

ORDINANCE NO. 9394-91

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

**602 and 604 S. Glover Avenue**

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on February 10, February 24, March 10 and March 24, 1994 concerning the Petition filed by Jeffrey Cross and Elton L. Ruthstrom in Plan Case #1520-M-93; and

WHEREAS, the Urbana Plan Commission has forwarded the case to the Urbana City Council with a recommendation to approve the request with conditions set forth below so that the portion of the properties herein described below and commonly known as 602 and 604 S. Glover Avenue which are currently zoned R-4 (Medium Density Multiple Family Residential) will be rezoned from R-4 to IN (Industrial); and,

WHEREAS, the current R-4 zoning, designated for the westerly 150 feet of those lots, is untenable because of the land use conflicts represented by the split R-4/IN zoning of these lots, and because of the possible error suggested by the fact that said westerly 150 feet of 602 S. Glover was rezoned from I-1, Light Industrial to R-4 in 1980, only eight years after a building permit was granted for the construction of the existing office building at that site, a structure designed for non-conforming uses in the R-4 District; and,

WHEREAS, the City of Urbana's IN, Industrial District, without the added conditions described below, would be inappropriate for the portion of those lots that is currently zoned R-4 because of the close proximity of that portion of the lots to single family residences and because of the broad range of very intensive uses that are permitted by right, by conditional use and by special use in an IN district; and,

WHEREAS, none of the other zoning districts in the City of Urbana are appropriate for the portion of those lots that is currently zoned R-4, but that conditional IN, Industrial zoning is appropriate for that portion of those lots because of the unique and distinctive combination of the following features of the area:

The split R-4/IN zoning of the lots at 602 and 604 S. Glover Avenue; and,

The proximity of the portion of those lots that is zoned R-4 to single family residences immediately to the north and south and across Glover Avenue to the west; and,

The proximity of the portion of those lots that is zoned R-4

to areas zoned IN, Industrial, to intensive Industrial and Commercial Uses, and to a railroad spur.

WHEREAS, the requested rezoning conforms to the intent of the City of Urbana's Comprehensive Plan, as amended, if the conditions set forth below are imposed regarding these properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, THAT:

Section 1. The Zoning Ordinance of the City of Urbana and the Zoning Map of Urbana, Illinois, are herewith and hereby amended to change the zoning classification of the portion of the following described area that is currently zoned R-4, Medium Density Multiple Family Residential, to IN (Industrial), with conditions set forth in Section 2 below:

Tax Parcels #92-21-16-178-016 and #92-21-16-178-017, Lots 10 and 11 of Archie J. Hartle's First Addition Subdivision in the Northwest Quarter (NW 1/4) of Section 16, Township 19 North, Range 9 East of the Third Principal Meridian, situated in the City of Urbana, in Champaign County, Illinois, commonly known as 602 and 604 South Glover Avenue.

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

Section 2. The rezoning of this western third of the lots at 602 and 604 S. Glover Avenue to IN, Industrial is conditioned upon the following:

A. Only the following uses shall be permitted by right:

Municipal or Government Building; Police or Fire Station; Public Park; Parking Garage or Lot; Electrical Substation; Telephone Exchange; Agriculture, Cropping; Bank or Savings and Loan Association; Public Maintenance and Storage Garage; Photographic Studio and Equipment Sales and Service; Heating Ventilating, Air Conditioning Sales/Service; Lawn Mower Sales and Service; Warehouse with a Maximum FAR of .5 and Maximum Floor Area for any Individual Storage Unit of 1000 Square Feet; Radio or TV Studio; Non-profit or Governmental, Educational and Research Agencies

B. The following uses shall only be permitted as a Conditional Use:

Radio or Television Tower; Wholesale Produce Terminal; Building Materials Sales; Construction Yard; Wholesale Business; Warehouse; Private Kindergarten or Day Care Facility; Vocational, Trade or Business School

C. No other uses, other than those listed in paragraphs A and B above, shall be allowed.

D. Screening shall be provided along the entire length of the northern and southern borders and along the Glover Avenue frontage of the site consisting of the western third of the lots at 602 and 604 S. Glover Avenue. Screening located in any required side or rear yard on the site shall consist of a fence of solid construction having a minimum height of six feet. Screening located in a required front yard shall consist of vegetation meeting the design criteria set forth in Section VIII-2-F of the Zoning Ordinance. Said screening shall be in place prior to the commencement of construction of any new structures on this site.

