



## 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 15, 2012

**SUBJECT:** Plan Case 2173-M-12, Annual Update of the Official Zoning Map

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### **Introduction and Background**

This is a request for the Urbana City Council to adopt an official zoning map in conformance with State and local requirements. The Illinois Municipal Code (65 ILCS 5/11-13-19) requires municipal authorities to annually publish an Official Zoning Map each year by March 31<sup>st</sup>. This is also required by the Urbana Zoning Ordinance per Section IV-3.B. Plan Case 2173-M-12 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 28, 2011 under Ordinance No. 2011-03-011.

The proposed 2012 Official Zoning Map reflects all zoning amendments reviewed and approved by the Plan Commission and City Council since adoption of the 2011 map, as well as annexations, subdivisions, historic landmarks, and 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 reviewed by the Plan Commission at their March 8, 2012 meeting. The Plan Commission voted six ayes to zero nays to forward the case to City Council with a recommendation for approval.

### **Discussion**

The following is a summary of the cases and other changes that have been incorporated into the attached draft official 2012 Zoning Map.

#### **Annexations**

Ten annexation petitions for 22 parcels were approved during the past year, adding approximately 6.32 acres to the City of Urbana. About half of the land brought into the City was part of the Scottswood Subdivision, a portion of which was annexed after it became wholly surrounded by the City. Also, five more parcels from the Somerset subdivision were annexed in 2011. Three parcels remain to be annexed in Somerset. 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.
2011-A-10	Christman 2702 Somerset Dr	0.33	R-1	Residential	02/20/2012	2012-02-012
2011-A-09	Bower 2710 Somerset Dr	0.39	R-1	Residential	11/28/2011	2011-11-123
2011-A-08	Flessner 2409 Brownfield Rd	0.23	R-1	Residential	09/19/2011	2011-09-110
2011-A-07	McDade 2509 Somerset Dr	0.25	R-1	Residential	08/01/2011	2011-07-095
2011-A-06	Anindo 2602 Somerset Dr	0.28	R-1	Residential	07/18/2011	2011-07-081
2011-A-05	Kissaw 2110 Barnes	0.46	R-3	Residential	06/20/2011	2011-06-055
2011-A-04	Pathfinder Group 2704 N. Cunningham Ave	0.79	B-3	Commercial	06/20/2011	2011-06-051
2011-A-03	Wolgemuth 2408 Barnes	0.30	R-3	Residential	06/20/2011	2011-06-045
2011-A-02	Wiese 2410 Somerset Dr	0.28	R-1	Residential	06/06/2011	2011-06-044
2011-A-01	City of Urbana Scottswood Subdivision	3.01	R-2	Residential	06/20/2011	2011-06-050

### Rezoning

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

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2139-M-11	Soccer Planet Willow Rd	IN	B-3	04/18-2011	2011-04-025
2146-M-11	Verdant Prairies 704 E. Windsor Rd	CRE	R-3	06/20/2011	2011-06-056
2153-M-11	Krannert View 1105-1107 W Oregon, 1108 W Nevada	R-5	CCD	11/07/2011	2011-11-119
2157-M-11	Housing Authority Dunbar Court	R-1	R-5	11/28/2011	2011-11-125
2164-M-11	Zoning Administrator 208 W Griggs	B-3	B-4	02/06/2012	2012-02-010
2166-M-11	A & R Corporate Park 1802 N Lincoln	IN	B-3	02/06/2012	2012-02-009

### Subdivisions

Five 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 for properties within the City:

Case No.	Subdivision Name	Location	Subdivision Type	Recording Date / Document No.
2161-S-11	Eastland Suites Sub.	1905 Kenyon Rd	Minor	2012R00540 - 01/06/2012
2151-S-11	Replat of Lots G169, G170 & G171 of Stone Creek Subdivision No. 1	Lots G169, G170 and G171 in Stone Creek Subdivision	Minor	2011R19809 - 09/28/2011
2149-S-11	Replat of Lot 104 of Gateway Subdivision	505 North Cunningham Avenue	Minor	2011R19484 - 09/23/2011
2144-S-11	Tatman's Perkin's School Subdivision	806 and 810 East Perkins Road	Minor	2011R12589 - 06/27/2011
2140-S-11	Soccer Planet Subdivision	East side of Willow Road between O'Brien Drive and East Anthony Drive	Minor	2011R08386 - 04/27/2011

### Landmarks

Historic landmarks and districts are listed on the bottom left corner of the map. In 2011 three properties were designated as historic landmarks:

- 104 N Central Ave – Eli Halberstadt House
- 404 W Illinois St – Ezekiel Boyden Home
- 604 W Pennsylvania Ave – Colvin House

### Options

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

1. Approve the Official 2012 Zoning Map, as revised and updated; or
2. Deny approval of the Official 2012 Zoning Map.

### Recommendation

At their March 8, 2012 meeting, the Urbana Plan Commission unanimously recommended **APPROVAL** of the Official 2012 Zoning Map. City staff likewise recommends approval.

