



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor
FROM: Elizabeth H. Tyler, FAICP, Director *CAH*
DATE: February 11, 2010
SUBJECT: Plan Case 2123-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 2123-M-10 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 16, 2009 under Ordinance No. 2009-03-021.

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 was considered by the Plan Commission at their February 4, 2010 meeting. The Plan Commission voted six ayes and zero nays to forward the case to the City Council with a recommendation for approval with one identified change. The Plan Commission noted an error in the Urbana corporate limits. The Faith Community Church property located southwest of the intersection of Kenyon Road and Willow Road was shown as outside the corporate limits, but was annexed in 2009. This has been corrected on the enclosed draft official 2010 Zoning Map.

Draft maps distributed to the City Council are works in progress and Staff will continue quality control checks and minor editorial changes until publication in March. The Official 2010 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 2010 Zoning Map.

Annexations

Three annexation petitions were approved during the past year, adding approximately 29.11 acres to the City of Urbana. 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.
2009-A-04	City of Urbana Landscape Recycling Center (Part)	0.918 3.122 ROW	CRE	Institutional	10/19/2009	2009-10-114
2009-A-08	Champaign Asphalt Company 1102 West Saline Court	22.736 0.388 ROW	IN	Industrial	02/01/2010	2010-01-004
2010-A-01	Scott Plunk 2209 East Perkins Road	1.668 0.282 ROW	R-1	Residential	02/01/2010	2010-01-005

Rezoning

Two rezoning cases, not including those related to annexation agreements, were approved during the past year. Following is a summary of the rezonings:

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2102-M-09	Steve Happ 2003 & 2005 South Philo Road	B-1, Neighborhood Business	B-3, General Business	04/20/2009	2009-04-040
2103-M-09	Clive Follmer 2001 South Philo Road and 1401 East Harding Drive	B-1, Neighborhood Business	B-3, General Business	04/20/2009	2009-04-041

In addition to the above rezonings, there were two properties that were converted to the MIC, Medical Institutional Campus Zoning District. Section IV-2 of the Zoning Ordinance provides for the conversion of a property's zoning to MIC when the City issues a building permit for a medical related use for property in the MIC Special District established by the Zoning Ordinance. The MIC Special District is generally described as the properties within the boundaries of Lincoln Avenue, Church Street, the Conrail Railway Company right-of-way, and McCullough Street extended north to Church Street. The following is a list of properties that have been converted to the MIC Zoning District. The Carle ECHO Center has been developed on these properties.

PIN No.	Location	Converted From
91-21-08-304-020	805 West Park Street	R-2, Single-Family Residential
91-21-08-304-019	801 West Park Street	R-2, Single-Family Residential

Subdivisions

Two major subdivision plats and 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	Lots / Acres	Land Use	Recording Date / Document No.
2067-S-08	South Ridge VII Subdivision	Southwest of Lexington Drive and Myra Ridge Drive	Major	56 13.12	Residential	07/15/2009 2009R21135
2073-S-08	R. & L. McClintock Subdivision	107 West California and 603 South Broadway	Minor	2 0.49	Residential	03/02/2009 2009R05392
2085-S-08	Crystal View Townhomes First Subdivision	800 North Broadway Avenue (Former Lakeside Terrace)	Major	2 Lots 2 Outlots 9.34	Residential	03/24/2009 2009R07821
2109-S-09	Replat of Lot 543 – South Ridge V Subdivision	1601 East Lexington Drive	Minor	2 0.26	Residential	08/03/2009 2009R23238
2112-S-09	Replat of Lot 455 in Beringer Commons Subdivision No. 4	Southeast of Beringer Circle and Rutherford Drive	Minor	2 2.65	Residential	07/28/2009 2009R22589

Certificates of Exemption

During the past year five Certificates of Exemption were recorded. A Certificate of Exemption is a procedure whereby minor lot line adjustments, provided certain criteria are met, are permitted without filing 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. Following is a summary of the Certificates of Exemption:

