



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

memorandum

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: March 29, 2007

SUBJECT: Plan Case 2037-M-07, 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 a new Official Zoning Map each year by to reflect annexations, zoning changes, subdivisions and any other map corrections. This requirement is also reflected in Section IV-3(B) of the Urbana Zoning Ordinance. Plan Case 2037-M-06 includes the changes to the Official Zoning Map that occurred between March 1, 2006 and March 1, 2007. It also includes correction of any map errors that were identified in this time period and non-substantive editorial changes.

The content of the draft Zoning Map reflects cases that that have been reviewed and approved by Plan Commission and City Council throughout the course of the past year. The annexation, zoning district changes, and subdivisions are already in effect.

The proposed map was reviewed at the March 22, 2007 Plan Commission meeting. The Commission voted 6-0 to forward the map to the City Council with a recommendation for approval.

The draft maps distributed to City Council are works in progress and Staff will continue quality control checks and minor editorial changes until publication on April 4, 2007.

Background & Discussion

The following is a summary of the annexations, rezonings, subdivisions, and other changes that have been incorporated into this Official Zoning Map.

Annexations

There were 6 annexation petitions approved during the past year which added approximately 20.74 acres to the City of Urbana. Zoning of land annexed into Urbana was based on either annexation agreement or the conversion table found in Section IV-5 of the Urbana Zoning Ordinance. These annexations are identified in the following table:

Case No.	Ordinance	Title / Location	Lots	Acres	Zoning	Date	Land Use
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	No.					Annexed	
2006-A-07	2006R27181	Varble Annexation 306 East Thompson	1	0.14	R4	09/27/2006	Residential
2006-A-05	2006R17559	Kenneth Johnson Annexation 2507 East Washington Street	1	1.10	R4	07/03/2006	Vacant
2006-A-04	2006R17561	Greenwood Cemetery 801 East Kerr Avenue	1	1.78	AG	07/03/2006	Cemetery
2006-A-03	2006R17558	Bruce Johnson Annexation 801 Beverly Drive	1	0.22	IN	07/03/2006	Commercial
2006-A-02	2006R17560	Grace United Methodist Farm Annexation 2004 South Philo Road	1	3.0	R4	07/03/2006	Vacant
2006-A-01	2006R29410	Somerset Phase V Subdivision Annexation Airport Road east of Landis Farm	37	14.5	R2	10/19/2006	Residential
			Total	20.74			

Rezoning

City Council approved the following six rezonings (apart from those attributed to annexation) during the period from March 1, 2006 and March 1, 2007:

Case No.	Ordinance No.	Title / Location	Rezoned From	Rezoned To	Date Approved
2024-M-06	2006-12-146	Girl Scouts Building Rezoning 1405 North Lincoln Avenue	R-5, Medium High Density Multiple Family Residential	B-3, General Business	12/11/2006
2007-M-06	2006-08-113	Urbana Free Library Rezoning 201 South Race Street and 205 West Elm Street	R-6, High Density Multiple Family Residential	B-4, Central Business	08/21/2006
2003-M-06	2006-07-104	Gateway Shoppes at Five Points West Rezoning 604 North Broadway Avenue	Conservation- Recreation- Education	B-3, General Business	07/17/2006
1998-M-06	2006-07-102	Stone Creek Commons Rezoning East of Philo Road and South of the Terminus of Boulder Drive	R-4, Medium Density Multiple Family Residential	B-3, General Business	07/17/2006
1981-M-06	2006-03-029	Opera House / Barr Rezoning 312 West Springfield Avenue	B-2, Neighborhood Business - Arterial	B-4, Central Business	03/06/2006
1959-M-05	2007-02-021	East Campus Commercial Center Phase II East side of Gregory between Oregon and Nevada Streets	R-5 and R-6	CCD, Campus Commercial District	02/05/2007

Certificates of Exemption

The following Certificates of Exemption were recorded during the past year. A Certificate of Exemption is a procedure where a lot line can be shifted without requiring a minor subdivision plat. These cases are approved by the Administrative Review Committee consisting of the City Engineer, the Director of Community Development Services, and the Secretary of the Plan Commission.

