



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: March 16, 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 approved by the applicable commission or City Council or through the minor subdivision approval process 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 Urbana Plan Commission at their March 9, 2017, meeting. The Plan Commission voted with seven ayes and zero nays to forward a recommendation of approval to the City Council for consideration at their March 20, 2017, meeting. The Official 2017 Zoning Map will be distributed to the City Council and the Plan Commission after its adoption by the City Council.

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 City Council has the following options in this case:

1. Vote to **Approve** the Official 2017 Zoning Map, as revised and updated; or
2. Vote to **Approve** the Official 2017 Zoning Map, as revised and updated, with changes; or
3. Vote to **Not Approve** the Official 2017 Zoning Map, as revised and updated.

Recommendation

At their March 9, 2017, meeting the Urbana Plan Commission voted with seven ayes and zero nays to recommend **APPROVAL** of the Official 2017 Zoning Map to the Urbana City Council. Staff concurs with this recommendation.

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

<http://www.urbanaininois.us/node/6319>

ORDINANCE NO. 2017-03-015

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

(Plan Case No. 2304-M-17)

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 7, 2016 by Ordinance No. 2016-03-015; and

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

WHEREAS, on March 9, 2017 the Urbana Plan Commission considered the proposed Official 2017 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 have deemed it necessary and to be in the best interest of the City of Urbana to approve the new Official 2017 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 2017 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 20, 2017.

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 _____, 2017.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2017.

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 _____, 2017, 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 2304-M-17)" 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 _____, 2017, 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 _____, 2017.

(SEAL)

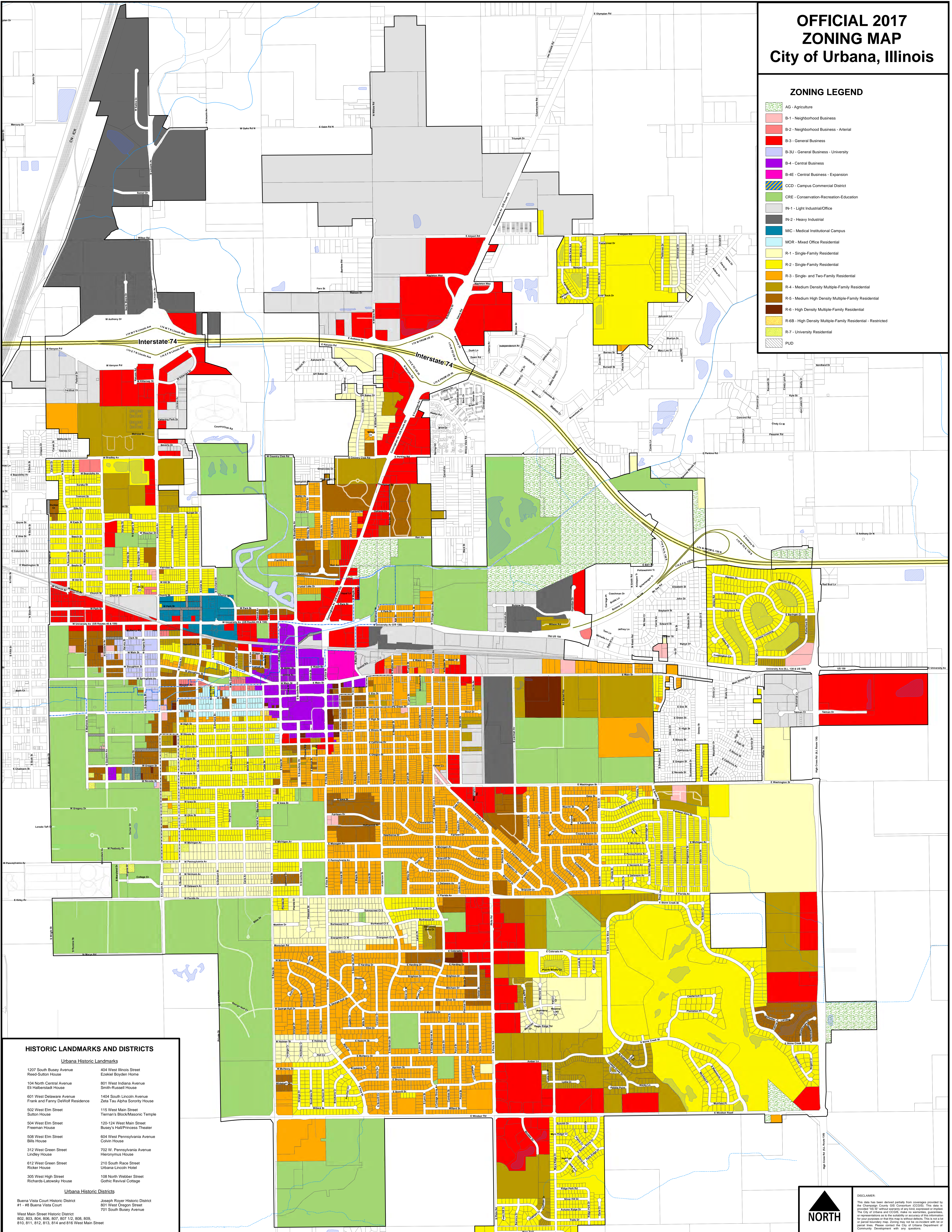
Phyllis D. Clark, City Clerk

OFFICIAL 2017 ZONING MAP

City of Urbana, Illinois

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



HISTORIC LANDMARKS AND DISTRICTS

- Urbana Historic Landmarks**
- 1207 South Bussey Avenue
Reed-Sutton House
 - 104 North Central Avenue
Eli Halberstadt House
 - 601 West Delaware Avenue
Frank and Fanny DeWolf Residence
 - 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
 - 404 West Illinois Street
Czekiel Boyden Home
 - 801 West Indiana Avenue
Smith-Russell House
 - 1404 South Lincoln Avenue
Zeta Tau Alpha Sorority House
 - 115 West Main Street
Tiemann's Block/Masonic Temple
 - 120-124 West Main Street
Bussey's Hall/Princess Theater
 - 604 West Pennsylvania Avenue
Calkins House
 - 702 W. Pennsylvania Avenue
Hieronymus House
 - 210 South Race Street
Urbana-Lincoln Hotel
 - 108 North Webber Street
Gothic Revival Cottage
- Urbana Historic Districts**
- Buena Vista Court Historic District
#1 - #8 Buena Vista Court
 - 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
701 South Bussey Avenue



- Corporate Limits
- Business Development and Redevelopment District
- Boneyard Creek District
- Lincoln-Bussey Corridor Design Review Overlay District
- East Urbana Design Review Overlay District
- Misc. Road Centerlines
- Vacated Road ROW
- Ponds
- Streams

Approved March 7, 2016
By Urbana City Council
Ordinance # 2016-03-016

DRAFT Mayor

Date: 3/8/2015

NORTH

0 1,500 3,000 Feet

0 0.25 0.5 0.75 1 Miles

DISCLAIMER: This data has been derived partially from coverages provided by the Champeau County GIS Consortium (CCGIS). This data is provided "AS IS" without warranty of any kind, expressed or implied. The City of Urbana and CCGIS makes no warranties, guarantees, or representations as to the reliability or accuracy of the information for any purposes or that this map is without defects. This is not a 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.