

**AN AMENDMENT TO A PART OF THE ZONING ORDINANCE  
OF THE CITY OF URBANA, ILLINOIS  
AND THE ZONING MAP OF THE CITY OF URBANA**

(20 lots on Main, Gregory, Lincoln and Stoughton)

WHEREAS, the City of Urbana, Illinois is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Illinois Constitution and has all governmental, corporate and proprietary powers necessary to conduct municipal government, perform municipal functions and render municipal services, including the authority to adopt and enforce land use plans, zoning and subdivision regulations and other land use controls to protect and promote the public health, safety and general welfare of its citizens; and

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance #7980-68 on December 17, 1979 which adopted the 1979 Comprehensive Amendment to the 1950 Zoning Ordinance of the City of Urbana which included changes to the Official Zoning Map and Zoning Ordinance of the City of Urbana; and

WHEREAS, the Urbana City Council adopted Ordinance #8283-17 on September 7, 1982 which adopted the 1982 Comprehensive Plan that established immediate and long-range goals, objectives and policies to guide the future preservation and development of the city; and

WHEREAS, following nearly two years of study and numerous public meetings, the Urbana City Council adopted Ordinance #8990-132 on June 4, 1990 which adopted the Downtown to Campus Plan and amended the City's 1982 Comprehensive Plan; and

WHEREAS, the Downtown to Campus Plan adopted new goals and objectives for the Downtown to Campus area as well as a new Proposed Land Use Map to replace the Official Comprehensive Plan Map that was included in the 1982 Comprehensive Plan; and

WHEREAS, the Downtown to Campus Plan recommended a variety of actions to achieve the goals and objectives established in said Plan including a recommendation to change the zoning of many properties in the neighborhood to conform with the Proposed Land Use Map in said Plan; and

WHEREAS, the Urbana City Council approved Resolution #9091-R19 on December 17, 1990 which directed the Zoning Administrator to submit rezoning petitions for many properties located in the Downtown to Campus area; and



WHEREAS, the Zoning Administrator submitted a petition to amend the Official Zoning Map by rezoning the properties described in Section 1 herein from R-4 (Medium Density Multiple Family Residential) to B-3U (General Business - University) as recommended in the Downtown to Campus Plan; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1401-M-91; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on the proposed zoning changes on January 10 and 24, February 7 and 21, and March 7, 1991; and

WHEREAS, the Urbana Plan Commission voted on March 7, 1991 to forward Plan Case #1401-M-91 to the Urbana City Council with a recommendation for approval of a change from R-4 zoning to B-3U for all of the properties described in Section 1 herein; and

WHEREAS, the Urbana City Council finds that there is a need to allow new development opportunities near the University of Illinois to improve the community's tax base and balance the tax impacts of the University's expansion; that there is a need for new development opportunities to provide locations to replace the businesses and apartment buildings that will be acquired by the University; that the properties in this case are suitable and appropriate for the desired commercial, office and residential development; and that the utilities and streets in this area are adequate to accommodate the demands that may be generated by the types of uses permitted in the proposed B-3U zoning district; and

WHEREAS, after due and proper consideration, the Urbana City Council has determined that the zoning changes described in Section 1 herein conform to the goals, objectives and policies of the City's 1982 Comprehensive Plan as amended by the Downtown to Campus Plan; 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 agree with the recommendation of the Urbana Plan Commission and to amend the Official Zoning Map as described in Section 1 herein for the reasons contained herein as well as for the reasons spread upon the records of both this Plan Case and the Downtown to Campus Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS that the Official Zoning Map of the City of Urbana, Illinois is hereby amended as follows:



Section 1.

