



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Diane Wolfe Marlin and City Council
FROM: John A. Schneider, Manager, Community Development Services Department
DATE: March 15, 2018
SUBJECT: **An Ordinance Approving and Causing Publication of the Official Zoning Map of the City of Urbana, Illinois (Plan Case No. 2330-M-18)**

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. Republication is also required by the Urbana Zoning Ordinance per Section IV-3.B. Plan Case 2330-M-18 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 20, 2017, under Ordinance No. 2017-03-015.

The proposed changes to the Official Zoning Map include rezoning cases that were reviewed by the Urbana Plan Commission and approved by the City Council throughout the course of the past year, as well as any map errors or adjustments 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 draft map is a work in progress, and staff will continue quality control checks and may make minor editorial changes before publication. The Official 2018 Zoning Map will be posted to the City website and distributed to the City Council after its adoption.

At their March 8, 2018, meeting, the Urbana Plan Commission heard the case for annually updating the Official Zoning Map. The Council moved to forward the case to City Council with a recommendation of approval with a vote of seven ayes and zero nays.

Discussion

The following is a summary of the cases and other changes that have been incorporated into the attached draft official 2018 Zoning Map.

Annexations

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ord.No.
2297-M-16, 2017-A-01	Urbana-Champaign Sanitary District/2912 East Main Street	County R-2	City IN-1	03/20/2017	2017-03-013
2306-M-17, 2017-A-02	David Borchers/801 North Smith Road	County AG-2	City IN-1	08/21/2017	2017-07-039

Rezoning

Case No.	Location	Rezoned From	Rezoned To	Date Approved	Ord. No.
2297-M-16	2912 East Main Street	County R-2	City IN-1	03/20/2017	2017-03-013
2307-M-17	801 North Smith Road	County AG-2	City IN-1	08/21/2017	2017-07-039
2312-M-17	1303 Cunningham Avenue	R-4	B-3	10/02/2017	2017-10-057
2325-M-17	1102 North Broadway Avenue	CRE	R-3	02/06/2018	2018-02-007
2338-M-18	601 North Lincoln Avenue	IN-1	R-4	03/05/2018	2018-03-018
2338-M-18	701 North Lincoln Avenue	B-2	R-4	03/05/2018	2018-03-018
2338-M-18	703 North Lincoln Avenue	R-2	R-4	03/05/2018	2018-03-018
2338-M-18	705 North Lincoln Avenue	B-2	R-4	03/05/2018	2018-03-018
2338-M-18	707 North Lincoln Avenue	R-2	R-4	03/05/2018	2018-03-018
2338-M-18	906 West Church Street	B-2	R-4	03/05/2018	2018-03-018
2338-M-18	908 West Church Street	B-2	R-4	03/05/2018	2018-03-018
2338-M-18	910 West Church Street	B-2	R-4	03/05/2018	2018-03-018
2338-M-18	903 West Hill Street	R-2	R-4	03/05/2018	2018-03-018
2338-M-18	905 West Hill Street	R-2	R-4	03/05/2018	2018-03-018
2338-M-18	907 West Hill Street	R-2	R-4	03/05/2018	2018-03-018
2338-M-18	909 West Hill Street	R-2	R-4	03/05/2018	2018-03-018
2329-M-18	202 West Green Street	R-6	B-4	03/05/2018	2018-03-019
2329-M-18	206 West Green Street	R-6	B-4	03/05/2018	2018-03-019
2329-M-18	212 West Green Street	B-2	B-4	03/05/2018	2018-03-019
2329-M-18	302 North Broadway Avenue	IN-1	B-4	03/05/2018	2018-03-019

Subdivisions

Case No.	Subdivision Name	# of Lots	Location	Subdivision Type	Document No. / Date
2303-S-17*	Barnhart First Subdivision	4	1413 East Old Church Road	Minor Plat	2017R10396 – 06/13/2017
2305-S-17	O'Reilly Resubdivision	2	1806-8 South Philo Road	Minor Plat	2017R04913 – 03/23/2017
2306-S-17	Eastern Illinois Foodbank Subdivision	3	2405 North Shore Drive	Minor Plat	2017R12386 – 07/10/2017
2308-S-17*	Replat of Lots 6,7, and 8 of Hartle Second Subdivision	3	106 and 110 South Glover Street	Minor Plat	2017R17021 – 09-07/2017
2309-S-17*	Replat of Lot 102 of Jesse Prather Estate Subdivision	2	2605 South Cottonwood Road	Minor Plat	2018R02774 – 02/27/2017
2310-S-17	Reichard Subdivision	1	2835 East Stonegate Boulevard	Minor Plat	2017R17026 – 09/07/2017
2311-S-17	CCH Commercial Subdivision	2	1303 North Cunningham Avenue	Minor Plat	2017R18512 – 09/28/2017
2315-S-17	Oak Tree Subdivision	2	306 Church Street	Minor Plat	2017R21111 – 11/07/2017
2316-CE-17	Riggs-Wendling East	2	1901 South High Cross Road	Certificate of Exemption	2017R22380 – 12/01/2017
2317-CE-17	Riggs-Wendling West	2	1901 South High Cross Road	Certificate of Exemption	2017R22381 – 12/01/2017
2319-S-17	Lot 2 in Carter's First Subdivision	1	407 North Maple Road	Stormwater Detention Waiver	Ordinance No. 2017-10-062 – 10/16/17

Cases marked with an asterisk (*) are located outside of City limits and do not affect the official zoning map.

