

ORDINANCE NO. 8990-138

AN AMENDMENT TO ARTICLE XII

OF THE ZONING ORDINANCE OF URBANA, ILLINOIS

(Extension of Downtown to Campus Interim Development District)

WHEREAS, the Urbana City Council adopted Ordinance No. 8889-32 on November 21, 1988 which was known as the Interim Development Ordinance and which created the Downtown to Campus Study Area Interim Development District, and

WHEREAS, the purpose of the Interim Development Ordinance was to impose temporary restrictions on development in the Interim Development District during the period from December 2, 1988 to December 1, 1989 or until the adoption of the Downtown to Campus Plan and the implementation of said Plan through the enactment of permanent land use controls, whichever was first to occur; and

WHEREAS, the Interim Development Ordinance is codified as Article XII of the Zoning Ordinance of Urbana, Illinois; and

WHEREAS, Article XII-4 of the Interim Development Ordinance was amended in Ordinance No. 8990-50 on November 20, 1989 to extend the effective date of the temporary development restrictions from December 1, 1989 to March 1, 1990; and

WHEREAS, Article XII-4 of the Interim Development Ordinance was amended again in Ordinance No. 8990-70 on February 19, 1990 to extend the effective date of the temporary development restrictions from March 1, 1990 to May 1, 1990 and to modify the boundaries of the Interim Development District; and

WHEREAS, Article XII-4 of the Interim Development Ordinance was amended again in Ordinance No. 8990-96 on March 19, 1990 to extend the effective date of the temporary development restrictions from May 1, 1989 to July 1, 1990; and

WHEREAS, the Urbana City Council in Ordinance No. 8990-132 adopted the Downtown to Campus Plan on June 4, 1990 which Plan includes recommendations for zoning changes and other land use controls, and

WHEREAS, the City of Urbana Zoning Administrator has submitted a petition to further amend the Interim Development Ordinance to extend the effective date from July 1, 1990 to September 1, 1990 and to again modify the boundaries of the Interim Development District to allow more time for the City Council to enact permanent

land use controls in the Interim Development District as recommended in the adopted Downtown to Campus Plan; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1355-T-90; and

WHEREAS, after due publication in accordance with Section XI-7, entitled Amendments of the Zoning Ordinance of the City of Urbana, and Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on the proposed zoning amendment on June 7, 1990; and

WHEREAS, after due and proper consideration, the Urbana Plan Commission voted to recommend the adoption of the following changes to the Interim Development Ordinance; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to amend the Interim Development Ordinance as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, that the Interim Development Ordinance of the City of Urbana, Illinois is amended as follows:

Section 1. The date of July 1, 1990 which appears in Article XII-4 entitled "Duration of Interim Development District" is hereby repealed and in its place is enacted the date of September 1, 1990.

Section 2. The legal description of the boundaries of the Interim Development District which appears in Article XII-3 entitled "Establishment of Interim Development District" is hereby repealed and in its place is enacted the following legal description:

The Interim Development District shall consist of the following described tracts of land situated in the City of Urbana, Champaign County, Illinois as depicted in the attached map marked Exhibit A:

Tract I

Beginning at a point at the intersection of the centerlines of Lincoln Avenue and Clark Street, thence east along the centerline of Clark Street a distance of ± 390.5 feet to the west line of Sarah A. Busey Resurvey, thence south along said west line of said Sarah A. Busey Resurvey a distance of ± 143.0 feet, thence east a distance of ± 162.17 feet to the centerline of Busey Avenue, thence south along the centerline of Busey Avenue to the centerline of Main Street, thence southeast along the centerline of Main Street

