



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Jeff Engstrom, AICP, Planner II

DATE: February 28, 2014

SUBJECT: Plan Case 2226-M-14, 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 2226-M-14 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 18, 2013 under Ordinance No. 2012-03-022.

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. Included in this memorandum is a listing of relevant cases and items that affect the Official Zoning Map. The annual update to the Official Zoning Map will be considered by the Plan Commission at their March 6, 2014 meeting. The Plan Commission's recommendation will be forwarded to City Council for its consideration at their March 17, 2013 meeting.

Draft maps distributed to Plan Commission and City Council are works in progress and Staff will continue quality control checks and minor editorial changes until publication in March. The Official 2014 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 2014 Zoning Map.

Annexations

Four annexation petitions totaling 3.39 acres have been approved to date since the 2013 Zoning Map was adopted. These are all in the Wildberry Acres Subdivision, and were converted directly from County AG-2 zoning to City AG, Agriculture District. 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.
2013-A-03	Hamilton / 2911 E. Anthony Dr.	0.95	AG	Single Family	01/21/2014	2013-12-106
2014-A-01	Gustafson / 3001 E. Anthony Dr.	0.723	AG	Single Family	02/17/2014	2014-02-017
2014-A-02	Lowry / 3009 E. Anthony Dr.	0.783	AG	Single Family	02/17/2014	2014-02-018
2014-A-03	Castle / 3103 E. Anthony Dr.	0.934	AG	Single Family	02/17/2014	2014-02-019

Rezoning

One rezoning plan case was approved during the past year. Following is a summary of the rezoning case:

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2210-M-13	Howard Wakeland / 906, 908, 910 W. Church St. & 701 N. Lincoln Ave.	R-2	B-2	08/19/2013	2013-08-074

Subdivisions

Three subdivision plats within the City of Urbana that were recorded during the past year are reflected on the draft zoning map, encompassing two residential parcels and four commercial parcels. Following is a summary of the subdivision plats for properties within the City:

Case No.	Subdivision Name	Number of Lots	Location	Subdivision Type	Recording Date / Document No.
2204-S-13	North Lincoln Avenue Industrial Park Subdivision No. 5	2	1000 W. Saline Ct.	Final Plat	2013R07032 – 03/26/2013
2206-S-13	Alpha & Omega Bradley Ave Subdivision	2	1501 N. Goodwin Ave.	Minor Plat	2013R07768 - 04/03/2013
2212-S-13	Replat of Lot 551 of South Ridge V Subdivision	2	1713 Lexington Dr.	Minor Plat	2013R19676 - 08/12/2013

Landmarks

Historic landmarks and districts are listed on the bottom left corner of the map. In 2013 one property was designated as a historic landmark:

- 1207 South Busey – Reed-Sutton House

Boneyard Creek District

In 2013, the Federal Emergency Management Agency adopted new flood zone maps for Champaign County. These maps show the extent of the 100-year floodplain along the Boneyard Creek and Saline Ditch. Planning staff is currently working on a Zoning Map Amendment to redraw the Boneyard Creek District to match properties within the revised floodplain. A note has been added to the Zoning

Map indicating that this change will be taking place soon.

Options

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

1. Recommend approval of the Official 2014 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Recommend disapproval of the Official 2014 Zoning Map, as revised and updated, to the Urbana City Council.

Staff Recommendation

Staff recommends that the Urbana Plan Commission recommend **APPROVAL** of the Official 2014 Zoning Map to the Urbana City Council.

A copy of the Draft 2014 Zoning Map is available upon request, or online at:
<http://urbanaininois.us/sites/default/files/attachments/2014-zoning-map-24x36.pdf>

