoning Map will be considered by the Plan Commission at their March 24, 2011 meeting. The Plan Commission's recommendation will be forwarded to City Council for its consideration at their March 28, 2011 meeting.

Draft maps distributed to Plan Commission and City Council are works in progress and Staff will continue quality control checks and minor editorial changes until publication in March. The Official 2011 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 2011 Zoning Map.

Annexations

Four annexation petitions for 65 parcels were approved during the past year, adding approximately 97.5 acres to the City of Urbana. The majority of the land brought into the City was part of the Somerset Subdivision, which was under an annexation agreement. 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:

Case No.	Petitioner / Location	Acres	Zoning	Land Use	Date Approved	Ordinance No.
2010-A-02	Zoning Administrator Somerset Subdivision	89.134 5.97 ROW	R-2 & R-1	Residential	05/11/2010	2010-04-028
2010-A-03	Zoning Administrator Somerset Subdivision	.958	R-2	Residential	06/11/2010	2010-05-037
2010-A-07	Zoning Administrator Somerset Subdivision	1.101 .114 ROW	R-1	Residential	07/26/2010	2010-07-056
2010-A-04	Angela Wade 203 Dodson Drive	.171 .073 ROW	R-2	Residential	07/26/2010	2010-07-055

Rezoning

One rezoning case, not including those related to annexation agreements, was approved during the past year. Following is a summary of the rezoning:

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2132-M-10	Rodney J Schweighart	IN, Industrial	B-3, General Business	09/22/2010	2010-09-079

Subdivisions

Three minor subdivision plats that were recorded during the past year are reflected on the draft zoning map. Following is a summary of the subdivision plats, all of which are within the City limits:

Case No.	Subdivision Name	Location	Subdivision Type	Recording Date / Document No.
2129-S-10	South Ridge V –Lot 550	1709 Lexington Drive	Minor	07/19/2010 2010R15224
2133-S-10	Michelle’s Bridal Subdivision	2210 North Willow Road	Minor	01/05/11 2011R00460
2134-S-10	Replat of 560 of Ennis Ridge Seventh Subdivision	613 Colorado Ave	Minor	11/09/2010 2010R25966

Landmarks

Historic landmarks and districts are listed on the bottom left corner of the map. In 2010 one property was designated as a historic landmark: the Urbana-Lincoln Hotel (209 South Broadway Avenue).

Options

City Council has the following options in this case:

1. Approve adoption of the Official 2011 Zoning Map, as revised and updated; or
2. Deny adoption of the Official 2011 Zoning Map, as revised and updated.

Recommendation

The Plan Commission, at their March 24, 2011 meeting, will vote to forward the Official 2011 Zoning Map to the Urbana City Council with a recommendation for approval or denial. Staff will relay this recommendation to the City Council at their March 28, 2011 meeting. City staff recommends APPROVAL of the attached ordinance adopting the Official 2011 Zoning Map.

Prepared by:

Rebecca Bird, Planner I

A copy of the Draft 2011 Zoning Map is available upon request.

ORDINANCE NO. 2011-03-011

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

(Plan Case No. 2138-M-11)

WHEREAS, the Illinois Municipal Code requires the City Council 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 City Council of the City of Urbana last approved an Official Zoning Map on February 15, 2010 by Ordinance No. 2010-02-010; and

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

WHEREAS, on March 24, 2011 the Urbana Plan Commission considered the proposed Official 2011 Zoning Map and voted ___ ayes and ___ nays to forward to the Urbana City Council with a recommendation of approval of said map; and

WHEREAS, after due consideration, the Urbana City Council has deemed it necessary and to be in the best interest of the City of Urbana to approve the new Official 2011 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 2011 Zoning Map of Urbana, Illinois dated March 28, 2011 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 28, 2011.

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 _____, 2011.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2011.

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 _____, 2011, 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 2138-M-11)" 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 _____, 2011, 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 _____, 2011.

(SEAL)

