



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Kevin Garcia, AICP, Planner II

DATE: January 30, 2015

SUBJECT: Plan Case 2251-M-15, 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 2251-M-15 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on March 17, 2014 under Ordinance No. 2014-03-030.

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 February 5, 2015 meeting. The Plan Commission's recommendation will be forwarded to City Council for its consideration at their February 16, 2015 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 2015 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 2015 Zoning Map.

Annexations

No annexation petitions have been approved to date since the 2014 Zoning Map was adopted.

Rezoning

Two rezoning plan cases were approved during the past year. The following table summarizes these rezoning cases:

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2224-M-14	Soccer Planet Expanded Parking Lot Rezoning	IN-1	B-3	03/17/2014	2014-03-029
2245-M-14	Westenhaver Annexation Rezoning	County CR	AG	12/01/2014	2014-12-110

Case No. 2245-M-14 was part of an annexation agreement and will not affect the official zoning map until such time as the property is annexed into the City.

Subdivisions

Eight subdivision plats within the City of Urbana that were recorded in the past year are reflected on the draft zoning map; an additional five subdivision plats – marked with an asterisk (*) in the table below – were recorded that lie outside of City limits but are within the City’s extraterritorial jurisdiction. The following summarizes each of these cases:

Case No.	Subdivision Name	# of Lots	Location	Subdivision Type	Recording Date / Document No.
2207-S-13	Replat of Lot 1 of Willow Court Subdivision	2	1701 N Willow Ct	Minor Plat	2014R12851 - 07/21/2014
2214-S-13*	Bishop Crawford Subdivision	2	1518 N Oak St (Champaign)	Minor Plat	2013R27410 - 11/21/2013
2221-S-13*	DeHaven First Subdivision	3	1914, 1916 and 1918 Brownfield Rd	Minor Plat	2014R05305 - 04/07/2014
2225-S-14	Soccer Planet Second Subdivision	2	N Willow Rd	Final Plat	2014R16612 – 09/08/2014
2227-S-14	The Cottages @ South Ridge I	2	Lots 619 & 620 of South Ridge Subdivision #6	Minor Plat	2014R09676 - 06/10/2014
2228-S-14	The Cottages @ South Ridge II	2	Lots 621 & 622 of South Ridge Subdivision #6	Minor Plat	2014R09677 - 06/10/2014
2229-S-14	The Cottages @ South Ridge III	2	Lots 623 & 624 of South Ridge Subdivision #6	Minor Plat	2014R09678 - 06/10/2014
2230-S-14	The Cottages @ South Ridge IV	2	Lot 625 of South Ridge Subdivision #6	Minor Plat	2014R09679 - 06/10/2014
2231-S-14	Salisbury Replat	2	2108 - 2110 S Race St	Minor Plat	2014R06711 - 04/28/2014
2233-S-14*	Country Side Second Subdivision	6	NE corner of Cottonwood Rd and Anthony Dr	Preliminary and Final Plat	2014R12115 - 07/10/2014
2236-S-14*	J & K Clark Subdivision	4	1168 County Rd, 1500 E	Minor Plat	2014R14778 - 08/13/2014
2237-S-14*	DeHaven Second Subdivision	2	1922 & 2012 Brownfield Rd	Minor Plat	2014R17348 - 09/18/2014
2238-S-14	Handal East Subdivision	2	1211 E University Ave	Minor Plat	2014R17342 - 09/18/2014

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

Landmarks

Historic landmarks and districts are listed on the bottom left corner of the map. In January 2015 one property was designated as a historic landmark: *1404 South Lincoln Avenue – Zeta Tau Alpha Sorority 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. Plan Case 2239-M-14 amended the Zoning Map by redrawing the Boneyard Creek District to reflect the revised floodplain. The new district includes all parcels that have potential buildable area within the new 100-year floodplain. The redistricting removed 50 parcels from the existing Boneyard Creek District and added 14 parcels to the district.

Vacated Right-of-way

The Zoning Map includes the location of right-of-way that the City has vacated over the years for various reasons. Two right-of-ways were vacated in the past year and have been included in the Zoning Map. In addition, four other locations were identified where right-of-way had previously been vacated but had not yet been included in the Zoning Map. Those locations have been added to the map as well.

Options

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

1. Recommend approval of the Official 2015 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Recommend disapproval of the Official 2015 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 2015 Zoning Map to the Urbana City Council.

