



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

### m e m o r a n d u m

**TO:** Mayor Diane Wolfe Marlin and City Council Members  
**FROM:** John A. Schneider, MPA, Director, Community Development Services Department  
Lily Wilcock, Planner I  
**DATE:** March 7, 2019  
**SUBJECT:** An Ordinance Approving and Causing Publication of the Official Zoning Map of the City Of Urbana, Illinois (Plan Case 2372-M-19)

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### **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 31<sup>st</sup>. Republication is also required by the Urbana Zoning Ordinance per Section IV-3.B. Plan Case 2372-M-19 includes all previously-approved changes through March 2019, since the adoption of the current Official Zoning Map by the Urbana City Council on March 20, 2018, under Ordinance No. 2018-03-023.

The proposed changes to the Official Zoning Map include rezoning cases that were reviewed by the Urbana Plan Commission and approved by the City Council throughout the course of the past year, as well as any map errors or adjustments 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 Plan Commission will consider the map at its March 7, 2019. Because this memorandum is being prepared for the Committee of the Whole meeting on March 11, 2019, the recommendation of the Plan Commission is not yet available. Staff will present the Plan commission's recommendation to the Committee of the Whole on March 11, 2019.

The draft map is a work in progress, and staff will continue quality control checks and may make minor editorial changes before publication. The Official 2019 Zoning Map will be posted to the City website 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 draft official 2019 Zoning Map.

## Annexations

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ord. No.
2306-M-17, 2017-A-02	Union Gardens / East of Oak Street, North of Bradley Ave	County IN-2	City R-4	09/21/2018	2018-09-060

## Rezoning

Case No.	Location	Rezoned From	Rezoned To	Date Approved	Ord. No.
2329-M-18	202 West Green Street	R-6	B-4	3/05/2018	2018-03-019
2329-M-18	206 West Green Street	R-6	B-4	3/05/2018	2018-03-019
2329-M-18	212 West Green Street	B-2	B-4	3/05/2018	2018-03-019
2329-M-18	302 North Broadway Avenue	IN-1	B-4	3/05/2018	2018-03-019
2333-M-18	500 Art Bartell Road	CRE	R-4	05/21/2018	2018-02-013
2348-M-18	North of Bradley and West of Lincoln Avenue	R-3	R-4	10/15/2018	2018-09-059
2352-M-18	206 South Cedar Street	R-6	B-4	11/19/2018	2018-11-078
2353-M-18	413 North Race Street	B-3	B-4	11/05/2018	2018-11-074
2353-M-18	411 North Race Street	R-2	R-4	11/05/2018	2018-11-074
2353-M-18	409 North Race Street	R-2	R-4	11/05/2018	2018-11-074
2353-M-18	408 North Lake Street	R-2	R-4	11/05/2018	2018-11-074
2353-M-18	407 North Race Street	R-2	R-4	11/05/2018	2018-11-074
2353-M-18	405 North Race Street	R-6	B-4	11/05/2018	2018-11-074
2353-M-18	403 North Race Street	R-6	B-4	11/05/2018	2018-11-074
2353-M-18	203 West University Avenue	B-2	B-4	11/05/2018	2018-11-074
2353-M-18	205 West University Avenue	IN-1	B-4	11/05/2018	2018-11-074
2354-M-18	502 South Broadway Avenue	R-6	B-4	1/22/2019	2019-01-009
2354-M-18	503 South Broadway Avenue	R-6	B-4	1/22/2019	2019-01-009
2355-M-18	406 North Lake Street	B-3	B-4	11/05/2018	2018-11-075
2357-M-18	307 South Busey Avenue	R-4	R-5	12/17/2018	2018-12-084
2357-M-18	401 South Busey Avenue	R-4	R-5	12/17/2018	2018-12-084
2357-M-18	403 South Busey Avenue / 802 West Illinois Street	R-4	R-5	12/17/2018	2018-12-084
2360-M-18	802 West Clark Street	R-4	B-3	2/25/2019	2019-02-015
2360-M-18	804 West Clark Street	R-4	B-3	2/25/2019	2019-02-015
2360-M-18	806 West Clark Street	R-4	B-3	2/25/2019	2019-02-015
2360-M-18	808 West Clark Street	R-4	B-3	2/25/2019	2019-02-015
2360-M-18	810 West Clark Street	B-2	B-3	2/25/2019	2019-02-015
2360-M-18	812 West Clark Street	B-2	B-3	2/25/2019	2019-02-015
2360-M-18	814 West Clark Street	B-2	B-3	2/25/2019	2019-02-015
2360-M-18	816 West Clark Street	B-2	B-3	2/25/2019	2019-02-015
2360-M-18	406 North Lincoln Avenue	B-2	B-3	2/25/2019	2019-02-015

