



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Jeff Engstrom, AICP, Planner II

DATE: March 4, 2011

SUBJECT: Plan Case 2138-M-10, 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-10 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 10, 2011 meeting. The Plan Commission's recommendation will be forwarded to City Council for its consideration at their March 21, 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

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

1. Recommend approval of the Official 2011 Zoning Map, as revised and updated, to the Urbana City Council; or

2. Recommend disapproval of the Official 2011 Zoning Map, as revised and updated, to the Urbana City Council.

Recommendation

Staff recommends that the Urbana Plan Commission recommend APPROVAL of the Official 2011 Zoning Map to the Urbana City Council.

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