

ORDINANCE NO. 9495-47

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

1702 S. Cottage Grove Avenue and 1105 E. Florida Avenue

(Plan Case No. 1550-M-94)

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on November 10, 1994 concerning the Petition filed by the Zoning Administrator in Plan Case #1550-M-94; and

WHEREAS, the Urbana Plan Commission has forwarded the case to the Urbana City Council with a recommendation to approve the requested rezoning of the properties herein described below and commonly known as 1702 S. Cottage Grove Avenue and 1105 E. Florida Avenue; and

WHEREAS, the City of Urbana's Comprehensive Plan recommendation of a commercial use for these properties is inappropriate given the existing duplex structures on these properties, the pace of commercial development in the area and the proximity of existing residential uses to the subject properties; and

WHEREAS, the subject properties are not well-suited for single family residential development because of their proximity to an apartment building complex immediately to the east, and the intersection of a minor arterial and collector street; and

WHEREAS, the existing duplex structures provide an appropriate transitional land use between the single family homes to the west and the apartment complex to the east; and

WHEREAS, the proposed R-3 District will transform non-conforming duplex land uses to conforming duplex land uses;

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 following described area so that the properties commonly known as 1702 S. Cottage Grove Avenue and 1105 E. Florida Avenue will be rezoned from R-2, Single Family Residential to R-3, Single and Two Family Residential:

THIS ORDINANCE CONSISTS OF 2 PAGES.

Initials AR

Tax Parcels #93-21-21-126-020 and 93-21-21-126-022, including all of lot 1 and all of lot 2 of Kurasek Subdivision, Urbana, Illinois, as per Plat recorded in Book Y, Page 284, in the Office of the Recorder, Champaign County, Illinois. Lot 1 containing 8999.58 square feet (0.207 acres) and Lot 2 containing 8985.17 square feet (0.206 acres), more or less, and all of both lots situated in the City of Urbana, Champaign County, Illinois .

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

Section 2. 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).

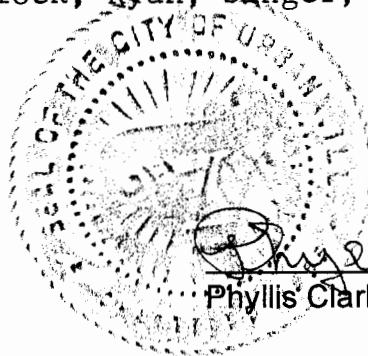
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the Members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council.

PASSED by the City Council this 21st day of November, 1994.

AYES: Hayes, Patt, Pollock, ~~Ryan~~, Singer, Taylor

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis Clark, City Clerk

APPROVED by the Mayor this 28th day of November, 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 21st day of November, 1994, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9495-47, entitled "AN AMENDMENT TO A PART OF THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS AND THE ZONING MAP OF URBANA, ILLINOIS (1702 S. Cottage Grove Avenue and 1105 E. Florida Avenue) (Plan Case No. 1550-M-94)" which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9495-47 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 22nd day of November, 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 22nd, day of November, 1994.



(SEAL)

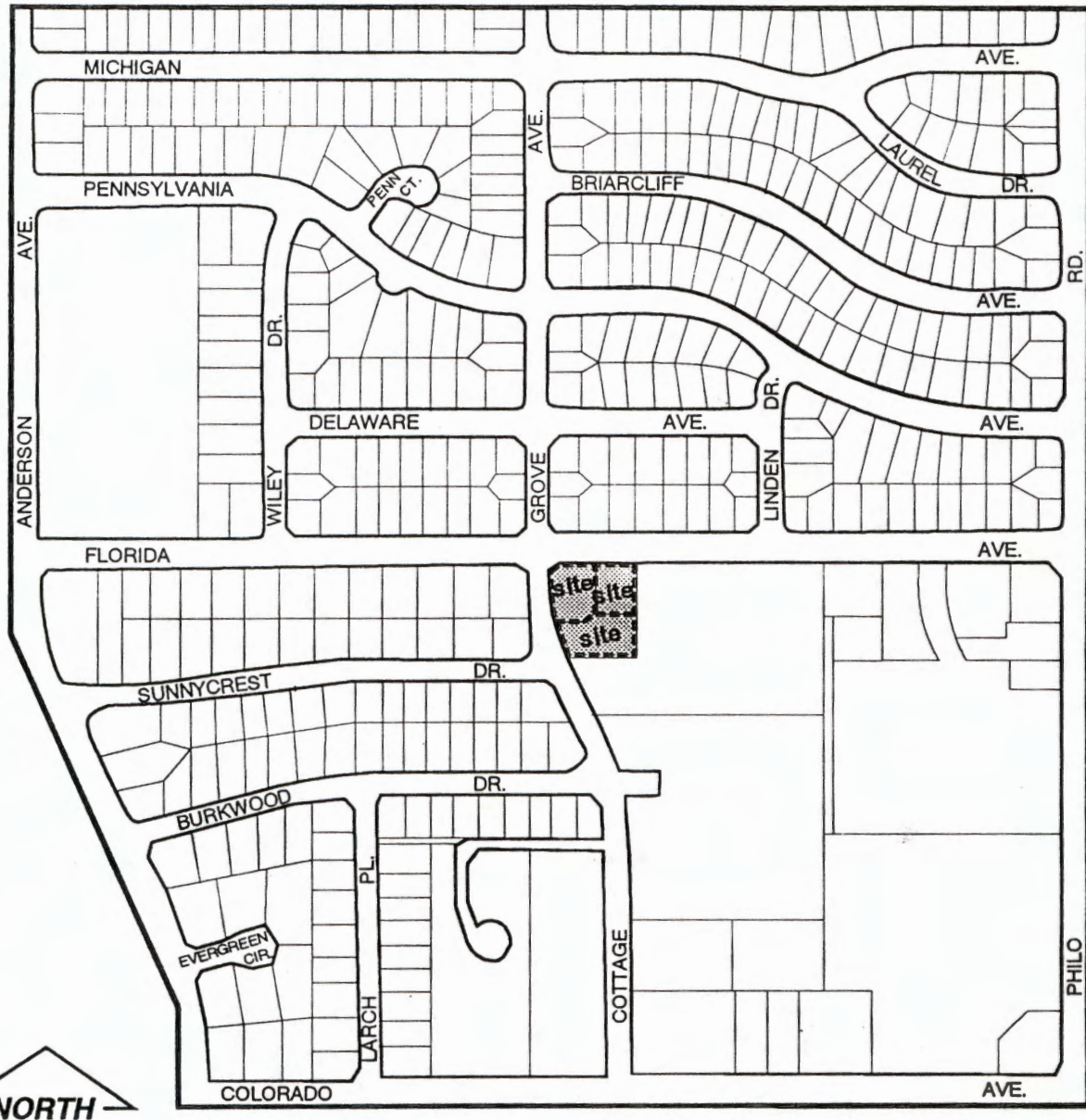
Phyllis D. Clark
Phyllis D. Clark, City Clerk

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN ORDINANCE
NO. 9495-47 AND IS INCORPORATED THEREIN BY REFERENCE.

Phyllis D. Clark
Phyllis D. Clark, City Clerk

November 21, 1994
Date

GENERAL LOCATION MAP



CITY OF URBANA
COMMUNITY DEVELOPMENT SERVICES
PLANNING DIVISION

PLAN CASE #: 1549 - M - 94 &
1550 - M - 94

TITLE: 1702 & 1704 S.
COTTAGE GROVE,
1105 E. FLORIDA AVE.

DATE: NOVEMBER 10, 1994