## Subdivisions

Case No.	Subdivision Name	# of Lots	Location	Subdivision Type	Document No. / Date
2327-S-18*	Willms Subdivision	2	2708 East Airport Road	Minor Subdivision	2018R07844 – 05/17/2018
2334-S-18	Champaign County Nursing Home Subdivision	2	500 Art Bartell Road	Minor Plat	2018R12996 (Plat), 2018R13000 (West Sidewalk Covenant) and 2018R13001 (East Sidewalk Covenant)
2342-S-18	Retreat at Urbana Subdivision	12	601 North Lincoln Avenue	Minor Plat	2018R13820 – 08/09/2018
2344-S-18	Replat of Lot 534 of South Ridge V Subdivision	2	1714 and 1716 East Lexington Drive	Minor Plat	2018R12863 – 07/26/2018
2345-S-18*	DeHaven 3 <sup>rd</sup> Subdivision	1	1906 North Brownfield Road	Minor Plat	2018R18894 – 11/02/2018
2350-S-18	Replat of Lot 1 HAL Communications	2	1201 Kenyon Road	Minor Plat	2018R19812 – 11/16/2018
2351-S-18	Altofer Cat Minor Subdivision	2	1519 North Oak Street	Minor Plat	2018R18207 – 10/22/2018
2364-S-18	Union Gardens	5	North of Bradley Avenue and West of Lincoln Avenue	Major Plat	Ordinance No. 2019-02-013 – 02/04/19
2366-S-18	Emergo Second Replat	2	1901 S High Cross Road	Minor Plat	2019R02624 – 02/27/2019

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

## Vacated Right-of-Way

Approved right-of-way vacations from 2018 through March 1, 2019, are included in the Official 2019 Zoning Map.

Location	R.O.W. Type	Date Approved	Ord. No.
East-west alley on the of Busey Avenue, Church Street, Coler Avenue, and Park Street	Alley	04/30/1977	7677-99
Church Street west of Lincoln Avenue	Street	03/26/2018	2018-03-021
East-west alley between Lynn Street and Cottage Grove Avenue on the block between Water Street and Norfolk Southern Railroad	Alley	03/26/2018	2018-03-020
North-south alley between Green Street and High Street on the block between Urbana Avenue and Maple Street	Alley	05/18/2018	2018-05-038
East-west alley between Popular Street and Lot 1 in Habitat Replat A or Lot 2 of Widick's First Subdivision	Alley	06/18/2018	2018-05-037

Church Alley (north-south alley) between Elm Street and Green Street on the block between Race Street and Cedar Street	Alley	01/22/2019	2019-01-022
Park Street between McCullough Street and Orchard Street	Street	02/04/2019	2019-01-012
Orchard Street between Church and University Avenue	Street	02/04/2019	2019-01-012

## Options

The City Council has the following options for An Ordinance Approving and Causing Publication of the Official Zoning Map of the City of Urbana, Illinois (Plan Case 2372-M-19):

1. Approve the ordinance, or
2. Approve the ordinance with changes; or
3. Deny the ordinance and specify changes necessary to secure approval.

## Recommendation

At its March 7, 2019, meeting, the Urbana Plan Commission will consider **APPROVAL** of the 2019 Official Zoning Map. Staff will report the recommendation from Plan Commission at the Committee of the Whole meeting on March 11, 2019.

*A copy of the draft 2019 Official Zoning Map is available upon request, or online at:*

<https://www.urbanaininois.us/node/7768> and an [interactive zoning map can be found here](#).