Planned Unit Developments

Case No.	Petitioner / Location	Zoning District	Date Approved	Ord. No.
2314-PUD-17	Pierre Moulin/1404 South Lincoln Avenue	R-7	10/16/2017	2017-10-061

Overlay Districts

There was one overlay district created for the Southeast Urbana neighborhood.

Case No.	District	Ord. No.
2302-T-17	Southeast Urbana Overlay District	2017-06-032

Vacated Right-of-Way

There were no vacations of any public right-of-way in the City in 2017.

Landmarks and Historic Districts

There were no historic landmark designations in 2017.

Options

The City Council has the following options in this case:

1. Vote to approve the Official 2018 Zoning Map, as revised and updated, or
2. Vote to approve the Official 2018 Zoning Map, as revised and updated, with changes; or
3. Vote not to approve the Official 2018 Zoning Map, as revised and updated.

Recommendation

At their March 11, 2018, meeting, the Urbana Plan Commission recommended **approval** of the 2018 Official Zoning Map with a vote of seven ayes and zero nays. Staff concurs with this recommendation.

A copy of the Draft 2018 Official Zoning Map is available upon request, or online at:

<https://www.urbanainillinois.us/node/7076>

Attachments

Exhibit A: DRAFT Plan Commission Minutes from March 8, 2018, Meeting

Prepared by:



Christopher Marx, AICP
Planner I

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: March 8, 2018

TIME: 7:00 P.M.

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

MEMBERS PRESENT: Barry Ackerson, Jane Billman, Andrew Fell, Tyler Fitch, Lew Hopkins, David Trail, Chenxi Yu

MEMBERS EXCUSED: Nancy Esarey Ouedraogo, Daniel Turner

STAFF PRESENT: Lorrie Pearson, Planning Manager; Christopher Marx, Planner I, Teri Andel, Planning Administrative Assistant II

NEW BUSINESS

Plan Case No. 2330-M-18 – Annual Review of the Official Zoning Map

Chair Fitch opened this item on the agenda.

Christopher Marx, Planner I, presented the staff report for this case to the Plan Commission. He reviewed the changes made to the Official Zoning Map since the last update in March of 2017. He read the options of the Plan Commission and presented City staff's recommendation for approval.

Chair Fitch asked if any members of the Plan Commission had questions for City staff.

Mr. Hopkins asked for clarification on the vacation along Green Street. Mr. Marx stated that it was for a north-south alley right-of-way between East Green Street and East High Street.

Mr. Hopkins mentioned that there were typos in the chart of rezonings.

With no further questions for City staff and no audience to provide public input, Chair Fitch opened the case for Plan Commission discussion and/or motion(s).

Mr. Ackerson moved that the Plan Commission forward Plan Case No. 2330-M-18 to the City Council with a recommendation for approval. Mr. Fell seconded the motion.

Roll call on the motion was as follows:

Ms. Billman	-	Yes	Mr. Fell	-	Yes
Mr. Fitch	-	Yes	Mr. Hopkins	-	Yes
Mr. Trail	-	Yes	Ms. Yu	-	Yes
Mr. Ackerson	-	Yes			

The motion was approved by unanimous vote. Mr. Marx noted that this case would be forwarded to City Council on March 19, 2018.

ORDINANCE NO. 2018-03-023

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

(Plan Case 2330-M-18)

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 20, 2017 by Ordinance No. 2017-03-015; and

WHEREAS, on March 8, 2018 the Urbana Plan Commission considered the proposed Official 2018 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 2018 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 2018 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, 2018.

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.

This Ordinance is hereby passed by the affirmative vote, the “ayes” and “nays” being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this _____ day of _____, _____.

AYES:

NAYS:

ABSTAINS:

Charles A. Smyth, City Clerk

APPROVED BY THE MAYOR this _____ day of _____, _____.

Diane Wolfe Marlin, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Charles A. Smyth, 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 _____, _____, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled: _____ 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 _____, _____, 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 _____, _____.