Case No.	Case Name	Location	Land Use	Recording Number and Date
2015-CE-06	Hughson/Corzine C of E	1406 East Olympian Road and 1312 East Olympian Road	Residential	2006R28157 10/06/2006
1996-CE-06	Prairie Winds Subdivision C of E	Lot 61 and Lot 62 of Prairie Winds Subdivision	Residential	2006R27014 09/26/2006

Subdivisions

Between March 1, 2006 and March 1, 2007, 19 subdivisions in the corporate limits and within the extraterritorial jurisdictional area were approved. Each is listed below by case number and subdivision name. The acreage provided is estimated.

Case #	Project Name	Location	Lots	Acres	Recording Number and Date
2029-S-06	Amber Point Phase Three Minor Subdivision	1800 Block Amber Lane	3 Residential	7.52	2007R02491 01/30/2007
2028-S-06	CTC Minor Subdivision	1700 Block of South Philo Road at the Southeast Corner of Florida Avenue	1 Residential 1 Commercial	11	2007R03674 02/16/2007
2022-S-06	Somerset Subdivision Phase 5 (Final Plat)	South of Airport Road between Route 45 and Fieldcrest Drive	36 Residential	10.86	2006R33111 12/04/2006
2018-S-06	Replat of Lot 712 and Lot 725 of Eastgate Subdivision No. 7 (Minor Plat)	Lot 712 (1906B Lydia Court) and 725 of Eastgate Subdivision No. 7	2 Residential	10.66	2006R31044 11/06/2006
2017-S-06	Whelan Subdivision (Minor Plat)	1713, 1715 and 1717 Briarcliff Drive (lot consolidation)	2 Residential	0.44	2006R31045 11/06/2006
2016-S-06	Replat of Lot 548 of South Ridge V Subdivision (Minor Plat)	1701 and 1703 Lexington Drive	2 Residential	0.22	2006R26492 09/20/2006
2014-S-06	Orchard Lane Minor Subdivision	2301 East Oaks Road (ETJ)	3 Residential	11.4	2006R33201 12/04/2006

Case #	Project Name	Location	Lots	Acres	Recording Number
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					and Date
2011-S-06	Walden Subdivision (Minor Plat)	North of intersection of Main Street and Springfield Avenue	1 Commercial	0.34	2006R24679 09/01/2006
2008-S-06	Gamble Minor Subdivision	2107 Grange Drive and 2112 South Race Street	2 Residential	1.23	2006R20447 07/27/2006
2006-S-06	Replat of Lot 546 of South Ridge V Subdivision (Minor Plat)	South side of Lexington Drive between Deer Ridge Drive and Myra Ridge Drive	2 Residential	0.22	2006R17641 07/05/2006
2003-S-06	Gateway Subdivision at Five Points West (Preliminary and Final Plats)	104 East University Avenue and 604 North Broadway Avenue	5 Residential	8.26	2006R24988 09/07/2006
2001-S-06	Water's Edge Subdivision Phase I Revision (Revised Final Plat)	2102, 2104, 2106 and 2108 Stonebrooke Court and 2204 and 2206 Pebblebrooke Lane	6 Residential	0.83	2006R20419 07/26/2006
1994-S-06	Landis Farm Subdivision No. 3 (Final Plat)	Landis Farm Road and Newport Drive	36 Residential	10	2006R29309 10/19/2006
1987-S-06	Tatman Perkins School Subdivision (Minor Plat)	1602 and 1604 North Cunningham Avenue	3 Commercial	4.02	2006R11254 05/08/2006
1985-S-06	Replat of Lot 2 of Shelby's Replat of (...etc...) the Belle Barr Survey (Minor Plat)	University and Broadway Avenues	2 Commercial	4.4	2006R17160 06/30/2006
1984-S-06	Martin's Timberview Subdivision (Minor Plat)	Oaks Road west of High Cross Road (ETJ)	5 Residential	20.03	2006R09915 04/25/2006
1982-S-06	Redfield Acres First Subdivision (Minor Plat)	Northeast corner of High Cross Road and Anthony Drive (ETJ)	3 Residential	7.23	2006R10215 04/27/2006
		Totals	108 Residential 7 Commercial	108.66 Acres	