**ORDINANCE NO. 2019-03-020**

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

**(Plan Case 2372-M-19)**

**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 20, 2018 by Ordinance No. 2018-03-023; and

**WHEREAS**, on March 7, 2019 the Urbana Plan Commission considered the proposed Official 2019 Zoning Map and voted 8 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 have deemed it necessary and to be in the best interest of the City of Urbana to approve the new Official 2019 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 2019 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 18, 2019.

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 Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the corporate authorities (5 of 8 votes) of the City of Urbana, Illinois, at a meeting of the corporate authorities.

**PASSED BY THE CITY COUNCIL** this \_\_\_\_ day of \_\_\_\_\_, 2019.

AYES:

NAYS:

ABSTENTIONS:

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Charles A. Smyth, City Clerk

**APPROVED BY THE MAYOR** this \_\_\_\_ day of \_\_\_\_\_, 2019.

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Diane Wolfe Marlin, Mayor



## CERTIFICATE OF PUBLICATION IN PAMPHLET FORM



I, Charles A. Smyth, 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 \_\_\_, 2019, the City Council of the City of Urbana passed and approved Ordinance No. 2019-03-020, entitled:

**AN ORDINANCE APPROVING AND CAUSING PBUICATION OF THE  
OFFICIAL ZONING MAP OF THE CITY OF URBANA, ILLINOIS (PLAN CASE 2372-  
M-19)**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2019-03-020 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_ day of \_\_\_, 2019, 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 \_\_\_\_\_, 2019.

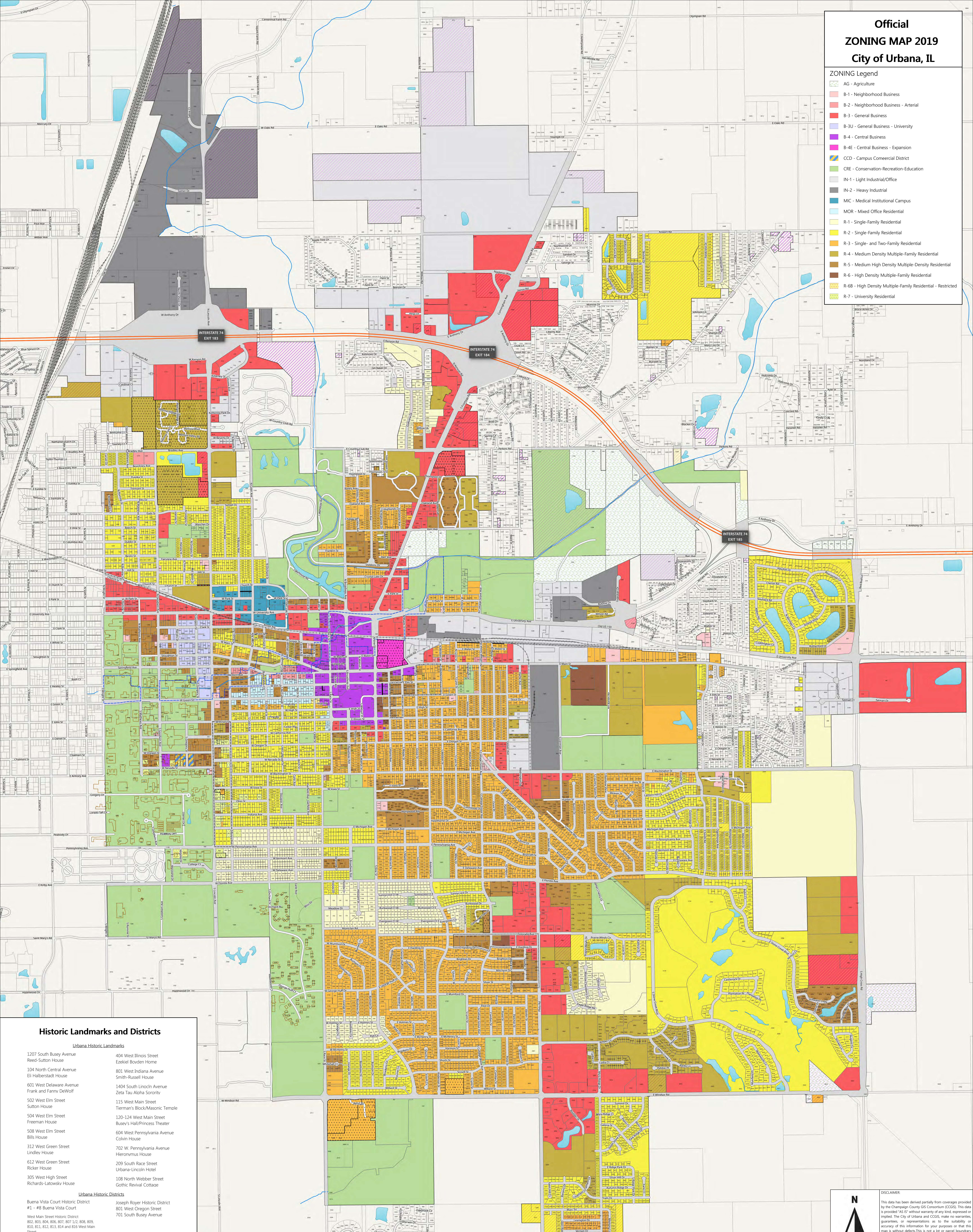
(SEAL)

