



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

DATE: February 12, 2015

SUBJECT: Plan Case 2251-M-15, 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 2251-M-15 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 17, 2014 under Ordinance No. 2014-03-030.

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 February 5, 2015 meeting. The Plan Commission voted 7 ayes to zero nays to forward the request to City Council with a recommendation for approval.

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 2015 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 2015 Zoning Map.

Annexations

No annexation petitions have been approved to date since the 2014 Zoning Map was adopted.

Rezoning

Two rezoning plan cases were approved during the past year. The following table summarizes these rezoning cases:

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2224-M-14	Soccer Planet Expanded Parking Lot Rezoning	IN-1	B-3	03/17/2014	2014-03-029
2245-M-14	Westenhaver Annexation Rezoning	County CR	AG	12/01/2014	2014-12-110

Case No. 2245-M-14 was part of an annexation agreement and will not affect the official zoning map until such time as the property is annexed into the City.

Subdivisions

Eight subdivision plats within the City of Urbana that were recorded in the past year are reflected on the draft zoning map; an additional five subdivision plats – marked with an asterisk (*) in the table below – were recorded that lie outside of City limits but are within the City’s extraterritorial jurisdiction. The following summarizes each of these cases:

Case No.	Subdivision Name	# of Lots	Location	Subdivision Type	Recording Date / Document No.
2207-S-13	Replat of Lot 1 of Willow Court Subdivision	2	1701 N Willow Ct	Minor Plat	2014R12851 - 07/21/2014
2214-S-13*	Bishop Crawford Subdivision	2	1518 N Oak St (Champaign)	Minor Plat	2013R27410 - 11/21/2013
2221-S-13*	DeHaven First Subdivision	3	1914, 1916 and 1918 Brownfield Rd	Minor Plat	2014R05305 - 04/07/2014
2225-S-14	Soccer Planet Second Subdivision	2	N Willow Rd	Final Plat	2014R16612 – 09/08/2014
2227-S-14	The Cottages @ South Ridge I	2	Lots 619 & 620 of South Ridge Subdivision #6	Minor Plat	2014R09676 - 06/10/2014
2228-S-14	The Cottages @ South Ridge II	2	Lots 621 & 622 of South Ridge Subdivision #6	Minor Plat	2014R09677 - 06/10/2014
2229-S-14	The Cottages @ South Ridge III	2	Lots 623 & 624 of South Ridge Subdivision #6	Minor Plat	2014R09678 - 06/10/2014
2230-S-14	The Cottages @ South Ridge IV	2	Lot 625 of South Ridge Subdivision #6	Minor Plat	2014R09679 - 06/10/2014
2231-S-14	Salisbury Replat	2	2108 - 2110 S Race St	Minor Plat	2014R06711 - 04/28/2014
2233-S-14*	Country Side Second Subdivision	6	NE corner of Cottonwood Rd and Anthony Dr	Preliminary and Final Plat	2014R12115 - 07/10/2014
2236-S-14*	J & K Clark Subdivision	4	1168 County Rd, 1500 E	Minor Plat	2014R14778 - 08/13/2014
2237-S-14*	DeHaven Second Subdivision	2	1922 & 2012 Brownfield Rd	Minor Plat	2014R17348 - 09/18/2014
2238-S-14	Handal East Subdivision	2	1211 E University Ave	Minor Plat	2014R17342 - 09/18/2014

Cases marked with an asterisk () are located outside of City limits and do not affect the official zoning map.*

Landmarks

Historic landmarks and districts are listed on the bottom left corner of the map. In January 2015 one property was designated as a historic landmark: *1404 South Lincoln Avenue – Zeta Tau Alpha Sorority House.*

Boneyard Creek District

In 2013, the Federal Emergency Management Agency adopted new flood zone maps for Champaign County. These maps show the extent of the 100-year floodplain along the Boneyard Creek and Saline Ditch. Plan Case 2239-M-14 amended the Zoning Map by redrawing the Boneyard Creek District to reflect the revised floodplain. The new district includes all parcels that have potential buildable area within the new 100-year floodplain. The redistricting removed 50 parcels from the existing Boneyard Creek District and added 14 parcels to the district.

