

AN ORDINANCE APPROVING A SITE PLAN FOR
1112 WEST UNIVERSITY AVENUE, URBANA, ILLINOIS

WHEREAS, a certain redevelopment project in the TIF No. 3 Project Area necessitates the relocation of the Durst Cycle Shop from 1304 West University Avenue to 1112 West University Avenue; and

WHEREAS, certain site development constraints make full and complete compliance with the developmental regulations of the Zoning Ordinance of the City of Urbana impractical for the site development herein proposed; and

WHEREAS, the waivers and variances necessary to accommodate the projected development at 1112 West University Avenue are beyond the jurisdiction of the Zoning Board of Appeals; and

WHEREAS, the Urbana Zoning Ordinance provides for the approval of the site plan and circumstances such as exist in this case after due notice and public hearing; and

WHEREAS, after due notice in compliance with Section XI-10 of the Urbana Zoning Ordinance, a public hearing was held before the City Council on this 15th day of August, 1994.

NOW THEREFORE, BE IT ORDAINED by the Urbana City Council as follows:

Section 1. That the Urbana City Council finds that the relocation of the Durst Cycle Shop from 1304 West University Avenue to 1112 West University Avenue is necessitated by a redevelopment project in an approved Tax Increment Financing District Redevelopment Project Area defined in a duly approved Tax Increment Financing Plan.

Section 2. That the site plan attached hereto and incorporated herein by reference is hereby approved so that a variance of the requirements of Article VIII of the Urbana Zoning Ordinance entitled "Parking and Access" is granted to allow twenty-five (25) parking spaces rather than thirty-eight (38) which would otherwise be required; a variance of requirements of Article VI-I is granted to allow a reduction in the front yard setbacks along University Avenue and Goodwin Avenue from fifteen (15) feet to ten (10) feet and one (1) foot respectively; and a waiver of Section 21-14 of Chapter 21 of the Code of Ordinances entitled Urbana Subdivision and Land Development Code to the extent that this Section requires the platting of all properties to be subdivided so that the developer may replat only those portions illustrated on the attached site plan.

Section 3. 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 Section 1-2-4 of the Illinois Municipal Code.

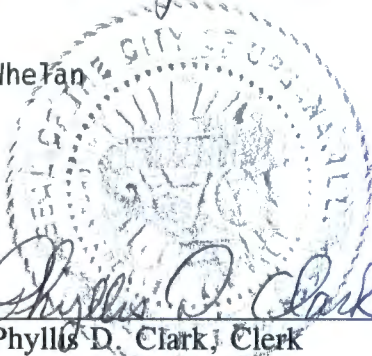
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said City Council.

PASSED by the City Council this 15th day of August, 1994.

AYES: Hayes, Patt, Ryan, Taylor, Wheeler

NAYS: Singer

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, Clerk

APPROVED by the Mayor this 16th day of August, 1994.

Tod Satterthwaite
Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. 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 15th day of August, 1994, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9495-25, entitled "AN ORDINANCE APPROVING A SITE PLAN FOR 1112 WEST UNIVERSITY AVENUE, URBANA, ILLINOIS" which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9495-25 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 17th day of August, 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 9th day of September, 1994.

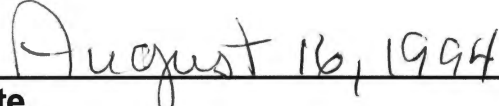
(SEAL)

Phyllis D. Clark
CITY CLERK

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN ORDINANCE
NO. 9495-25 AND IS INCORPORATED THEREIN BY REFERENCE.



Phyllis D. Clark, City Clerk



Date