Phyllis D. Clark, City Clerk

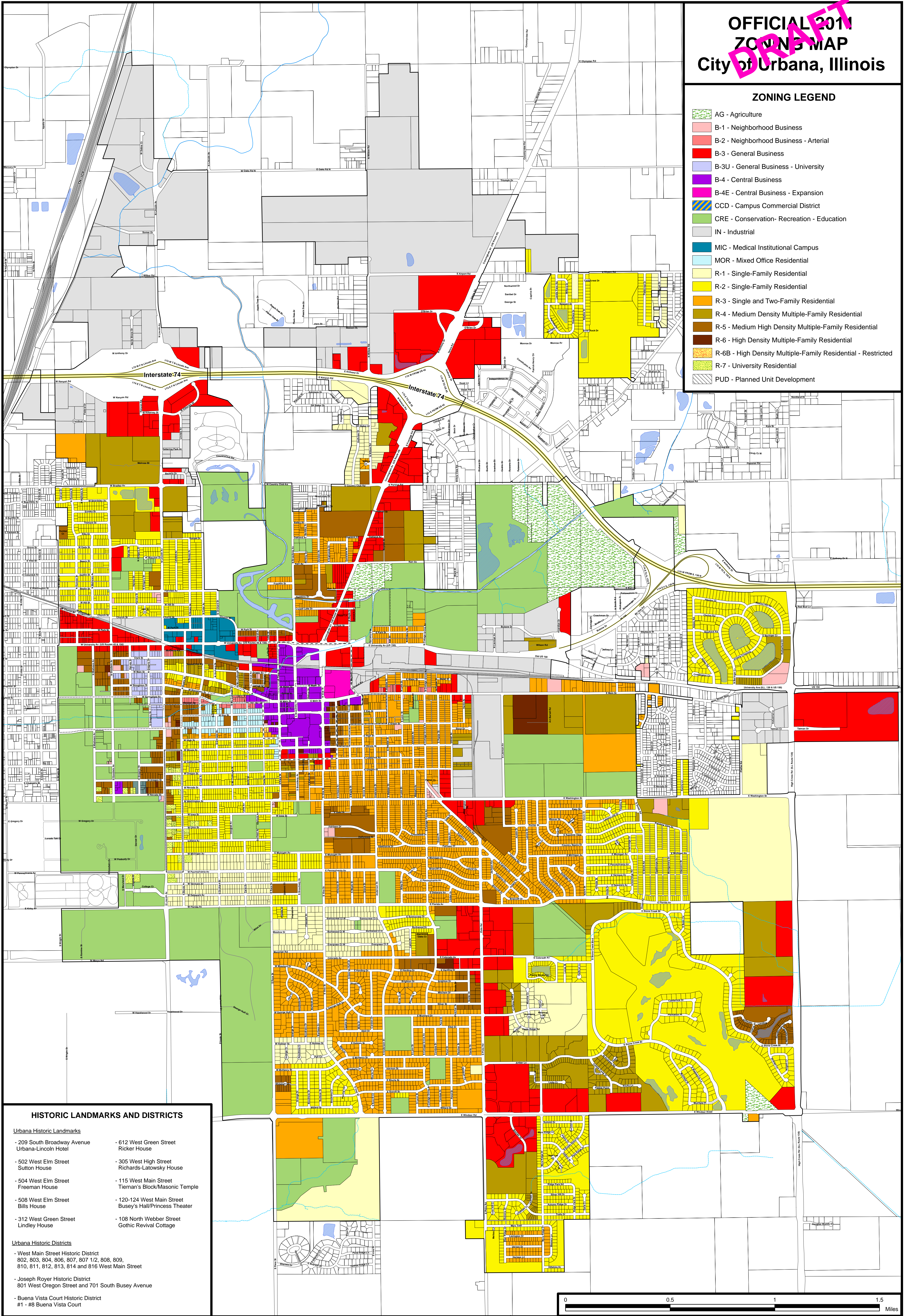
OFFICIAL 2011 ZONING MAP

City of Urbana, Illinois

DRAFT

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 - 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



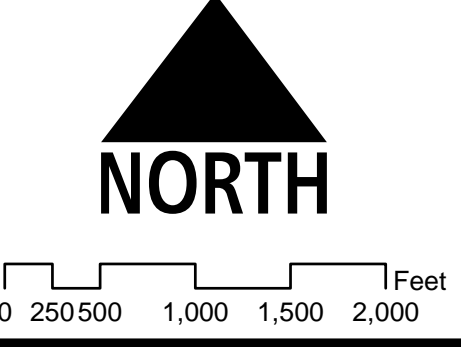
HISTORIC LANDMARKS AND DISTRICTS

- Urbana Historic Landmarks**
- 209 South Broadway Avenue
Urbana-Lincoln Hotel
 - 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
 - 115 West Main Street
Tieman's Block/Masonic Temple
 - 120-124 West Main Street
Busey's Hall/Princess Theater
 - 108 North Webber Street
Gothic Revival Cottage
- Urbana Historic Districts**
- 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
 - Buena Vista Court Historic District
#1 - #8 Buena Vista Court



- 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

Approved March 21, 2011
DRAFT
 Date: March 22, 2011



DISCLAIMER:
 This data has been derived partially from coverages provided by the Champaign County GIS Consortium (CCGIS). This data is provided "AS IS" without warranty of any kind, expressed or implied. The City of Urbana and CCGIS, 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.