

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

(Seven lots on Nevada, Busey and Iowa)

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 and Section 2 herein from R-4 (Medium Density Multiple Family Residential) to R-2 (Single Family Residential) or R-3 (One and Two Family Residential) or R-7 (University Residential) as recommended in the Downtown to Campus Plan; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1420-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 #1420-M-91 to the Urbana City Council without an official recommendation concerning the proposed change from R-4 zoning to R-2 or R-3 or R-7 for the properties described in Section 1 and Section 2 herein; and

WHEREAS, the Urbana City Council finds that the existing zoning of the properties described in Section 1 herein may permit new multiple-family residential development which is considered incompatible with the existing residential density and character of the neighborhood; that the preservation and rehabilitation of the nearby neighborhood could be threatened by such incompatible and inappropriate development; that the R-7 district was created to allow roominghouses near the University of Illinois while limiting new apartment development; that all of the structures on the properties described in Section 1 herein were first built as single-family homes; that these properties are suitable for R-7 zoning because all of the structures have been converted into roominghouses; that they are located near many other single-family homes in an area that was recently rezoned R-2; and that rezoning these properties R-7 will limit new multiple-family residential development that could damage the historic residential character and density of the surrounding neighborhood while still allowing the existing roominghouses to remain legally zoned; and

WHEREAS, the Urbana City Council finds that the existing zoning of the properties described in Section 2 herein may permit new multiple-family residential development which is considered incompatible with the existing residential density and character of the neighborhood; that the preservation and rehabilitation of the nearby neighborhood could be threatened by such incompatible and inappropriate development; that all of the structures on the properties described in Section 2 herein were first built as single-family homes; that these properties are located near many other single-family homes in an area that was recently changed to

R-2 zoning; that all of these properties are now used as rooming houses; that development of new roominghouses on these large lots would be incompatible with the nearby single-family homes; and that rezoning these properties R-2 will limit new multiple-family residential and roominghouse development that could damage the historic residential character and density of the surrounding neighborhood; and

WHEREAS, after due and proper consideration, the Urbana City Council has determined that the zoning changes described in Section 1 and Section 2 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 amend the Official Zoning Map as described in Section 1 and Section 2 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 R-7 (University Residential):

1. Tax Parcel #92-21-17-154-006, Lot 65 of Block 6 of Hubbard's Elmwood Add., commonly known as 801 W. Nevada
2. Tax Parcel #93-21-17-301-006, Lot 7 of Block 5 of Reasoner Survey, commonly known as 806 W. Iowa
3. Tax Parcel #93-21-17-302-007, Lot 9 of Forest Park Add., commonly known as 801 W. Iowa
4. Tax Parcel #93-21-17-303-007, the west 10.0' of Lot 10 plus all of Lot 11 except the north 4.0' of the east 122.0' of said Lot 11 of Assessor's Sub. of Lot E, commonly known as 1103 S. Busey

The said properties described above being represented on the map attached hereto as Exhibit PC1420-A and incorporated herein by reference.

Section 2.

The following properties are hereby rezoned from R-4 (Medium Density Multiple Family Residential) to R-2 (Single Family Residential):

1. Tax Parcel #92-21-17-154-005, Lot 66 of Block 6 of Hubbard's Elmwood Add., commonly known as 803 W. Nevada
2. Tax Parcel #92-21-17-154-011, Lot 75 of Block 6 of Hubbard's Elmwood Add., commonly known as 807 S. Busey
3. Tax Parcel #92-21-17-154-012 and Tax Parcel #92-21-17-154-013, Lot 74 of Block 6 of Hubbard's Elmwood Add., commonly known as 809 S. Busey

The said properties described above being represented on the map attached hereto as Exhibit PC1420-A and incorporated herein by reference.

Section 3.

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 4.

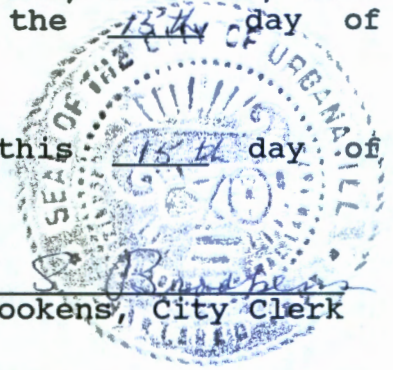
Ordinance #8889-32 as amended from time to time, commonly known as the Interim Development Ordinance and also known as Article XII of the Urbana Zoning Ordinance, was adopted in 1988 to preserve the status quo of the area involved in the study and implementation of the Downtown to Campus Plan. The Interim Development Ordinance, which restricted development of the parcels that are rezoned in this Ordinance, shall expire on the 30th day of April, 1991. Therefore, it is declared by the Urbana City Council that it is a matter of urgency that this Ordinance, which rezones the said parcels in accordance with the Downtown to Campus Plan, take effect immediately upon its passage and the Urbana City Council so directs. The Urbana City Council also directs the City Clerk to publish this Ordinance in a newspaper of general circulation within Urbana at least once within 30 days after it is passed and takes effect.

Upon this ordinance coming into effect, the properties herein rezoned shall no longer be subject to the land use regulations adopted in Ordinance #8889-32, commonly known as the Interim Development Ordinance as amended from time to time and also known as Article XII of the Urbana Zoning Ordinance.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a two-thirds majority of the members of the Corporate Authorities of the City of Urbana, Illinois, at a regular meeting of said Authorities on the 13th day of April, 1991.

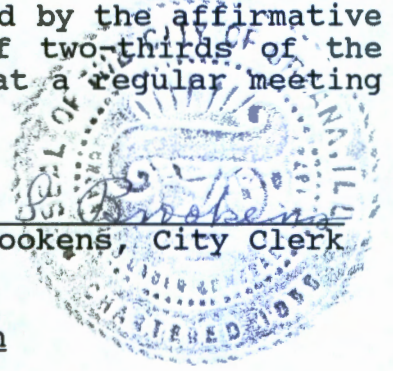
PASSED by the Corporate Authorities on this 15th day of April, 1991.

Ruth S. Brookens
Ruth S. Brookens, City Clerk



RECONSIDERED after the Mayor's veto and passed by the affirmative vote, the "ayes" and "nays" being called of two-thirds of the Aldermen and Alderwomen then holding office at a regular meeting of the Council on May 6, 1991.

Ruth S. Brookens
Ruth S. Brookens, City Clerk



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 19th day of May, 1991, and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk



(pc1420.ord)/bg