

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

(5 lots on Nevada Street, and Mathews Avenue)

(Plan Case #1496-M-93)

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, the Zoning Administrator submitted a petition to amend the Official Zoning Map by rezoning the properties herein described from R-5 (Medium High Density Multiple Family Residential) and/or R-6 (High Density Mutiple Family Residential) to R-7 (University Residential); and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case #1496-M-93; 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 June 10, 1993 and June 24, 1993; and

WHEREAS, the Urbana Plan Commission voted on June 24, 1993 to forward Plan Case #1496-M-93 to the Urbana City Council with a recommendation for approval of a change from R-5 and/or R-6 zoning to R-7 for the five lots described herein below; and

WHEREAS, the Urbana City Council finds that the R-7 district was created to allow dormitories and roominghouses near the University of Illinois while limiting new apartment development and that these properties are suitable for R-7 zoning; and

WHEREAS, after due and proper consideration, the Urbana City Council has determined that the zoning changes described herein conform to the goals, objectives and policies of the City's 1982 Comprehensive Plan as amended from time to time; 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 herein.

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 located along Matthews and Nevada are hereby rezoned from R-5 (Medium-High Density Multiple-Family Residential) and/or R-6 (High Density Multiple Family Residential) to R-7 (University Residential):

1. Tax Parcel #93-21-18-277-015 & 016 - Lots 11 & 12 Forestry Heights Add., commonly known as 1104 W. Nevada Avenue.  
Parcel #93-21-18-277-015 (Lot 12) is currently zoned R-5.  
Parcel #93-21-18-277-016 (Lot 11) is currently zoned R-6.
2. Tax Parcel #93-21-18-254-002 - The West 130.0' of the South 25.5' of Lot 5, plus all of Lot 6, and the North 16' of Lot 7 of Block 3 of Bronson's Sub., commonly known as 706 S. Mathews Avenue.

Section 2.

The following properties located along Matthews and Nevada are hereby rezoned from R-6 (High Density Multiple Family Residential) to R-7 (University Residential):

3. Tax Parcel #93-21-18-254-011 - Lot 10 & the East 45' of Lot 9, Block 3 of Bronson's Sub., EXCEPT: The South 137' of the East 45' of Lot 9 and the West 5' of Lot 10 of said Block 3 of Bronson's Sub., commonly known as 1202 W. Nevada Avenue.
4. Tax Parcel #93-21-18-255-001 - The West 145' of Lots 4 & 5 of Block 4 of Bronson's Sub., commonly known as 1207 W. Nevada Avenue.
5. Tax Parcel #93-21-18-277-013; Lots 14 & 15 of Forestry Heights Add., commonly known as 1110 W. Nevada Avenue.

The said properties described above being represented on the map attached hereto and incorporated herein by reference.

The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

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 6<sup>th</sup> day of July, 1993.

PASSED by the City Council on this 6<sup>th</sup> day of July, 1993.

  
Phyllis D. Clark  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 16<sup>th</sup> day of July, 1993.

Tod Satterthwaite  
Tod Satterthwaite, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 6th day of July, 1993, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9394-6, entitled "AN AMENDMENT TO A PART OF THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS AND THE ZONING MAP OF URBANA, ILLINOIS" which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9394-6 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 19th day of July, 1993, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this 30th day of July, 1993.

Phyllis D. Clark  
Phyllis D. Clark, City Clerk



(pc1496.ord)