to the centerline of Coler Avenue, thence north along the centerline of Coler Avenue a distance of ± 337.5 feet to the north line of Gere's Subdivision, thence east along the north property line of Gere's Subdivision a distance of ± 145.0 feet, thence south a distance of ± 116.8 feet, thence east a distance of ± 147.0 feet to the centerline of Orchard Street, thence south along the centerline of Orchard Street to the centerline of Griggs Street, thence east along the centerline of Griggs Street a distance of ± 293.0 feet, thence south along the west lot line of Lot 1 of Col. S.T. Busey's 3RD Addition to the centerline of Main Street, thence southeast along the centerline of Main Street to the centerline of Mc Cullough Street, thence north along the centerline of Mc Cullough Street to the centerline of Griggs Street, thence east along the centerline of Griggs Street a distance of ± 169.0 feet to the centerline of the east-west alley located in C.W. Smith's Subdivision, thence south along the centerline of said north-south alley to the centerline of Main Street, thence southeast along the centerline of Main Street to the south line of the E 1/2 of the SW 1/4 of Sec. 8, T19N, R9E in Champaign County, thence west along said south line of said Sec.8 to the centerline of Mc Cullough Street, thence north along the centerline of Mc Cullough Street to the centerline of Stoughton Street, thence west and northwest along the centerline of Stoughton Street to the east right-of-way line of Lincoln Avenue, thence north along the east right-of-way line of Lincoln Avenue a distance of ± 168.0 feet to a point ± 7.75 feet south of the south lot line of Lot 1 of Block 47 of the Seminary Addition, thence east along a line parallel to and ± 7.75 feet south of the south lot line of said Lot 1 a distance of ± 60.0 feet to a point ± 3.0 feet east of the east lot line of said Lot 1, thence northeast along a line parallel to and ± 3.0 feet east of the east lot line of said Lot 1 a distance of ± 169.5 feet to the centerline of Main Street, thence west along the centerline of Main Street to the centerline of Lincoln Avenue, thence north along the centerline of Lincoln Avenue to the centerline of Clark Street and the point of beginning.

Tract II

Lots 10, 11, 12 and 13 of S.T. Busey's Addition to the City of Urbana

Tract III

Lots 37, 38, 39, 40, 41 and 42 and adjacent portions of the vacated north-south alley and the vacated east-west alley in the Subdivision of Busey's Addition of Outlots 1,2,4 and 5 together with Lots 14, 15, 16, and 17 of Littler's Addition to the City of Urbana

Tract IV

Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 25, 26, 27, 28, 29 and 30 of Busey's Addition together with the vacated north-south alleys located between Lots 15 and 16, between Lots 9 and 10, and between Lots 27 and 28 all in said Busey's Addition to the City of Urbana

Tract V

Beginning at a point at the intersections of the centerlines of Green Street and Busey Avenue, thence north along the centerline of Busey Avenue a distance of ± 151.5 feet to the midpoint of Block 5 of Sim's Addition, thence east along the midline of Block 5 of Sim's Addition a distance of ± 263.84 feet to the west line of Russell's Subdivision, thence north a distance of ± 18.5 feet along said west line of Russell's Subdivision, thence east a distance of ± 60.0 feet to the east lot line of Lot 2 of Russell's Subdivision, thence south a distance of ± 30.0 feet to the north lot line of Lot 3 of Russell's Subdivision, thence east along the north lot lines of Lots 4 and 5 of Russell's Subdivision a distance of ± 153.0 feet to the centerline of Coler Avenue, thence north along the centerline of Coler Avenue to the centerline of the Boneyard Creek, thence northeast along the centerline of the Boneyard Creek to the south right-of-way line of Springfield Avenue, thence east along said south right-of-way line to the east lot line of Lot 4 of Sutton's Subdivision, thence south along said lot line of said Lot 4 a distance of ± 92.0 feet, thence east a distance of ± 62.36 feet to the east lot line of Lot 3 of Sutton's Subdivision, thence south along said east lot line of said Lot 3 a distance of ± 9.67 feet, thence east a distance of ± 120.0 feet to the west lot line of Lot 1 of Sutton's Subdivision, thence south along said lot line of said Lot 1 a distance of ± 0.36 feet, thence east a distance of ± 161.71 feet more or less to the east right-of-way line of Mc Cullough Street, thence south along said right-of-way line to the north lot line of Lot 7 of Roe's 4th Addition, thence east along the north lot lines of Lots 7-12 of Roe's 4th Addition a distance of ± 355.49 feet to the centerline of Birch Street, thence south along the centerline of Birch Street to the centerline of Elm Street, thence east along the centerline of Elm Street to the centerline of Cedar Street, thence south along the centerline of Cedar Street to the centerline of the east-west alley located south of Green Street, thence east along the centerline of the east-west alley a distance of ± 199.25 feet to a point ± 6.0 feet west of the west line of Roe's Addition, thence south along a line parallel to and ± 6.0 feet west of the west line of Roe's Addition a distance of ± 66.0 feet to a point ± 10.0 feet south of the south lot line of Lot 12 of Roe's Addition, thence east along a line parallel to and ± 10.0 feet south of the south lot line of said Lot 12 of Roe's Addition a distance of ± 204.25 feet to the centerline of Race Street, thence south along the centerline of Race Street to the centerline of High Street, thence west along the centerline of High Street to