The following properties are hereby rezoned from R-4 (Medium Density Multiple Family Residential to B-3U (General Business - University):

1. Tax Parcel #91-21-07-482-002, Lot 5 in Block 48 of Seminary Add., commonly known as 1009 W. Main
2. Tax Parcel #91-21-07-482-003, Lot 4 in Block 48 of Seminary Add., commonly known as 1007 W. Main
3. Tax Parcel #91-21-07-482-004, the west half of Lot 3 in Block 48 of Seminary Add., commonly known as 1005 1/2 W. Main
4. Tax Parcel #91-21-07-482-005, the east half of Lot 3 in Block 48 of Seminary Add., commonly known as 1005 W. Main
5. Tax Parcel #91-21-07-482-006, Lot 2 in Block 48 of Seminary Add., commonly known as 1003 W. Main
6. Tax Parcel #91-21-07-482-014, the north 78.0' of Lot 1 in Block 48 of Seminary Add., commonly known as 207 N. Gregory
7. Tax Parcel #91-21-07-482-015, the south 54.0' of Lot 1 in Block 48 of Seminary Add., commonly known as 205 N. Gregory
8. Tax Parcel 91-21-07-485-001, Sub. of Lot 21 of M.W. Busey's Heirs' Add. plus part of the old Bloomington Road plus Block 46 of Seminary Add., commonly known as Lincoln Place Apartments, 301 N. Lincoln
9. Tax Parcel #91-21-07-486-001, the north 82.0' of Lot 7 in Block 47 of Seminary Add., commonly known as 911 W. Main
10. Tax Parcel #91-21-07-486-002, the south of 50.0' of Lot 5 in Block 47 of Seminary Add., commonly known as 206 N. Gregory
11. Tax Parcel #91-21-07-486-003, the west half of Lot 6 in Block 47 of Seminary Add., commonly known as 909 W. Main
12. Tax Parcel #91-21-07-486-004, the east half of Lot 6 in Block 47 of Seminary Add., commonly known as 907 W. Main
13. Tax Parcel #91-21-07-486-005, the west 55.0' of Lot 5 in Block 47 of Seminary Add., commonly known as 905 W. Main
14. Tax Parcel #91-21-07-486-006, the east 11.0' of Lot 5 plus the west 44.0' of Lot 4 in Block 47 of Seminary Add., commonly known as 903 W. Main



15. Tax Parcel #91-21-07-486-007, Lot 3 plus the east 22.0' of Lot 4 in Block 47 of Seminary Add., commonly known as 901 W. Main
16. Tax Parcel #91-21-07-486-008, Lot 8 in Block 47 of Seminary Add., commonly known as 204 N. Gregory
17. Tax Parcel #91-21-07-486-009, Lot 9 of Block 47 of Seminary Add., commonly known as 908 W. Stoughton
18. Tax Parcel #91-21-07-486-010, Lot 10 of Block 47 of Seminary Add., commonly known as 906 W. Stoughton
19. Tax Parcel #91-21-07-486-011, Lot 11 of Block 47 of Seminary Add., commonly known as 904 W. Stoughton
20. Tax Parcel #91-21-07-486-012, Lot 12 of Block 47 of Seminary Add., commonly known as 201 N. Lincoln

The said properties described above being represented on the map attached hereto as Exhibit PC1401-A and incorporated herein by reference.

Section 2.

If any provision of this Ordinance, or the application of such provision to any parcel(s), is held invalid for any reason whatsoever, the remainder of this Ordinance, or the application of the provision to other parcel(s) shall not be affected thereby.

Section 3.

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.

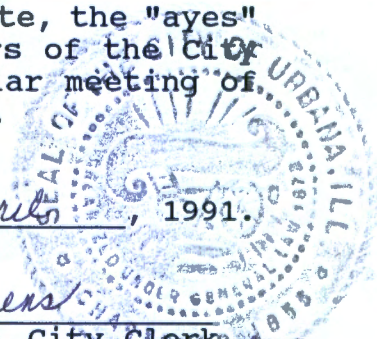
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 15th day of April, 1991.

PASSED by the City Council on this 15th day of April, 1991.

Ruth S. Brookens  
 Ruth S. Brookens, City Clerk  
 by Sharon K. Menges, Deputy Clerk

APPROVED by the Mayor this 25th day of April, 1991.

Jeffrey T. Markland  
 Jeffrey T. Markland, Mayor





Certificate of Publication

I, Ruth S. Brookens, City Clerk of the City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the News-Gazette on the 10th day of May, 1991, and a Certificate of Publication is attached hereto.

Ruth S. Brookens  
Ruth S. Brookens, City Clerk

(pc1401.ord)/bg