Applications for the following subdivisions have also been filed and approved by Plan Commission and/or City Council; however they were not finalized and recorded within the time frame of this memo:

Case No.	Subdivision Name	Location
2019-S-06	Brickhouses Road Subdivision Final Plat	North side of Airport Road, 350 feet east of High Cross Road
2005-S-06	The Pines at Stone Creek Commons Subdivision Final Plat	Southeast corner of the intersection of Philo Road and Windsor Road
1990-S-06	Cobble Creek Subdivision No. 1 Final Plat	South of Amber Lane and west and south of St. Andrews Road

Options

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

- a. Approve the Official Zoning Map, as revised and updated; or
- b. Deny the Official Zoning Map, as revised and updated

Recommendation

At the March 22, 2007 meeting the Urbana Plan Commission voted 6-0 to recommend approval of the updated 2007 Official Zoning Map.

Attachment: Draft Ordinance approving Official Zoning Map
Draft City of Urbana Official 2007 Zoning Map

H:\Planning Division\001-ALL CASES(and archive in progress)\02-PLAN
Cases\2007\2037-M-07, Annual Zoning Map Update\2037-M-07, CC Memo v2.doc

ORDINANCE NO. 2007-04-033

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

(Plan Case No. 2037-M-07)

WHEREAS, the Illinois Municipal Code requires the City Council 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 City Council of the City of Urbana last approved an Official Zoning Map on April 3, 2006 by Ordinance No. 2006-04-038; and

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

WHEREAS, on March 22, 2007 the Urbana Plan Commission reviewed the proposed new Official Zoning Map and recommended approval of said map; and

WHEREAS, after due and proposed consideration, the Urbana City Council has deemed it to be in the best interest of the City of Urbana to approve the new Official 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 Zoning Map of Urbana, Illinois dated March 30, 2007 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 between March 1, 2006 and March 1, 2007.

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 City Council this ____ day of _____, 2007.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2007.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