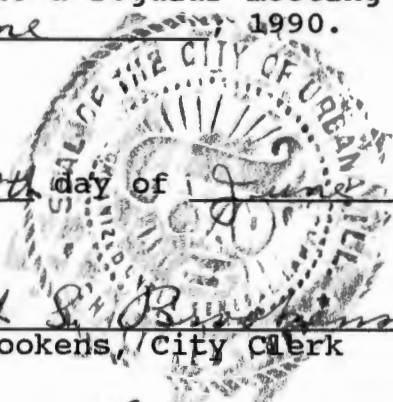
the centerline of Busey Avenue, thence south along the centerline of Busey Avenue to a point ± 222.5 feet south of the centerline of Michigan Avenue, thence west along the south lot line of Lot 4 of University Heights Addition a distance of ± 131.5 feet to the west lot line of said Lot 4 of University Heights Addition, thence north along the west lot line of said Lot 4 a distance of ± 222.5 feet to the centerline of Michigan Avenue, thence west along the centerline of Michigan Avenue to the east right-of-way line of Lincoln Avenue, thence north along the east right-of-way line of Lincoln Avenue to the north right-of-way line of Iowa Street, thence east along the north right-of-way line of Iowa Street a distance of ± 136.4 feet to the east lot line of Lot 8 of the Assessor's Plat of NW $1\frac{1}{4}$ of the SW $1\frac{1}{4}$ of Sec. 17, T19N, R9E in Champaign County, thence north along the east lot line of said Lot 8 a distance of ± 59.0 feet to the north lot line of said Lot 8, thence west along the north lot line of said Lot 8 a distance of ± 136.4 feet to the east right-of-way line of Lincoln Avenue, thence north along said right-of-way line a distance of ± 171.0 feet to the south lot line of Lot 6 of the Assessor's Plat of NW $1\frac{1}{4}$ of the SW $1\frac{1}{4}$ of Sec. 17, T19N, R9E in Champaign County, thence east along the south lot line of said Lot 6 a distance of ± 184.0 feet to the east lot line of said Lot 6, thence north along the east lot line of said Lot 6 and continuing north along the east lot lines of Lots 71, 72 and 73 of Hubbard's Elmwood Addition to the north lot line of Lot 71 of Hubbard's Elmwood Addition, thence west along the north lot line of said Lot 71 a distance of ± 61.0 feet more or less to the west lot line of Lot 68 of Hubbard's Elmwood addition, thence north along the west lot line of said Lot 68 a distance of ± 50.0 feet, thence west a distance of ± 61.0 feet to the east lot line of Lot 70 of Hubbard's Elmwood Addition, thence north along the east lot line of said Lot 70 a distance of ± 170.0 feet to the north right-of-way line of Nevada Street, thence east along the north right-of-way line of Nevada Street to the east lot line of Lot 32 of Hubbard's Elmwood Addition of Block 2 and 3, thence north along the east lot line of said Lot 32 a distance of ± 140.0 feet to the south lot line of Lot 30 of Hubbard's Elmwood Addition of Block 2 and 3, thence east along the south lot line of said Lot 30 a distance of ± 64.33 feet to the east lot line of said Lot 30, thence north along the east lot line of said Lot 30 a distance of ± 140.0 feet to the south right-of-way line of Oregon Street, thence west along the south right-of-way line of Oregon Street to the east right-of-way line of Lincoln Avenue, thence north along the east right-of-way line of Lincoln Avenue to the north right-of-way line of Illinois Street, thence east along the north right-of-way line of Illinois Street a distance of ± 280.07 feet to the midpoint of Lot 5 of Sim's Addition of Outlots, thence north a distance of ± 246.18 feet to the north lot line of said Lot 5 of Sim's Addition of Outlots, thence east along the north lot line of said Lot 5 a distance of ± 128.37 feet to the centerline of Busey Avenue, thence north along the centerline of Busey Avenue to the centerline of Green Street and the point of beginning.

The City Council hereby directs the City Clerk to publish this Ordinance in pamphlet form on June 19, 1990.

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 City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 18th day of June, 1990.