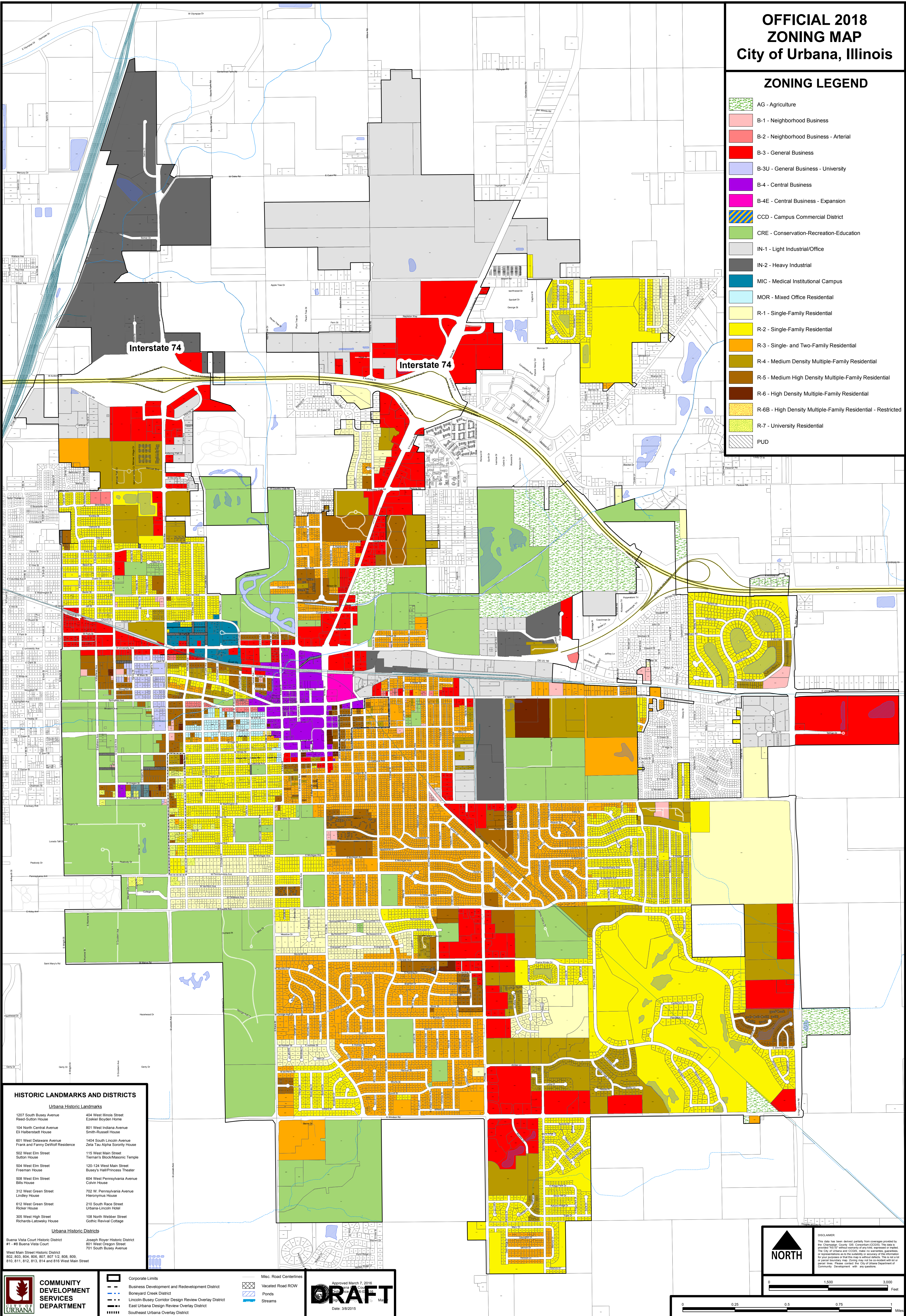
(SEAL)

Charles A. Smyth, City Clerk

OFFICIAL 2018 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 Busby Avenue Reed-Sutton House	404 West Illinois Street Ezekiel Boyden Home
104 North Central Avenue Ed Halberstadt House	801 West Indiana Avenue Smith-Russell House
801 West Delaware Avenue Frank and Fanny DeWolf Residence	1404 South Lincoln Avenue Zeta Tau Alpha Sorority House
502 West Elm Street Sutton House	115 West Main Street Tieman's Block/Masonic Temple
504 West Elm Street Freeman House	120-124 West Main Street Busby's Hall/Princess Theater
508 West Elm Street Bills House	804 West Pennsylvania Avenue Cokern House
312 West Green Street Lindley House	702 W. Pennsylvania Avenue Hieronymus House
612 West Green Street Ricker House	210 South Race Street Urbana-Lincoln Hotel
305 West High Street Richards-Lawley House	108 North Webber Street Gothic Revival Cottage

Urbana Historic Districts	
Buena Vista Court Historic District #1 - 48 Buena Vista Court	Joseph Royer Historic District 801 West Oregon Street 701 South Busby Avenue
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	

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

Approved March 7, 2016

 Date: 3/8/2015

NORTH

0 1,500 3,000
Feet

0 0.25 0.5 0.75 1
Miles

DISCLAIMER
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