Vacated Right-of-way

The Zoning Map includes the location of right-of-way that the City has vacated over the years for various reasons. Two right-of-ways were vacated in the past year and have been included in the Zoning Map. In addition, four other locations were identified where right-of-way had previously been vacated but had not yet been included in the Zoning Map. Those locations have been added to the map as well.

Options

The Urbana Plan Commission has the following options in this case:

1. Recommend approval of the Official 2015 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Recommend disapproval of the Official 2015 Zoning Map, as revised and updated, to the Urbana City Council.

Staff Recommendation

At their February 5, 2015 meeting, the Urbana Plan Commission voted 7 ayes and zero nays to recommend **APPROVAL** of the Official 2015 Zoning Map to the Urbana City Council.

A copy of the Draft 2015 Zoning Map is available upon request, or online at:
<http://urbanaininois.us/sites/default/files/attachments/2015-zoning-map-24x36.pdf>

Attachments:
Draft Ordinance
Draft Plan Commission Minutes 2/5/15

ORDINANCE NO. 2015-02-017

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

(Plan Case No. 2251-M-15)

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 17, 2014 by Ordinance No. 2014-03-030; and

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

WHEREAS, on February 5, 2015 the Urbana Plan Commission considered the proposed Official 2015 Zoning Map and voted 7 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 2015 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 2015 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 February 16, 2015.

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 _____, 2015.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2015.

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 _____, 2015, 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 2251-M-15)" 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 _____, 2015, 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 _____, 2015.

(SEAL)

Phyllis D. Clark, City Clerk

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: February 5, 2015

TIME: 7:30 P.M.

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

MEMBER PRESENT: Corey Buttry, Maria Byndom, Tyler Fitch, Lew Hopkins, Dannie Otto, Christopher Stohr, David Trail

MEMBERS EXCUSED: Andrew Fell

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services Department, Jeff Engstrom, Interim Planning Manager; Christopher Marx, Planner I; Teri Andel, Planning Administrative Assistant

OTHERS PRESENT: Nick Bartholomew, Bill Brown, Cain Kiser, Alana Miller, Betsy Mitchell, Dennis Roberts, Dena Raposa, Ashley Williams

CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chair Fitch called the meeting to order at 7:30 p.m. Roll call was taken and a quorum was declared present.

NEW BUSINESS

Plan Case No. 2251-M-15: Annual Review of the Official Zoning Map

Chair Fitch opened this item on the agenda. Jeff Engstrom, Interim Planning Manager, presented this case to the Plan Commission. He began by reviewing the changes to the map that were made in 2014 since the last annual review. He presented staff's recommendation for approval.

Chair Fitch asked the Plan Commission members if there were any questions for City staff.

Mr. Hopkins asked if the Boneyard District was defined by parcel boundaries. Mr. Engstrom replied yes. It is any parcel that has buildable area that is touched by the 100-year floodplain.

Mr. Hopkins commented that the line is hard to follow. Mr. Engstrom stated that City staff could use a different symbol. Mr. Stohr recommended using a thicker line.

There were no further questions for City staff. So, Chair Fitch opened the item up for public comment. There was none, so he closed the public input portion and opened it up for Plan Commission discussion and/or motion(s).

Mr. Buttry moved that the Plan Commission forward Plan Case No. 2251-M-15 to the City Council with a recommendation for approval. Mr. Hopkins seconded the motion. Roll call on the motion was as follows:

Mr. Hopkins	-	Yes	Mr. Otto	-	Yes
Mr. Stohr	-	Yes	Mr. Trail	-	Yes
Mr. Buttry	-	Yes	Ms. Byndom	-	Yes
Mr. Fitch	-	Yes			

The motion passed by unanimous vote. Mr. Engstrom stated that this case would be forwarded to the next City Council meeting.