Prepared by:

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Jeff Engstrom, AICP, Planner II

*Note: If you did not receive a copy of the Draft 2012 Zoning Map, copies are available upon request. Once approved official copies will be distributed.*

ORDINANCE NO. 2012-03-026

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

(Plan Case No. 2173-M-12)

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 28, 2011 by Ordinance No. 2011-03-011; and

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

WHEREAS, on March 8, 2012 the Urbana Plan Commission considered the proposed Official 2011 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 2012 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 2012 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 19, 2012.

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 \_\_\_\_\_, 2012.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
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 \_\_\_\_\_, 2012, 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 2173-M-11)" 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 \_\_\_\_\_, 2012, 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 \_\_\_\_\_, 2012.

(SEAL)

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

**MINUTES OF A REGULAR MEETING**

**URBANA PLAN COMMISSION**

**DRAFT**

**DATE:** March 8, 2012

**TIME:** 7:30 P.M.

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

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**MEMBERS PRESENT:** Carey Hawkins Ash, Andrew Fell, Tyler Fitch, Michael Pollock, Bernadine Stake, Mary Tompkins, Marilyn Upah-Bant

**MEMBERS EXCUSED:** Lew Hopkins, Dannie Otto

**STAFF PRESENT:** Robert Myers, Planning Manager; Jeff Engstrom, Planner II; Teri Andel, Planning Secretary

**OTHERS PRESENT:** Linda Bauer, Elaine Bottomley, Bryan Bradshaw, Caitlin Case, Rachel Cook, Alexandra Cuervas, Andrew Graumlich, HyeYeoun Ji, Darrel King, Dave Monk, Marco Munllo, Gary Olsen, Ethan Tabakin, Susan Taylor, Sarah Turubaugh

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**NEW BUSINESS**

**Plan Case No. 2173-M-12: 2012 Official Zoning Map**

Jeff Engstrom, Planner II, presented this case to the Plan Commission. By state and local requirement, the City Council must approve an official zoning map before April 1 of each year. He briefly reviewed the cases that were approved during 2011 that created changes to the Zoning Map. He reviewed the options of the Plan Commission and presented staff's recommendation.

With no questions from the Plan Commission members for City staff, Chair Pollock opened the case up for public comment. There was none, so Chair Pollock closed public input and opened the meeting to Plan Commission discussion and/or motion(s).

Ms. Upah-Bant moved that the Plan Commission forward Plan Case no. 2173-M-12 to the City Council with a recommendation for approval. Ms. Tompkins seconded the motion. Roll call was as follows:

Mr. Fitch	-	Yes	Mr. Pollock	-	Yes
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March 8, 2012

Ms. Stake	-	Yes	Ms. Tompkins	-	Yes
Ms. Upah-Bant	-	Yes	Mr. Ash	-	Yes
Mr. Fell	-	Yes			

The motion passed by unanimous vote. Mr. Myers noted that this case will be forwarded to the Urbana City Council on March 19, 2012.