E. Any buildings or other structures on the western third of the lots at 602 and 604 S. Glover Avenue shall not exceed thirty five (35) feet in height.

Section 3. The intent of this ordinance is that if for any reason the conditional IN zoning of these areas is invalidated, the zoning of the areas shall revert to the R-4, Medium Density Multiple Family Residential District.

Section 4. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities, and 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.

PASSED by the City Council this 2nd day of  
May, 1994.

AYES: Hayes, Pollock, Ryan, Singer, Taylor

NAYS: Patt

ABSTAINED:



*Phyllis D. Clark*  
 Phyllis Clark, City Clerk  
*by Sharon Meyer, Deputy Clerk*

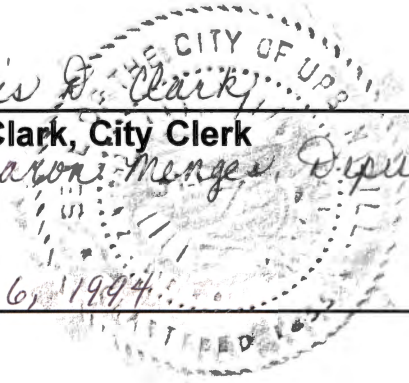
APPROVED by the Mayor this 6<sup>th</sup> day of May, 1994.

*Tod Satterthwaite*  
 Tod Satterthwaite, Mayor

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN ORDINANCE  
NO. 9394-91 AND IS INCORPORATED THEREIN BY REFERENCE.

*Phyllis D. Clark*  
**Phyllis D. Clark, City Clerk**  
*by Sharon Menger, Deputy Clerk*

*May 6, 1994*  
**Date**

The seal of the City of Upperville, Virginia, is circular with a dotted border. The text "THE CITY OF UPPERVILLE" is written around the top inner edge, and "VIRGINIA" is at the bottom. The seal is partially obscured by the signature and date.

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DOC# \_\_\_\_\_  
CHAMPAIGN COUNTY, ILL

CLERK'S CERTIFICATE 2117-191

'94 MAY 20 PM 2 26

*Norman D. Jacobson*

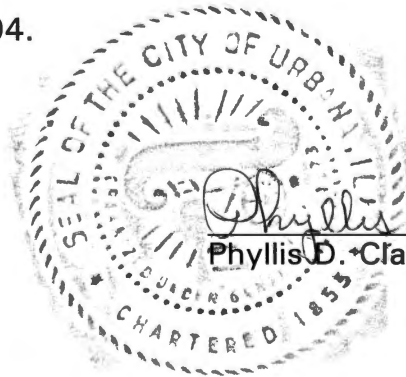
RECORDER

**INDEXED**

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF CHAMPAIGN )

I, Phyllis D. Clark, City Clerk of the City of Urbana, Illinois, and keeper of the records, files and seal of said City, do hereby certify that the foregoing is a true and exact copy of an ordinance entitled, "AN AMENDMENT TO A PART OF THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS AND THE ZONING MAP OF URBANA, ILLINOIS (602 and 604 S. Glover Avenue) adopted by the City Council of the City of Urbana, Illinois, on the 2nd day of May, A.D. 1994, as appears in the records and files in my office remaining.

Given under my hand and seal of said City of Urbana, Illinois, this 20<sup>th</sup> day of May, A.D. 1994.



*Phyllis D. Clark*  
Phyllis D. Clark, City Clerk

Return To:  
*Phyllis D. Clark*  
400 S. Vine  
Urbana, IL 61801

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PASSED by the City Council this 2nd day of  
May \_\_\_\_\_, 1994.

AYES: Hayes, Pollock, Ryan, Singer, Taylor

NAYS: Patt

ABSTAINED:

*Phyllis D. Clark*  
\_\_\_\_\_  
Phyllis Clark, City Clerk  
*by Sharon Menzer, Deputy Clerk*

APPROVED by the Mayor this 6<sup>th</sup> day of May, 1994.