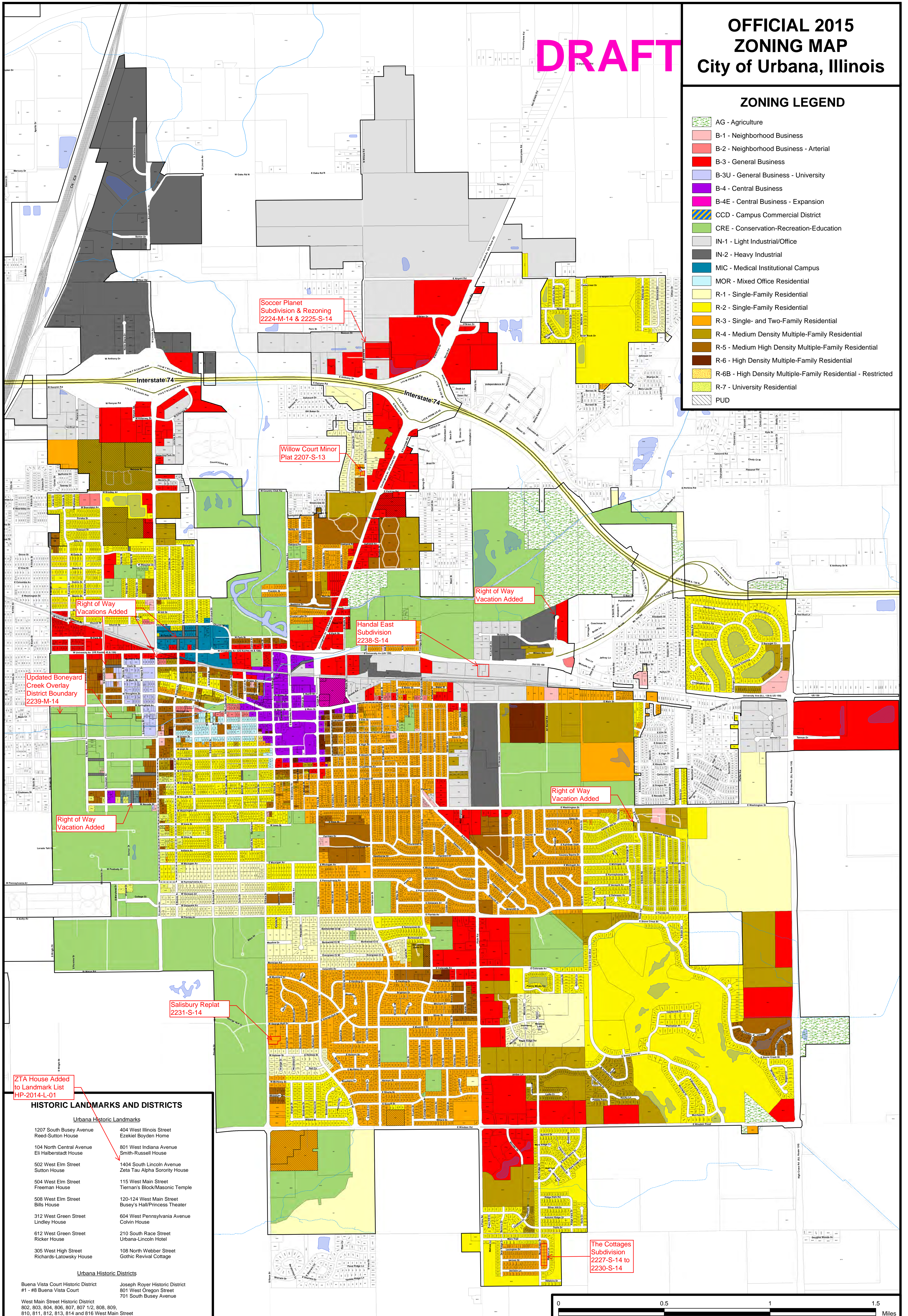
A copy of the Draft 2014 Zoning Map is available upon request, or online at:
<http://urbanaininois.us/sites/default/files/attachments/2015-zoning-map-24x36.pdf>

DRAFT

OFFICIAL 2015 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 Busey Avenue
Reed-Sutton House | 404 West Illinois Street
Ezekiel Boyden Home |
| 104 North Central Avenue
Eli Halberstadt House | 801 West Indiana Avenue
Smith-Russell House |
| 502 West Elm Street
Sutton House | 1404 South Lincoln Avenue
Zeta Tau Alpha Sorority House |
| 504 West Elm Street
Freeman House | 115 West Main Street
Tiernan's Block/Masonic Temple |
| 508 West Elm Street
Billis House | 120-124 West Main Street
Busey's Hall/Princess Theater |
| 312 West Green Street
Lindley House | 604 West Pennsylvania Avenue
Colvin House |
| 612 West Green Street
Ricker House | 210 South Race Street
Urbana-Lincoln Hotel |
| 305 West High Street
Richards-Latowsky House | 108 North Webber Street
Gothic Revival Cottage |
- Urbana Historic Districts**
- | | |
|---|--|
| Buena Vista Court Historic District
#1 - #8 Buena Vista Court | Joseph Royer Historic District
801 West Oregon Street
701 South Busey 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
-  Business Development and Redevelopment District
-  Boneyard Creek District
-  Lincoln-Busey Corridor Design Review Overlay District
-  East Urbana Design Review Overlay District
- Misc. Road Centerlines
-  Vacated Road ROW
-  Ponds
-  Streams

Approved DRAFT
Urbana City Council
Ordinance # 11-11-14
Signed: [Signature] Mayor
Date: DRAFT



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