



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

Planning Division

**m e m o r a n d u m**

**TO:** The Urbana Plan Commission  
**FROM:** Lily Wilcock, Planner I  
**DATE:** March 1, 2019  
**SUBJECT:** **Plan Case 2372-M-19:** Annual Update of the Official Zoning Map

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**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 31<sup>st</sup>. This is also required by the Urbana Zoning Ordinance per Section IV-3.B. Plan Case 2372-M-19 includes all changes through February 2019 since the adoption of the current Official Zoning Map by the Urbana City Council on March 20, 2018, under Ordinance No. 2018-03-023.

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 Plan Commission’s recommendation will be forwarded to City Council for its consideration at their March 18, 2019, meeting.

Draft maps, distributed to Plan Commission and City Council, are works in progress, and staff will continue quality control checks and may make minor editorial changes before publication. The Official 2019 Zoning Map will be posted to the City website and 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 draft official 2019 Zoning Map.

**Annexations**

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ord.No.
2306-M-17, 2017-A-02	Union Gardens / East of Oak Street, North of Bradley Ave	County IN-2	City R-4	09/21/2018	2018-09-060

## Rezoning

Case No.	Location	Rezoned From	Rezoned To	Date Approved	Ord. No.
2329-M-18	202 West Green Street	R-6	B-4	3/05/2018	2018-03-019
2329-M-18	206 West Green Street	R-6	B-4	3/05/2018	2018-03-019
2329-M-18	212 West Green Street	B-2	B-4	3/05/2018	2018-03-019
2329-M-18	302 North Broadway Avenue	IN-1	B-4	3/05/2018	2018-03-019
2333-M-18	500 Art Bartell Road	CRE	R-4	05/21/2018	2018-02-013
2348-M-18	North of Bradley and West of Lincoln Avenue	R-3	R-4	10/15/2018	2018-09-059
2352-M-18	206 South Cedar Street	R-6	B-4	11/19/2018	2018-11-078
2353-M-18	413 North Race Street	B-3	B-4	11/05/2018	2018-11-074
2353-M-18	411 North Race Street	R-2	R-4	11/05/2018	2018-11-074
2353-M-18	409 North Race Street	R-2	R-4	11/05/2018	2018-11-074
2353-M-18	408 North Lake Street	R-2	R-4	11/05/2018	2018-11-074
2353-M-18	407 North Race Street	R-2	R-4	11/05/2018	2018-11-074
2353-M-18	405 North Race Street	R-6	B-4	11/05/2018	2018-11-074
2353-M-18	403 North Race Street	R-6	B-4	11/05/2018	2018-11-074
2353-M-18	203 West University Avenue	B-2	B-4	11/05/2018	2018-11-074
2353-M-18	205 West University Avenue	IN-1	B-4	11/05/2018	2018-11-074
2354-M-18	502 South Broadway Avenue	R-6	B-4	1/22/2019	2019-01-009
2354-M-18	503 South Broadway Avenue	R-6	B-4	1/22/2019	2019-01-009
2355-M-18	406 North Lake Street	B-3	B-4	11/05/2018	2018-11-075
2357-M-18	307 South Busey Avenue	R-4	R-5	12/17/2018	2018-12-084
2357-M-18	401 South Busey Avenue	R-4	R-5	12/17/2018	2018-12-084
2357-M-18	403 South Busey Avenue / 802 West Illinois Street	R-4	R-5	12/17/2018	2018-12-084
2360-M-18	802 West Clark Street	R-4	B-3	2/25/2019	2019-02-015
2360-M-18	804 West Clark Street	R-4	B-3	2/25/2019	2019-02-015
2360-M-18	806 West Clark Street	R-4	B-3	2/25/2019	2019-02-015
2360-M-18	808 West Clark Street	R-4	B-3	2/25/2019	2019-02-015
2360-M-18	810 West Clark Street	B-2	B-3	2/25/2019	2019-02-015
2360-M-18	812 West Clark Street	B-2	B-3	2/25/2019	2019-02-015
2360-M-18	814 West Clark Street	B-2	B-3	2/25/2019	2019-02-015
2360-M-18	816 West Clark Street	B-2	B-3	2/25/2019	2019-02-015
2360-M-18	406 North Lincoln Avenue	B-2	B-3	2/25/2019	2019-02-015

## Subdivisions

Case No.	Subdivision Name	# of Lots	Location	Subdivision Type	Document No. / Date
2327-S-18*	Willms Subdivision	2	2708 East Airport Road	Minor Subdivision	2018R07844 – 05/17/2018
2334-S-18	Champaign County Nursing Home Subdivision	2	500 Art Bartell Road	Minor Plat	2018R12996 (Plat), 2018R13000 (West Sidewalk Covenant) and 2018R13001 (East Sidewalk Covenant)
2342-S-18	Retreat at Urbana Subdivision	12	601 North Lincoln Avenue	Minor Plat	2018R13820 – 08/09/2018
2344-S-18	Replat of Lot 534 of South Ridge V Subdivision	2	1714 and 1716 East Lexington Drive	Minor Plat	2018R12863 – 07/26/2018
2345-S-18*	DeHaven 3 <sup>rd</sup> Subdivision	1	1906 North Brownfield Road	Minor Plat	2018R18894 – 11/02/2018
2350-S-18	Replat of Lot 1 HAL Communications	2	1201 Kenyon Road	Minor Plat	2018R19812 – 11/16/2018
2351-S-18	Altofer Cat Minor Subdivision	2	1519 North Oak Street	Minor Plat	2018R18207 – 10/22/2018
2364-S-18	Union Gardens	5	North of Bradley Avenue and West of Lincoln Avenue	Major Plat	Ordinance No. 2019-02-013 – 02/04/19
2366-S-18	Emergo Second Replat	2	1901 S High Cross Road	Minor Plat	To be finished by 3/18/2019

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

## Vacated Right-of-Way

Approved right-of-way vacations from 2018 and March 1, 2019, are included in the Official 2019 Zoning Map.

Location	R.O.W. Type	Date Approved	Ord. No.
East-west alley on the of Busey Avenue, Church Street, Coler Avenue, and Park Street	Alley	04/30/1977	7677-99
Church Street west of Lincoln Avenue	Street	03/26/2018	2018-03-021
East-west alley between Lynn Street and Cottage Grove Avenue on the block between Water Street and Norfolk Southern Railroad	Alley	03/26/2018	2018-03-020
North-south alley between Green Street and High Street on the block between Urbana Avenue and Maple Street	Alley	05/18/2018	2018-05-038
East-west alley between Popular Street and Lot 1 in Habitat Replat A or Lot 2 of Widick's First Subdivision	Alley	06/18/2018	2018-05-037

Church Alley (north-south alley) between Elm Street and Green Street on the block between Race Street and Cedar Street	Alley	01/22/2019	2019-01-022
Park Street between McCullough Street and Orchard Street	Street	02/04/2019	2019-01-012
Orchard Street between Church and University Avenue	Street	02/04/2019	2019-01-012

## Options

The Urbana Plan Commission has the following options in this case:

1. Recommend approval of the Official 2019 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Recommend denial of the Official 2019 Zoning Map, as revised and updated, to the Urbana City Council.

## Recommendation

Staff recommends that the Urbana Plan Commission recommend **APPROVAL** of the Official 2019 Zoning Map to the Urbana City Council.

*A copy of the draft 2019 Official Zoning Map is available upon request, or online at:*

<https://www.urbanaininois.us/node/7768>

Prepared by:



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