*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 2nd day of May, 1994 the corporate authorities of the City of Urbana passed and approved Ordinance No. 9394-91, 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. 9394-91 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 10th day of May, 1994, 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 20th day of May, 1994

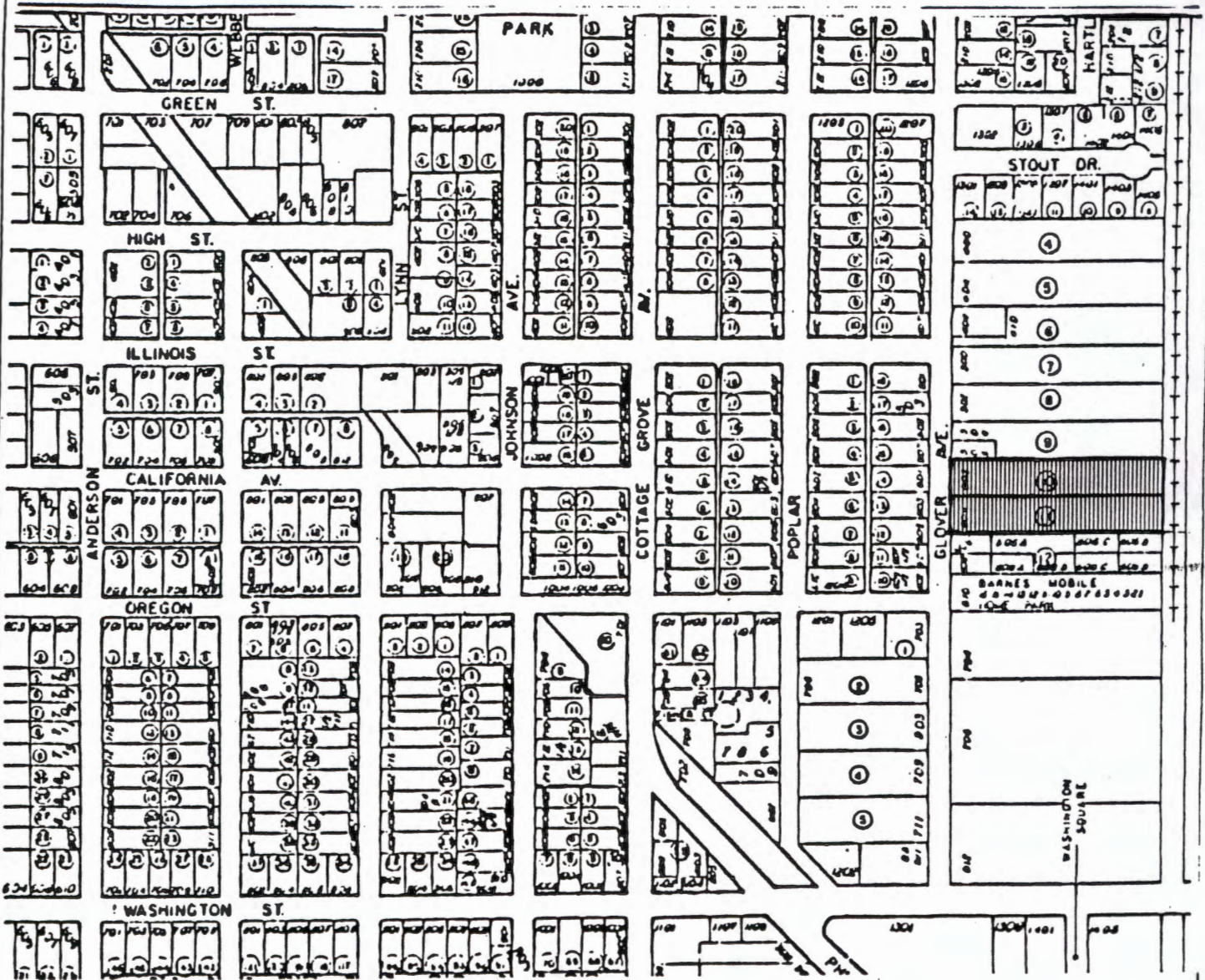
(SEAL)

Phyllis W. Clark  
Phyllis Clark, City Clerk

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# GENERAL LOCATION MAP 2117 0197

2117



### LEGEND



SITE

CITY OF URBANA

COMMUNITY DEVELOPMENT SERVICES

PLANNING DIVISION

TITLE: 602 & 604 SOUTH GLOVER

PLAN CASE NO:  
1520-M-93

DATE: FEBRUARY 10, 1994

NORTH

