



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 13, 2014

SUBJECT: Plan Case 2226-M-14, 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 2226-M-14 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 18, 2013 under Ordinance No. 2012-03-022.

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 March 6, 2014 meeting, and Plan Commission voted six ayes to zero nays to forward the request to City Council with a recommendation for approval.

Draft maps distributed to City Council are works in progress and staff will continue quality control checks and minor editorial changes until publication in March. The Official 2014 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 2014 Zoning Map.

Annexations

Four annexation petitions totaling 3.39 acres have been approved to date since the 2013 Zoning Map was adopted. These are all in the Wildberry Acres Subdivision, and the properties were converted directly from County AG-2 zoning to City AG, Agriculture District. 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 that have occurred since the last map publication:

Case No.	Petitioner / Location	Acres	Zoning	Land Use	Date Approved	Ordinance No.
2013-A-03	Hamilton / 2911 E. Anthony Dr.	0.95	AG	Single Family	01/21/2014	2013-12-106
2014-A-01	Gustafson / 3001 E. Anthony Dr.	0.723	AG	Single Family	02/17/2014	2014-02-017
2014-A-02	Lowry / 3009 E. Anthony Dr.	0.783	AG	Single Family	02/17/2014	2014-02-018
2014-A-03	Castle / 3103 E. Anthony Dr.	0.934	AG	Single Family	02/17/2014	2014-02-019

Rezoning

One rezoning plan case was approved during the past year. Following is a summary of the rezoning case:

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2210-M-13	Howard Wakeland / 906, 908, 910 W. Church St. & 701 N. Lincoln Ave.	R-2	B-2	08/19/2013	2013-08-074

Subdivisions

Three subdivision plats within the City of Urbana that were recorded during the past year are reflected on the draft zoning map, encompassing two residential parcels and four commercial parcels. Following is a summary of the subdivision plats for properties within the City:

Case No.	Subdivision Name	Number of Lots	Location	Subdivision Type	Recording Date / Document No.
2204-S-13	North Lincoln Avenue Industrial Park Subdivision No. 5	2	1000 W. Saline Ct.	Final Plat	2013R07032 – 03/26/2013
2206-S-13	Alpha & Omega Bradley Ave Subdivision	2	1501 N. Goodwin Ave.	Minor Plat	2013R07768 - 04/03/2013
2212-S-13	Replat of Lot 551 of South Ridge V Subdivision	2	1713 Lexington Dr.	Minor Plat	2013R19676 - 08/12/2013

Landmarks

Historic landmarks and districts are listed on the bottom left corner of the map. In 2013 one property was designated as a historic landmark:

- 1207 South Busey – Reed-Sutton 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. Planning staff is currently working on a Zoning Map Amendment to redraw the Boneyard Creek District to match properties within the revised floodplain. A note has been added to the Zoning Map indicating that this change will be taking place soon.

Options

The Urbana City Council has the following options in this case:

1. Approve the Official 2014 Zoning Map, as revised and updated; or
2. Deny approval of the Official 2014 Zoning Map, as revised and updated.

Recommendation

At their March 6, 2014 meeting, the Urbana Plan Commission voted six ayes to zero nays to recommend **APPROVAL** of the Official 2014 Zoning Map to the Urbana City Council.

A copy of the Draft 2014 Zoning Map is available upon request, or online at:
<http://urbanaininois.us/sites/default/files/attachments/2014-zoning-map-24x36.pdf>

ORDINANCE NO. 2014-03-030

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

(Plan Case No. 2226-M-14)

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 18, 2013 by Ordinance No. 2013-03-022; and

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

WHEREAS, on March 6, 2014 the Urbana Plan Commission considered the proposed Official 2014 Zoning Map and voted 6 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 2014 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 2014 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 6, 2014.

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 _____, 2014.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2014.

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 _____, 2014, 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 2226-M-14)" 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 _____, 2014, 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 _____, 2014.

(SEAL)

Phyllis D. Clark, City Clerk