Case No.	Case Name	Location	Land Use	Recording Date / Document No.
2094-CE-08	Urbana SD 116 – Shepard	Conveyance of two feet from 404 West Oregon Street to 406 West Oregon Street	Institutional and Residential	01/19/2010 2010R01192
2095-CE-08	Shepard – Shepard and Casey	Conveyance of four feet from 408 West Oregon Street to 407 West California Avenue	Residential	01/19/2010 2010R01193
2096-CE-08	Shepard and Casey – Urbana SD 116	Conveyance of two feet from 407 West California Avenue to 405 West California Avenue	Residential and Institutional	01/19/2010 2010R01194
2116-CE-09	Atkins – Desmond, Shafer, Sandlin and Arient	Conveyance of a 10 foot area to four adjacent properties - 2311 and 2309 Myra Ridge Drive and 1708 and 1710 Lydia Court West	Residential	12/23/2009 2009R35935
2119-CE-09	Tull – Tull	Conveyance of 22 feet from 2209 East Perkins Road to 2207 East Perkins Road	Residential	12/22/2009 2009R35816

Planned Unit Developments

One planned unit development was approved during the past year as follows:

Case No.	PUD Name	Location	Land Use	Date Approved / Ordinance No.
2105-PUD-09	Nabor House Fraternity	1002 South Lincoln Avenue and 805 West Iowa Street	Residential	05/04/2009 2009-05-045

Corrections

1201 Hill Street is shown on the 2009 Zoning Map as CRE, Conservation, Recreation, Education, and 1201 Beslin Street is shown as R-2, Single-Family Residential. Based on research of past zoning maps and plan cases, it appears that the zoning of these properties was reversed. This has been corrected on the draft 2010 Zoning Map by showing 1201 Hill Street as R-2 and 1201 Beslin Street as CRE.

Options

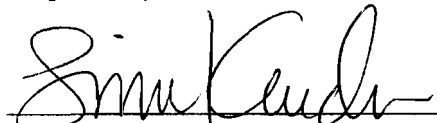
The Urbana City Council has the following options in this case:

1. Approve the Official 2010 Zoning Map, as revised and updated; or
2. Disapprove the Official 2010 Zoning Map, as revised and updated.

Recommendation

The Plan Commission, at their February 4, 2010 meeting, voted six ayes and zero nays to forward the Official 2010 Zoning Map to the Urbana City Council with a recommendation for **APPROVAL** with one identified change. The change has been made on the enclosed draft official 2010 Zoning Map. Staff concurs with this recommendation for approval.

Prepared by:



Lisa Karcher, AICP, Planner II

Attachments: Draft Ordinance Approving the Official 2010 Zoning Map
Draft Minutes of the February 4, 2010 Plan Commission Meeting
Draft City of Urbana Official 2010 Zoning Map

ORDINANCE NO. 2010-02-010

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

(Plan Case No. 2123-M-10)

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 March 16, 2009 by Ordinance No. 2009-03-021; and

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

WHEREAS, on February 4, 2010 the Urbana Plan Commission considered the proposed Official 2010 Zoning Map and voted six ayes and zero nays to forward to the Urbana City Council with a recommendation of approval of said map; and

WHEREAS, after due consideration, the Urbana City Council has deemed it necessary and to be in the best interest of the City of Urbana to approve the new Official 2010 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 2010 Zoning Map of Urbana, Illinois dated February 15, 2010 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 February 15, 2010.

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 _____, 2010.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2010.

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 _____, 2010, 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 2123-M-10)" 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 _____, 2010, 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 _____, 2010.






