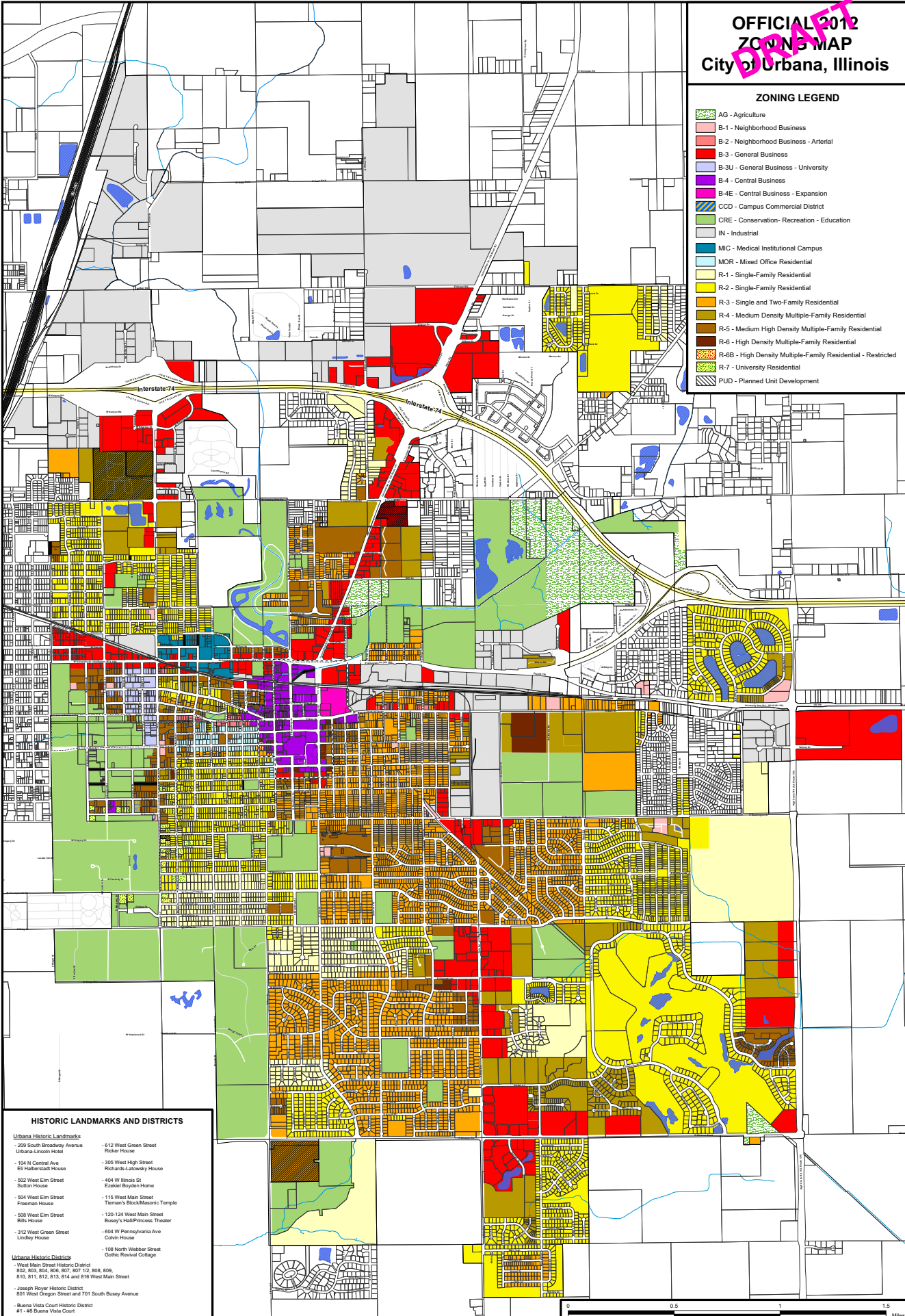


# OFFICIAL 2012 ZONING MAP

## 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**
- 209 South Broadway Avenue  
Urbana-Lincoln Hotel
  - 104 N Central Ave.  
Eli Haberland House
  - 502 West Elm Street  
Sutton House
  - 504 West Elm Street  
Freeman House
  - 506 West Elm Street  
Bills House
  - 312 West Green Street  
Lindley House
  - 612 West Green Street  
Ricker House
  - 305 West High Street  
Richards-Latovsky House
  - 404 W Illinois St.  
Ezekiel Boyden Home
  - 115 West Main Street  
Turner's Block/Masonic Temple
  - 120-124 West Main Street  
Bussey's Hall/Princess Theater
  - 604 W Pennsylvania Ave  
Coblin House
  - 108 North Washburn 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 Bussey Avenue
  - Buena Vista Court Historic District  
#1 - #8 Buena Vista Court

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

Approved March XX, 2012  
City of Urbana Council  
City of Urbana  
Date: March XX, 2012

**NORTH**

0 500 1,000 1,500 2,000 Feet

**DISCLAIMER:**  
This data has been derived partially from coverages provided by 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 warranty, guarantee, or representation as to the suitability or accuracy of the information for your purposes or for the suitability or accuracy of the information for your purposes or for the suitability or accuracy of the information for your purposes. This data is not a partial boundary map. Zoning may not be co-existent with lot or parcel lines. Please contact the City of Urbana Department of Community Development with any questions.

**COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**