



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Christopher Marx, Planner I

DATE: March 3, 2017

SUBJECT: Plan Case 2304-M-17, 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 2304-M-17 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 7, 2016, under Ordinance No. 2016-03-015.

The proposed changes to the Official Zoning Map are a result of 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 annual update to the Official Zoning Map will be considered by the Plan Commission at their March 9, 2017, meeting. The Plan Commission's recommendation will be forwarded to City Council for its consideration at their March 20, 2017, 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. The Official 2017 Zoning Map will be posted to the City website and 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 2017 Zoning Map.

Annexations

There were no annexations into the City since the adoption of the last official Zoning Map in 2016.

Rezoning

There was one rezoning plan case approved during the last year. Five properties were approved to be rezoned from R-5, Medium High Density Multiple-Family Residential and R-6, High Density Multiple-Family Residential to B-4, Central Business. The properties were rezoned for the Block North redevelopment being pursued by the City. The following table summarizes the rezoned properties:

Case No.	Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2268-M-16	305 East Elm Street	R-5	B-4	03/7/2016	2016-03-016
2268-M-16	307 East Elm Street	R-6	B-4	03/7/2016	2016-03-016
2268-M-16	205 South Urbana Avenue	R-6	B-4	03/7/2016	2016-03-016
2268-M-16	306 East Green Street	R-5	B-4	03/7/2016	2016-03-016
2268-M-16	308 East Green Street	R-5	B-4	03/7/2016	2016-03-016

Subdivisions

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

Case No.	Subdivision Name	# of Lots	Location	Subdivision Type	Document No. / Date
2274-S-16	Emergo First Subdivision	3	1901 South High Cross Road	Minor Plat	2016R04797 - 03/24/2016
2275-S-16*	Yankee Ridge Second Subdivision	3	214, 305 East Sherwin Drive	Minor Plat	2016R08128 - 05/11/2016
2281-S-16	Tatman's Perkin's School Subdivision	2	802, 895 Perkins Road	Minor Plat	2016R11324 - 06/23/2016
2290-S-16*	Arthur P. Woods Subdivision	1	1305 E. Ford Harris Road	Minor Plat	2016R19869 - 10/11/2016
2291-S-16*	Brickhouses Road Subdivision	3	3001, 3007, and 3008 Brickhouses Road	Minor Plat	2016R24683 - 12/14/2016
2292-S-16	Beringer Commons Subdivision	1	3002 Rutherford Drive	Minor Plat	2016R24670 - 12/14/16
2298-S-16*	Delcomyn First Subdivision	2	3201 South High Cross Road	Minor Plat	Recording pending: Approved: 03/02/17
2299-S-16	South Ridge V Subdivision	1	1610 East Lexington Drive	Minor Plat	2017R01287 - 01/24/2017

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. There were two new historic landmark designations in 2016. The following table summarizes each of these cases:

Case No.	Location	Document No. / Recorded
HP-2016-L-01	702 West Pennsylvania Avenue	2016R24686 - 12/14/2016
HP-2016-L-02	601 West Delaware Avenue	2016R24685 - 12/14/2016

Vacated Right-of-Way

There was one vacation of a public right-of-way in the City in 2016. A portion of Barr Avenue, on the West side of Cunningham Avenue, was vacated for the Highland Green development.

Options

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

1. Recommend approval of the Official 2017 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Recommend disapproval of the Official 2017 Zoning Map, as revised and updated, to the Urbana City Council.

Staff Recommendation

Staff recommends that the Urbana Plan Commission recommend **APPROVAL** of the Official 2017 Zoning Map to the Urbana City Council.

A copy of the Draft 2017 Zoning Map is available upon request, or online at:

<http://www.urbanainllinois.us/node/6160>