

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

(West Griggs Street properties from IN to B-3 or B-4)

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 that 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 Zoning Administrator submitted a petition to amend the Official Zoning Map by rezoning the properties described in Section 1 and Section 2 herein from IN (Industrial) to B-3 (General Business) or B-4 (Central Business); and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1442-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 May 23 and June 20, 1991; and

WHEREAS, the Urbana Plan Commission voted on June 20, 1991 to forward Plan Case #1442-M-91 to the Urbana City Council with a recommendation for approval of a change from IN zoning to B-3 zoning for the properties described in Section 1 herein and for a change from IN zoning to B-4 zoning for the property described in Section 2 herein; 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 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 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 IN (Industrial) to B-3 (General Business):

1. Tax Parcels #91-21-08-379-001, -002 and -003, Beginning at the intersection of the North right-of-way line of Griggs Street and the West right-of-way line of Central Avenue, thence West along said North right-of-way line of Griggs Street a distance of 263.96 feet to the intersection of the North right-of-way line of Griggs Street and the East right-of-way line of McCullough Street, thence North along said East right-of-way line of McCullough Street a distance of 179.82 feet to the intersection of said East right-of-way line of McCullough Street and the South right-of-way line of the Consolidated Rail Corporation, thence Southeast along said South right-of-way line of the Consolidated Rail Corporation a distance of 266.62 feet to the intersection of said South right-of-way line of the Consolidated Rail Corporation and the aforesaid West right-of-way line of Central Avenue, thence South along said West right-of-way line of Central Avenue a distance of 159.42 feet to the point of beginning; all in the West Half of the Southeast

Quarter of Sec. 8, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, and commonly known as 302 N. McCullough Street, 301 N. Central Avenue and 305 N. Central Avenue.

2. A portion of Tax Parcel #91-21-08-382-005, All of that portion of Lots 1,2,3,4,5 and 6 of S.T. Busey's First Addition to Urbana lying 15 feet south of and 18 feet north of the centerline of the Wabash Railroad Company's mainline track, all in the West Half of the Southeast Quarter of Sec. 8, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

3. Tax Parcel #91-21-08-382-006, Lots 1 and 2, except the East 150 feet thereof, of Besore's Subdivision of a part of Lot 3 of Hooper and Park's Addition; PLUS All that portion of Lots 1 and 2 in S.T. Busey's First Addition lying South of the Wabash Railroad Company right-of-way; PLUS the West 28 feet of that part of Lot 2 of a Subdivision of Lot 3 of Hooper and Park's Addition lying South of the Wabash Railroad Company right-of-way and North of the original North right-of-way line of Griggs Street extended due east, all in the City of Urbana, Champaign County, Illinois, and commonly known as 206 and 208 W. Griggs Street.

4. Tax Parcel #91-21-08-382-007, All of Lots 1,2,3,4,5, and 6 lying South of a line 50 feet South from the centerline of the Original Main Track of the Peoria and Eastern Railway Company, except that portion of said Lots 1 and 2 lying South of the right-of-way of the Wabash Railroad Company, and except that portion of said Lots 1,2,3,4,5 and 6 lying 15 feet South of and 18 feet North of the centerline of the Wabash Railroad Company's mainline track, containing 0.85 acres more or less, all in S.T. Busey's First Addition to the City of Urbana, Champaign County, Illinois, and commonly known as 302 N. Central Avenue.

The said properties described above being represented on the map attached hereto as Exhibit PC1442-A and incorporated herein by reference.

Section 2.

The following property is hereby rezoned from IN (Industrial) to B-4 (Central Business):

1. A portion of Tax Parcel #91-21-08-382-005, Part of the Consolidated Rail Corporation's right-of-way in Urbana, Illinois described as follows: Beginning at a point 25 feet, more or less, South of the present centerline of the Consolidated Rail Corporation tracks, thence South along the West right-of-way line of Race Street to the North line of the Norfolk and Western Railway Co. right-of-way, thence Northwesterly along the North right-of-way line of said Norfolk and Western Railway Co. to the East line of Lot 1 of Samuel T. Busey's First Addition, thence North along

said East line of said Lot 1 to a point 32 feet, more or less, South of the present centerline of the Consolidated Rail Corporation tracks, thence Southeasterly to the point of beginning; PLUS part of the Norfolk and Western Railway Co. right-of-way in Urbana, Illinois described as follows: Beginning at the intersection of the said Norfolk and Western Railway Co. North right-of-way line and the West right-of-way line of Race Street, thence South along the said Race Street West right-of-way line 60 feet, more or less, to the point of intersection with the Norfolk and Western Railway Co. South right-of-way line, being also the North line of Lot 1 in Besore's Subdivision, thence West along the said Norfolk and Western Railway Co. South right-of-way line 178 feet, more or less, to a point 31 feet South of the centerline of the abandoned Norfolk and Western Railway Co. main track, thence North to a point 15 feet South of the said Norfolk and Western Railway Co. main track, thence West to a point on the East line of S.T. Busey's Addition 15 feet South of the said Norfolk and Western Railway Co. main track, thence North 45 feet, more or less, to a point of intersection with the North right-of-way line of the said Norfolk and Western Railway Co., thence East along the said Norfolk and Western Railway Co. North right-of-way line to the point of beginning, all in the West Half of the Southeast Quarter of Sec. 8, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois and commonly known as 305 N. Race Street.

The said property described above being represented on the map attached hereto as Exhibit PC1442-A and incorporated herein by reference.

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 Yeyes" 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 1st day of July, 1991.

PASSED by the City Council on this 1st day of July, 1991.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 8th day of July, 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 13th day of July, 1991, and a Certificate of Publication is attached hereto.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

(pc1442.ord) /bg