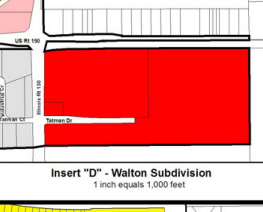
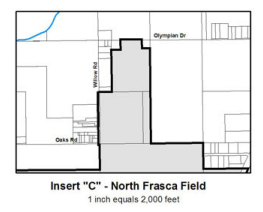
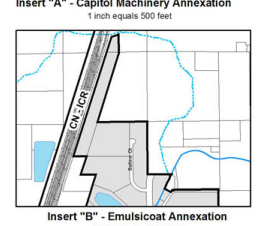
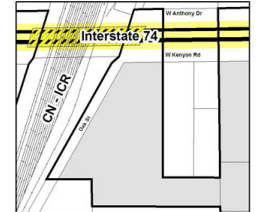
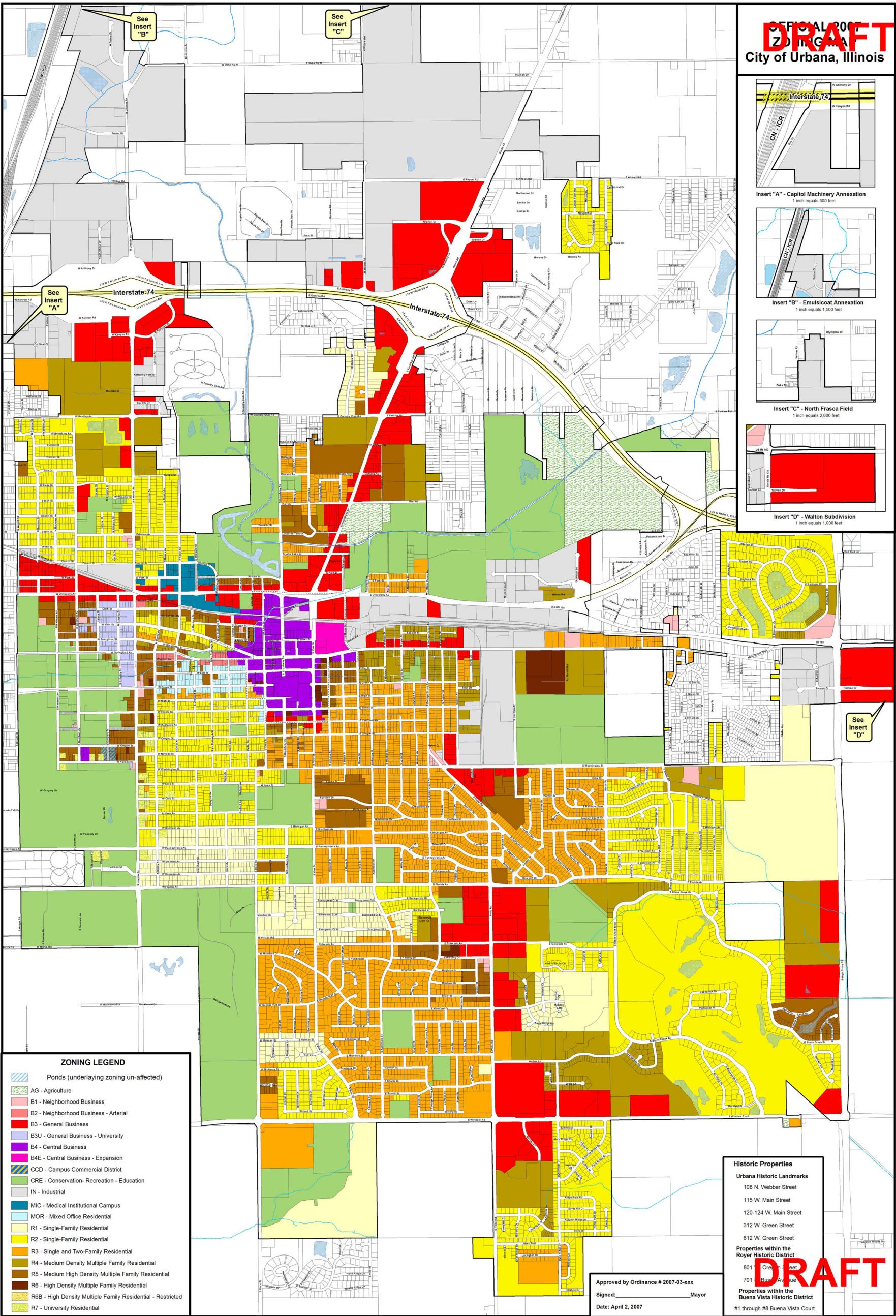
I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the ____ day of _____, 2007, 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 2037-M-07)" 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 _____, 2007, 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 _____, 2007.

(SEAL)

Phyllis D. Clark, City Clerk



ZONING LEGEND

Ponds (underlying zoning un-affected)

- AG - Agriculture
- B1 - Neighborhood Business
- B2 - Neighborhood Business - Arterial
- B3 - General Business
- B3U - General Business - University
- B4 - Central Business
- B4E - Central Business - Expansion
- CCD - Campus Commercial District
- CRE - Conservation- Recreation - Education
- IN - Industrial
- MIC - Medical Institutional Campus
- MOR - Mixed Office Residential
- R1 - Single-Family Residential
- R2 - Single-Family Residential
- R3 - Single and Two-Family Residential
- R4 - Medium Density Multiple Family Residential
- R5 - Medium High Density Multiple Family Residential
- R6 - High Density Multiple Family Residential
- R6B - High Density Multiple Family Residential - Restricted
- R7 - University Residential

