

ORDINANCE NUMBER 9091-112

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

(509 W. Main Street)

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 Urbana Zoning Administrator to submit rezoning petitions for many properties located in the Downtown to Campus area; and

WHEREAS, the Urbana Zoning Administrator submitted a petition to amend the Official Zoning Map by rezoning the property described in Section 1 herein from R-5 (Medium High Density Multiple Family Residential) to R-4 (Medium Density Multiple Family Residential); and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1426-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 March 7, 1991; and

WHEREAS, the Urbana Plan Commission voted on March 7, 1991 to forward Plan Case #1426-M-91 to the Urbana City Council with a recommendation for approval of a change from R-5 zoning to R-4 for the property at 509 W. Main as described in Section 1 herein; and

WHEREAS, the Urbana City Council finds that the existing zoning of the property at 509 W. Main 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 adjacent neighborhood would be threatened by such inappropriate development if new multiple-family residential development occurred at 509 W. Main at the maximum density permitted by the existing zoning; and

WHEREAS, the Urbana City Council finds that the structure on the property described in Section 1 herein was built in 1954 and is still being used as an apartment building; that it contains eleven apartment units; that it has a floor area ratio of 0.61; that it is located near many other single-family homes in an area that was recently rezoned R-2; that the R-5 zoning would allow a new and larger apartment building in an area where the sanitary and storm sewers may have insufficient capacity to accommodate the increased demands resulting from new multiple-family residential development; and that new high density residential development 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 change described in Section 1 herein conforms 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 property is hereby rezoned from R-5 (Medium High Density Multiple Family Residential) to R-4 (Medium Density Multiple Family Residential):

1. Tax Parcel #91-21-08-363-005, Lot 4 of Grigg's Addition to the City of Urbana, commonly known as 509 W. Main Street

The said property described above being represented on the map attached hereto as Exhibit PC1426-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.

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 property 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 15th 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

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