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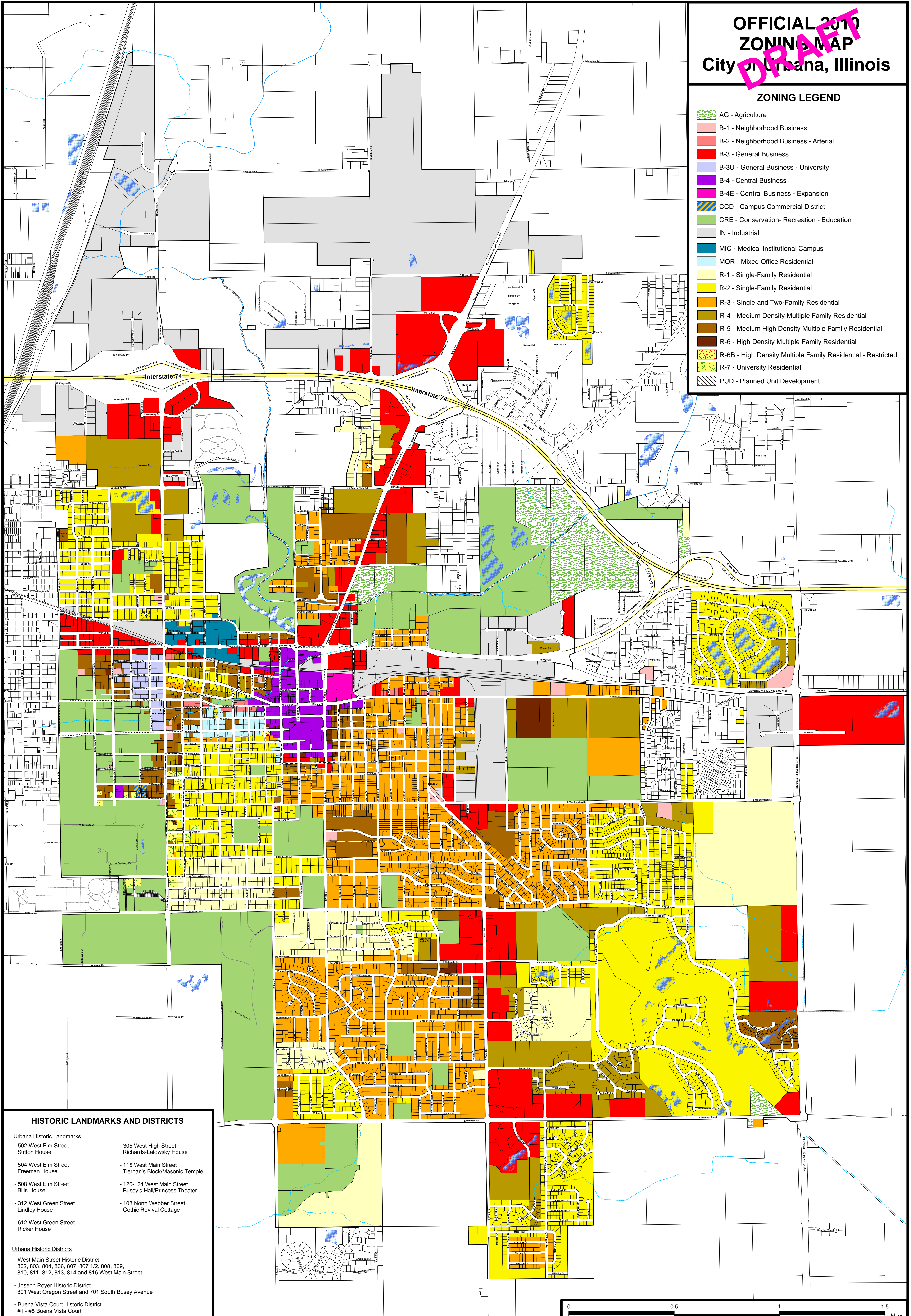
Phyllis D. Clark, City Clerk

OFFICIAL 2010 ZONING MAP

City of Urbana, Illinois









ZONING LEGEND

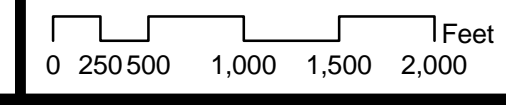
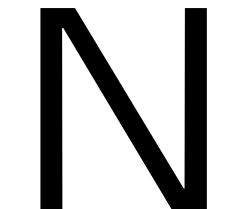
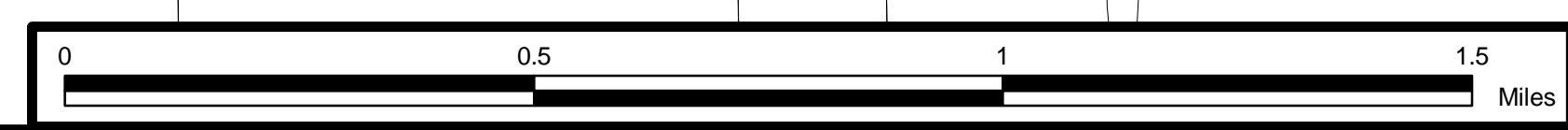
-  AG - Agriculture
-  B-1 - Neighborhood Business
-  B-2 - Neighborhood Business - Arterial
-  B-3 - General Business
-  B-3U - General Business - University
-  B-4 - Central Business
-  B-4E - Central Business - Expansion
-  CCD - Campus Commercial District
-  CRE - Conservation- Recreation - Education
-  IN - 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 - Planned Unit Development