\_\_\_\_\_  
Charles A. Smyth, City Clerk

# Official ZONING MAP 2019 City of Urbana, IL

## 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-Density Residential
- R-6 - High Density Multiple-Family Residential
- R-6B - High Density Multiple-Family Residential - Restricted
- R-7 - University Residential



## Historic Landmarks and Districts

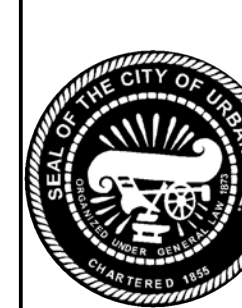
### Urbana Historic Landmarks

- |                                                    |                                                            |
|----------------------------------------------------|------------------------------------------------------------|
| 1207 South Bussey Avenue<br>Reed-Sutton House      | 404 West Illinois Street<br>Ezekiel Bowden Home            |
| 104 North Central Avenue<br>Eli Halberstadt House  | 801 West Indiana Avenue<br>Smith-Russell House             |
| 601 West Delaware Avenue<br>Frank and Fanny DeWolf | 1404 South Lincoln Avenue<br>Zeta Tau Alpha Sorority       |
| 502 West Elm Street<br>Sutton House                | 115 West Main Street<br>Tierman's Block/Masonic Temple     |
| 504 West Elm Street<br>Freeman House               | 120-124 West Main Street<br>Bussey's Hall/Princess Theater |
| 508 West Elm Street<br>Bills House                 | 604 West Pennsylvania Avenue<br>Colvin House               |
| 312 West Green Street<br>Lindley House             | 702 W. Pennsylvania Avenue<br>Hieronymus House             |
| 612 West Green Street<br>Ricker House              | 209 South Race Street<br>Urbana-Lincoln Hotel              |
| 305 West High Street<br>Richards-Latowski House    | 108 North Webber Street<br>Gothic Revival Cottage          |

### Urbana Historic Districts

- |                                                                                                                                          |                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Buena Vista Court Historic District<br>#1 - #8 Buena Vista Court                                                                         | Joseph Royer Historic District<br>801 West Oregon Street |
| West Main Street Historic District<br>802, 803, 804, 806, 807, 807 1/2, 808, 809,<br>810, 811, 812, 813, 814 and 816 West Main<br>Street | 701 South Bussey Avenue                                  |

- Corporate Limits
- East Urbana Design Review Overlay
- Lincoln Bussey Design Review Overlay
- Southeast Urbana Design Review Overlay
- Boneyard Creek District
- Ponds
- Streams
- Active Annexation Agreements
- Planned Unit Developments
- Right-of-Way Vacation



Approved March, 7<sup>th</sup> 2019  
by Urbana City Council  
Ordinance #2019-03-???

Signed: \_\_\_\_\_ Mayor

Dated: 03/??/2019



0 1000 2000 3000 feet

0 0.25 0.5 0.75 1 mi

**DISCLAIMER**  
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