Historic Properties

Urbana Historic Landmarks

- 108 N. Webber Street
- 115 W. Main Street
- 120-124 W. Main Street
- 312 W. Green Street
- 612 W. Green Street

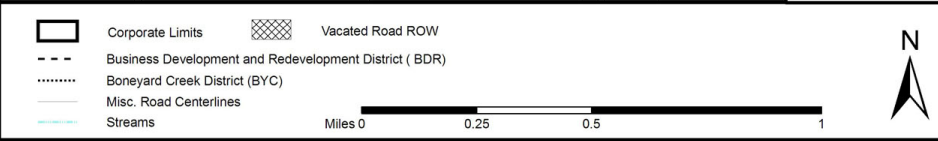
Properties within the Royer Historic District

- 801 ... Street
- 701 ... Avenue

Properties within the Buena Vista Historic District

- #1 through #6 Buena Vista Court

Approved by Ordinance # 2007-03-xxx
 Signed: _____ Mayor
 Date: April 2, 2007



DISCLAIMER:
 This data has been derived partially from the Champaign County GIS Consortium (CCGIS). This data is provided "AS IS" without warranty of any kind, expressed or implied. The City of Urbana and CCGIS make no warranties, guarantees, or representations as to the suitability or accuracy of this information for your purposes or that this map is without defects. This is not a lot or 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.
 Prepared - March - 2007 - pal

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: March 22, 2007

TIME: 7:30 P.M.

PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Jane Burris, Ben Grosser, Bernadine Stake, Marilyn Upah-Bant, James Ward, Don White

MEMBERS EXCUSED: Lew Hopkins, Michael Pollock

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services; Robert Myers, Planning Manager; Paul Lindahl, Planner I; Jeff Engstrom, Planner I; Teri Anzel, Planning Secretary

OTHERS PRESENT: Brian Adams, Martin Allen, Fidaa Araj, Carolyn Baxley, Kevin Duff, Gregor Girolami, Tony and Mary Graham, Eric Hansen, Mark Ingleert, Linda Lorenz, Ilona Matkovski, Georgia Morgan, Alice Novak, Dennis Roberts, Chris Stohr, Susan Taylor, Roger Woodbury

NOTE: The members of the Plan Commission unanimously agreed that Ben Grosser should serve as Acting Chair in the absence of Michael Pollock.

NEW BUSINESS

Plan Case No. 2037-M-07: Annual Update of the Official Zoning Map

Paul Lindahl, Planner II, gave the staff report for the proposed annual update of the Zoning Map. He summarized the changes that have been incorporated into the Official Zoning Map, which included six annexations, six rezoning requests, two certificates of exemption, and seventeen subdivisions. He reviewed the options of the Plan Commission and presented staff's recommendation, which was as follows:

Staff recommends that the Urbana Plan Commission recommend approval to the Urbana City Council of the summary of case activity and proposed map revisions for the Official 2007 Zoning Map.

Acting Chair Grosser inquired about the Country Club annexation. Mr. Lindahl explained that there is an annexation agreement for the Country Club, but a petition has not happened as of yet. Ms. Tyler added that the Country Club is marketing for pre-sales of the condominiums. Once they hit a certain level of pre-sales, they will follow through with the steps of the annexation agreement.

Ms. Upah-Bant wondered about the Brickhouses Road Subdivision which is listed in the staff memo as pending. Mr. Lindahl stated that the City Council is still discussing the case and has not yet approved or recorded. The proposed subdivision is not in the City and would not affect the zoning map.

With no further questions for staff, Acting Chair Grosser opened the case up to hear testimony from the public. There was no public input, so he closed the public input portion regarding this case.

Mr. White moved that the Plan Commission forward Plan Case No. 2037-M-07 to the City Council with a recommendation for approval. Ms. Upah-Bant seconded the motion. Roll call was as follows:

Ms. Burris	-	Yes	Mr. Grosser	-	Yes
Ms. Stake	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Ward	-	Yes	Mr. White	-	Yes

The motion was passed by unanimous vote.