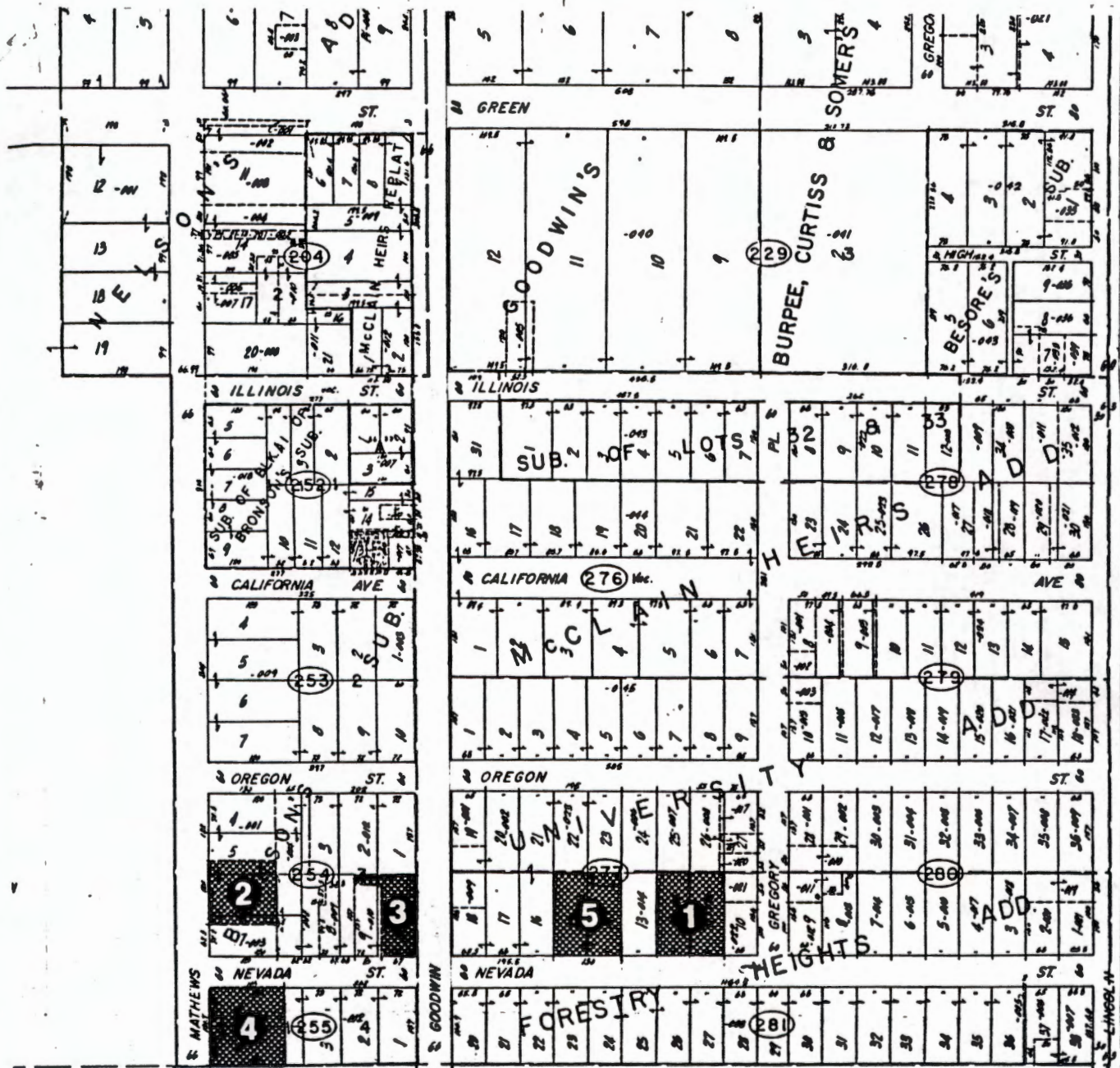
THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN ORDINANCE  
NO. 9394-6 AND IS INCORPORATED THEREIN BY REFERENCE.



Phyllis D. Clark  
Phyllis D. Clark, City Clerk

July 6, 1993  
Date

# GENERAL LOCATION MAP



CITY OF URBANA

COMMUNITY DEVELOPMENT SERVICES

PLANNING DIVISION

TITLE:

**GENERAL LOCATION MAP**

PLAN CASE NO:

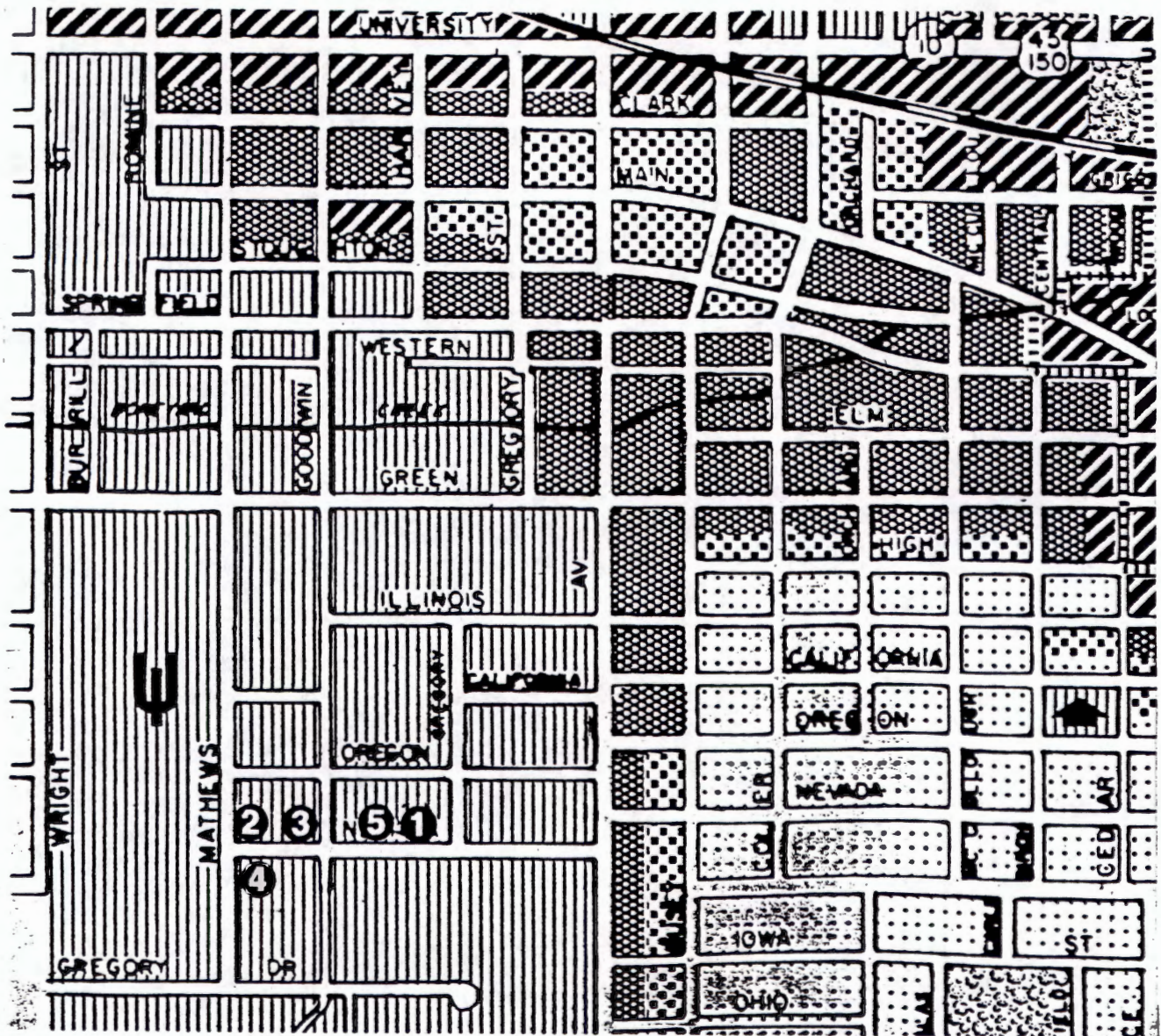
**PC1496-M-93**



DATE:

**MAY 1993**

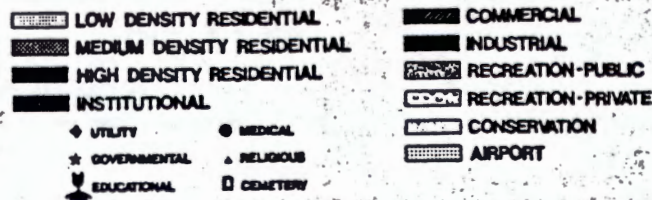
# COMPREHENSIVE PLAN MAP



## URBANA, ILLINOIS

### OFFICIAL COMPREHENSIVE PLAN MAP 1982

Showing Future Land Use and Proposed Arterial and Collector Streets



CITY OF URBANA  
COMMUNITY DEVELOPMENT SERVICES  
Planning Division

Title: 1982 COMP PLAN MAP

Plan case no.: 1496-M-93

Date: MAY 1993

