



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission
FROM: Christopher Marx, AICP, Planner I
DATE: March 2, 2018
SUBJECT: **Plan Case 2330-M-18:** 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 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 Plan Commission's recommendation will be forwarded to City Council for its consideration at their March 19, 2018, 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 2018 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 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	10/05/2018	2018-02-007
2338-M-18	601 North Lincoln Avenue	IN-1	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	701 North Lincoln Avenue	B-2	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	703 North Lincoln Avenue	R-2	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	705 North Lincoln Avenue	B-2	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	707 North Lincoln Avenue	R-2	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	906 West Church Street	B-2	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	908 West Church Street	B-2	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	910 West Church Street	B-2	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	903 West Hill Street	R-2	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	905 West Hill Street	R-2	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	907 West Hill Street	R-2	R-4	Pending approval; City Council meeting 3/5/2018	
2338-M-18	909 West Hill Street	R-2	R-4	Pending approval; City Council meeting 3/5/2018	
2329-M-18	202 West Green Street	R-6	B-4	Pending approval; City Council meeting 3/5/2018	
2329-M-18	206 West Green Street	R-6	B-4	Pending approval; City Council meeting 3/5/2018	
2329-M-18	212 West Green Street	B-2	B-4	Pending approval; City Council meeting 3/5/2018	
2329-M-18	302 North Broadway Avenue	IN-1	B-4	Pending approval; City Council meeting 3/5/2018	

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 – 10/16/18

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

City Council will consider a vacation petition for the 900 block of West Church Street at their March 5, 2018 meeting. City Council's Committee of the Whole will consider a right-of-way vacation petition for the 900 block of East Water Street on March 12, 2018. If approved, these vacations will be incorporated into the Official 2018 Zoning Map.

Landmarks and Historic Districts

There were no historic landmark designations in 2017.

Options

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

1. Recommend approval of the Official 2018 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Recommend denial of the Official 2018 Zoning Map, as revised and updated, to the Urbana City Council.

Recommendation

Staff recommends that the Urbana Plan Commission recommend **APPROVAL** of the Official 2018 Zoning Map to the Urbana City Council.

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

<https://www.urbanaindinois.us/node/6994>

Prepared by:






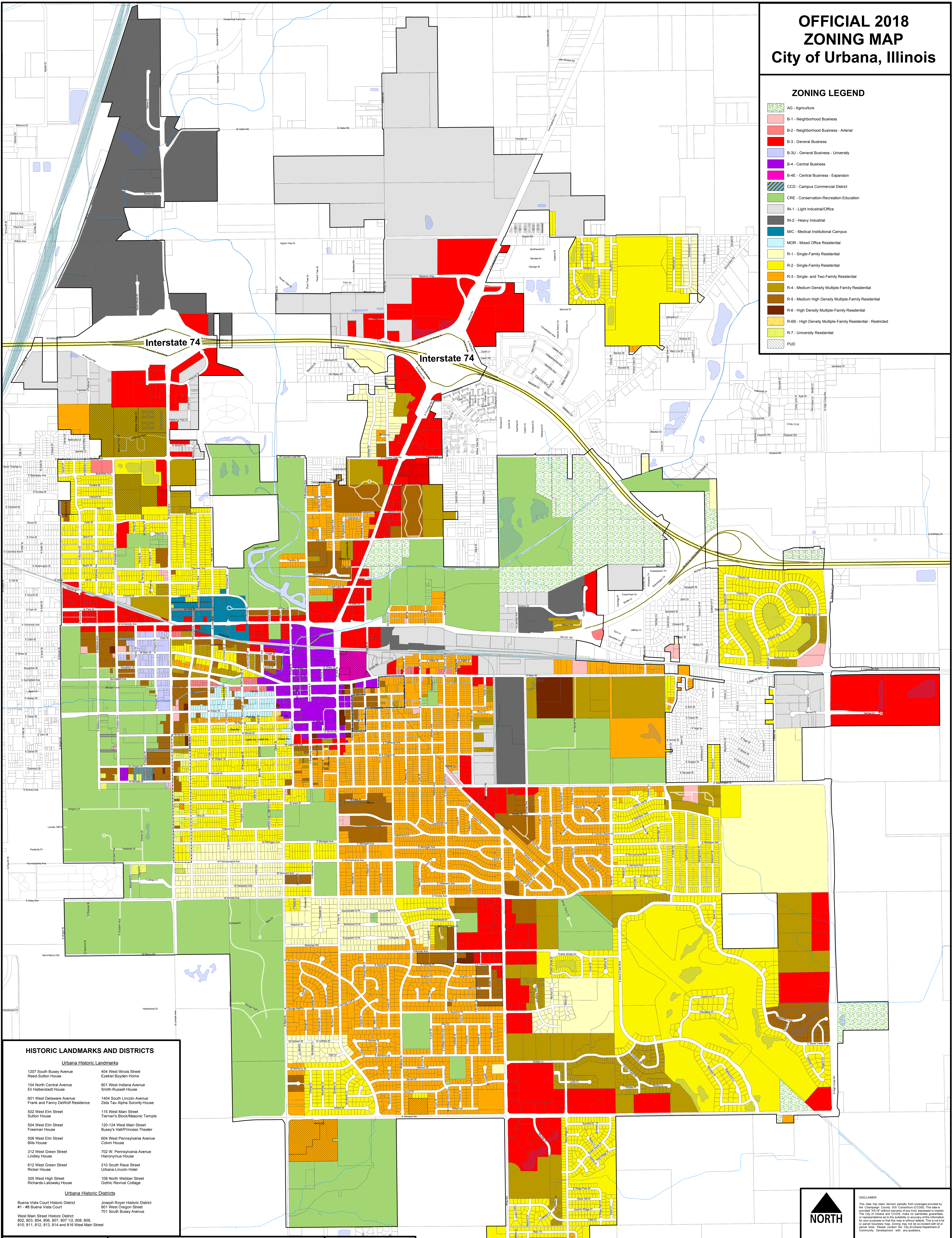
Christopher Marx, AICP
Planner I

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

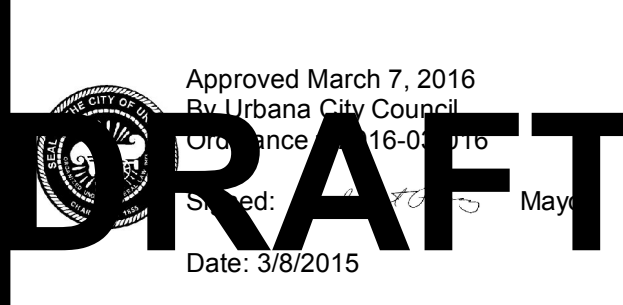
- | | |
|--|--|
| 1207 South Bussey Avenue
Reed-Sutton House | 404 West Illinois Street
Ezekiel Boyden Home |
| 104 North Central Avenue
Eli Halberstadt House | 801 West Indiana Avenue
Smith-Russell House |
| 601 West Delaware Avenue
Frank and Fanny DeVotoff Residence | 1404 South Lincoln Avenue
Zola Tau Alpha Sorority House |
| 502 West Elm Street
Sutton House | 115 West Main Street
Tiemann's Block/Masonic Temple |
| 504 West Elm Street
Freeman House | 120-124 West Main Street
Bussey's Hall/Princess Theater |
| 508 West Elm Street
Bills House | 604 West Pennsylvania Avenue
Colvin 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-Latowsky House | 108 North Webber Street
Gothic Revival Cottage |

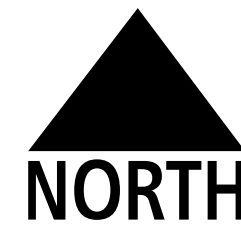
Urbana Historic Districts

- | | |
|-------------------------------------|--------------------------------|
| Buena Vista Court Historic District | Joseph Royer Historic District |
| #1 - #8 Buena Vista Court | 801 West Oregon Street |
| West Main Street Historic District | 701 South Bussey Avenue |

-  Corporate Limits
-  Business Development and Redevelopment District
-  Bonnyard Creek District
-  Lincoln-Bussey Corridor Design Review Overlay District
-  East Urbana Design Review Overlay District
-  Southeast Urbana Overlay District

-  Misc. Road Centerlines
-  Vacated Road ROW
-  Ponds
-  Streams





NORTH

DISCLAIMER:
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