PASSED by the City Council on this 18th day of June, 1990.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 19th day of June, 1990.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

CERTIFICATE OF PUBLICATION

I, Ruth S. Brookens, City Clerk, City of Urbana, Illinois do herewith certify that I caused the above ordinance to be duly published in pamphlet form on the 19 day of June, 1990.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

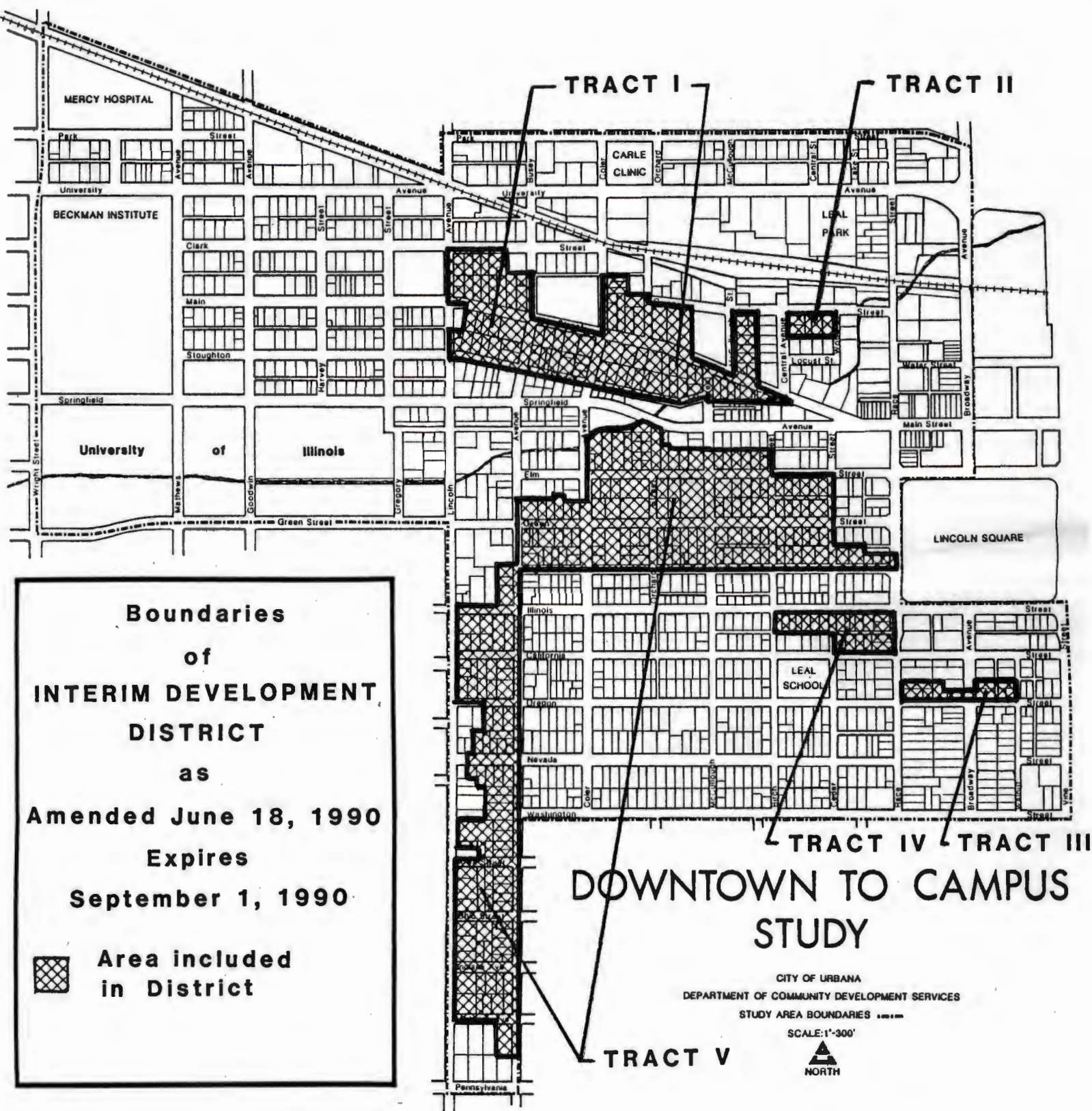
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THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 8990-138 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

Date *June 29, 1990*






**Boundaries
 of
 INTERIM DEVELOPMENT
 DISTRICT
 as
 Amended June 18, 1990
 Expires
 September 1, 1990**


**Area included
 in District**

TRACT I TRACT II
TRACT IV TRACT III
TRACT V
**DOWNTOWN TO CAMPUS
 STUDY**

CITY OF URBANA
 DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
 STUDY AREA BOUNDARIES
 SCALE: 1"=300'

NORTH