HISTORIC LANDMARKS AND DISTRICTS

- Urbana Historic Landmarks**
- 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
 - 115 West Main Street
Tiernan's Block/Masonic Temple
 - 120-124 West Main Street
Busey's Hall/Princess Theater
 - 108 North Webber Street
Gothic Revival Cottage
- Urbana Historic Districts**
- 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 and 701 South Busey Avenue
 - Buena Vista Court Historic District
#1 - #8 Buena Vista Court

-  Corporate Limits
-  Business Development and Redevelopment District (BDR)
-  Boneyard Creek District (BYC)
-  Lincoln-Busey Corridor Design Review Overlay District
-  Misc. Road Centerlines
-  Streams
-  Vacated Road ROW
-  Ponds



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DRAFT



MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: February 4, 2010

TIME: 7:30 P.M.

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

MEMBERS PRESENT: Andrew Fell, Tyler Fitch, Ben Grosser, Lew Hopkins, Michael Pollock, Bernadine Stake

MEMBERS EXCUSED: Jane Burris, Dannie Otto, Marilyn Upah-Bant

STAFF PRESENT: Robert Myers, Planning Manager; Lisa Karcher, Planner II; Teri Andel, Planning Secretary

OTHERS PRESENT: Selwin Andrews, Susan Chavarria, Matt Cleeton, Irving Gama, Marya Ryan, Bradley Thomas

NEW BUSINESS

PLAN CASE NO. 2123-M-10: Annual Update of the Official Zoning Map

Lisa Karcher, Planner II, presented this case to the Plan Commission. She gave a brief report noting the updates to the Official Zoning Map.

Mr. Hopkins noticed that there is a parcel located just southwest of the Interstate 74/Cunningham Avenue interchange that is zoned City R-1, Single-Family Residential, but is not shown within the City limits. Ms. Karcher will correct this.

Mr. Hopkins wondered why the cemetery on North Cunningham Avenue is zoned AG, Agriculture. Ms. Karcher explained that the Zoning Ordinance only allows a cemetery as a conditional use in the AG Zoning District and in the CRE, Conservation-Recreation-Education Zoning District. This is the correct zoning for the property.

Ms. Stake noticed that there are some properties on Pennsylvania Avenue, Michigan Avenue, etc. zoned for two-family use. When did this change? Ms. Karcher replied that this area has been zoned as R-2, Single-Family Residential, for many years. This has not changed. Mr. Hopkins pointed out that it is zoned for single-family use just the same as R-1, Single-Family

Residential. Ms. Karcher noted that the R-1 and R-2 Zoning Districts are similar in nature except a duplex is allowed in the R-2 Zoning District with a conditional use permit.

Mr. Hopkins asked for clarification about duplexes being allowed by right. Ms. Karcher said that duplexes are a use allowed by right in an R-3, Single and Two-Family Residential Zoning District as long as the property can meet the minimum development regulations.

Mr. Fitch commented that he did not see the historic overlay district on Main Street shown on the map. Ms. Karcher explained that a map key lists each historic districts and landmark address at the bottom of the map.

With no further questions for City staff, Chair Pollock opened the hearing to public input. There was none. Chair Pollock closed the public input portion and opened the agenda item up for discussion and/or motion(s).

Mr. Grosser moved that the Plan Commission forward Plan Case No. 2123-M-10 to the Urbana City Council with a recommendation that they adopt the proposed map including the change as recommended by Mr. Hopkins. Ms. Stake seconded the motion. Roll call was as follows:

Chair Pollock	-	Yes	Mr. Hopkins	-	Yes
Mr. Grosser	-	Yes	Mr. Fitch	-	Yes
Mr. Fell	-	Yes	Ms. Stake	-	Yes

The motion was approved by unanimous vote. Mr. Myers noted that the proposed map does not change the zoning for any properties in the City. It only reflects what the rezoning requests that had been approved in the last year.

The Official Zoning Map is available at the City of Urbana building for sale. It is also available on the City's website.