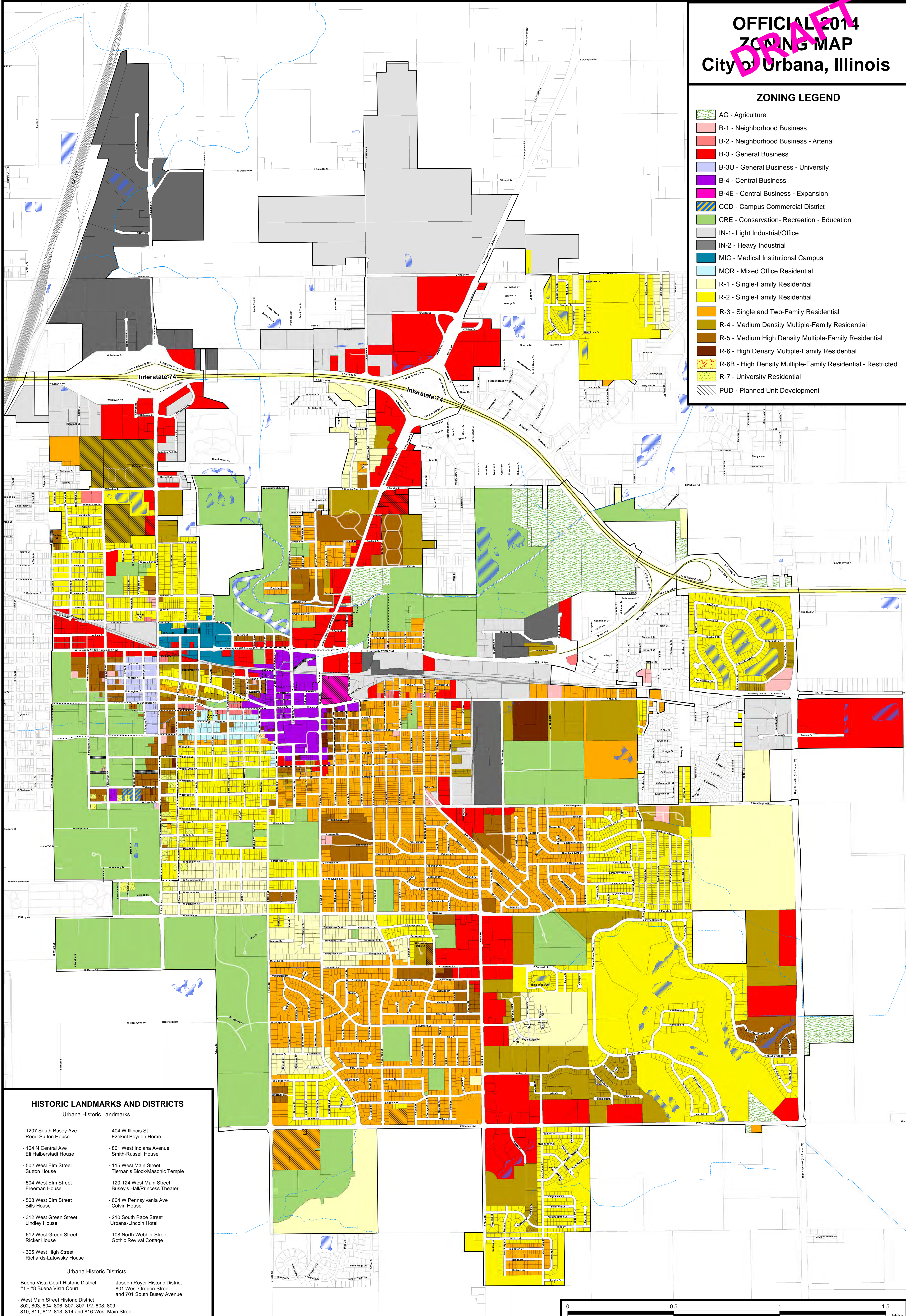
OFFICIAL 2014 ZONING MAP

City of Urbana, Illinois

DRAFT

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 - Planned Unit Development



HISTORIC LANDMARKS AND DISTRICTS

Urbana Historic Landmarks

- 1207 South Bussey Ave
Reed-Sutton House
- 104 N Central Ave
Eli Halberstadt House
- 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
- 404 W Illinois St
Ezekiel Boyden Home
- 801 West Indiana Avenue
Smith-Russell House
- 115 West Main Street
Tiernan's Block/Masonic Temple
- 120-124 West Main Street
Bussey's Hall/Princess Theater
- 604 W Pennsylvania Ave
Colvin House
- 210 South Race Street
Urbana-Lincoln Hotel
- 108 North Webster Street
Gothic Revival Cottage

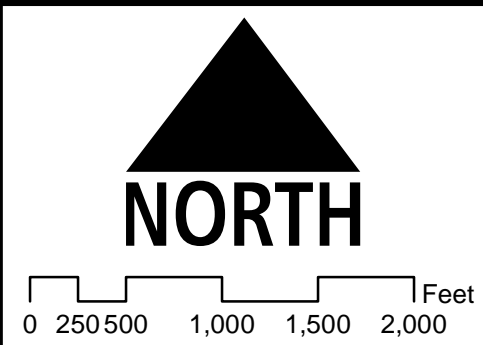
Urbana Historic Districts

- Buena Vista Court Historic District
#1 - #8 Buena Vista Court
- 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

- Corporate Limits
- Business Development and Redevelopment District (BDR)
- Boneyard Creek District (BYC) *To be updated per revised FEMA maps*
- Lincoln-Busey Corridor Design Review Overlay District
- East Urbana Design Review Overlay District
- Misc. Road Centerlines
- Vacated Road ROW
- Ponds
- Streams



Approved March 17, 2014
City of Urbana Council
Ordinance # 03-14
Date: March 17, 2013



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