

**ORDINANCE NO. 9596-84**

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

**Schnuck's/Maple-Vine Redevelopment Site**

(Plan Case #1609-M-96)

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on March 7, 1996 concerning the Petition filed by the Urbana Zoning Administrator in Plan Case #1609-M-96; and

WHEREAS, the Urbana Plan Commission has forwarded the case to the Urbana City Council with a recommendation to approve the request so that the property herein described below and commonly known as the Schnuck's/Maple-Vine Redevelopment Site will be rezoned from B-3 General Business, B-4 Central Business and R-6 High Density Multiple Family to B-4E Central Business Expansion and,

WHEREAS, the requested rezoning conforms to the City of Urbana's Comprehensive Plan, as amended.

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

Section 1. The petitioner's request to rezone the following described area commonly known as the Schnuck's/Maple-Vine Redevelopment Site is hereby approved and the property is hereby rezoned to B-4E Central Business Expansion:

A portion of the Southeast Quarter of Section 8, and a portion of the Northeast Quarter of Section 17, both being located in Township 19 North, Range 9 East of the Third Principal Meridian in the City of Urbana, Illinois, more particularly described as follows:

Beginning at the intersection of the South Right-of-Way line of the Consolidated Rail Corporation (Conrail) and the East Right-of-Way line of Vine Street, said point lying 50.00 feet South of the centerline of Conrail and 75.00 feet East of the centerline of Vine Street; thence South 83° 09' 21" East (an assumed bearing) along the South Right-of-Way line of Conrail, said line lying 50.00 feet South of and parallel to the centerline of Conrail, for a distance of 638.06 feet to a point lying on the West Right-of-Way line of Maple Street; thence South 03° 34'

09" West along the West Right-of-Way line of Maple Street for a distance of 435.34 feet; thence South 35° 23' 55" East along the West Right-of-Way line of Maple Street for a distance of 199.19 feet to a point lying on the North Right-of-Way line of Main Street; thence South 80° 58' 46" West along the North Right-of-Way line of Main Street for a distance of 201.96 feet; thence South 82° 16' 29" West along the North Right-of-Way line of Main Street for a distance of 304.23 feet; thence North 87° 22' 57" West along the North Right-of-Way line of Main Street for a distance of 281.07 feet to a point lying on the East Right-of-Way line of Vine Street; thence North 43° 17' 19" West along the East Right-of-Way line of Vine Street for a distance of 21.93 feet; thence North 21° 57' 12" West along the East Right-of-Way line of Vine Street for a distance of 6.23 feet; thence North 01° 25' 08" East along the East Right-of-Way line of Vine Street for a distance of 118.05 feet to a point lying 33.00 feet East of the centerline of Vine Street; thence North 03° 07' 04" East along the East Right-of-Way line of Vine Street, said line lying 33.00 feet East of and parallel to the centerline of Vine Street, for a distance of 42.10 feet; thence South 86° 52' 56" East along the East Right-of-Way line of Vine Street, said line being perpendicular to the centerline of Vine Street, for a distance of 2.00 feet; thence North 03° 07' 04" East along the East Right-of-Way line of Vine Street, said line lying 35.00 feet East of and parallel to the centerline of Vine Street, for a distance of 3.00 feet; thence North 86° 52' 56" West along the East Right-of-Way line of Vine Street, said line being perpendicular to the centerline of Vine Street, for a distance of 2.00 feet; thence North 03° 07' 04" East along the East Right-of-Way line of Vine Street, said line lying 33.00 feet East of and parallel to the centerline of Vine Street, for a distance of 126.03 feet to a point lying on the South line of Outlot 4 of the Original Outlots to the Town (now City) of Urbana, said South line being the South Right-of-Way line of Water Street; thence South 87° 22' 57" East along the East Right-of-Way line of Vine Street, said line also being the South Right-of-Way line of Water Street, for a distance of 42.00 feet to a point lying 75.00 feet East of the centerline of Vine Street; thence North 03° 07' 04" East along the East Right-of-Way line of Vine Street, said line lying 75.00 feet East of and parallel to the centerline of

Vine Street, for a distance of 424.54 feet to the Point of Beginning, containing 10.613 acres, more or less, and all being 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, 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 on the 18th day of March, 1996.

PASSED by the City Council on this 18th day of March, 1996.

AYES: Hayes, Kearns, Patt, Pollock, Ryan, Taylor, Whelan

NAYS:

ABSTAINED:

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

*Deborah J. Roberts, Deputy Clerk*

APPROVED by the Mayor this 28<sup>th</sup> day of March, 1996.

*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.

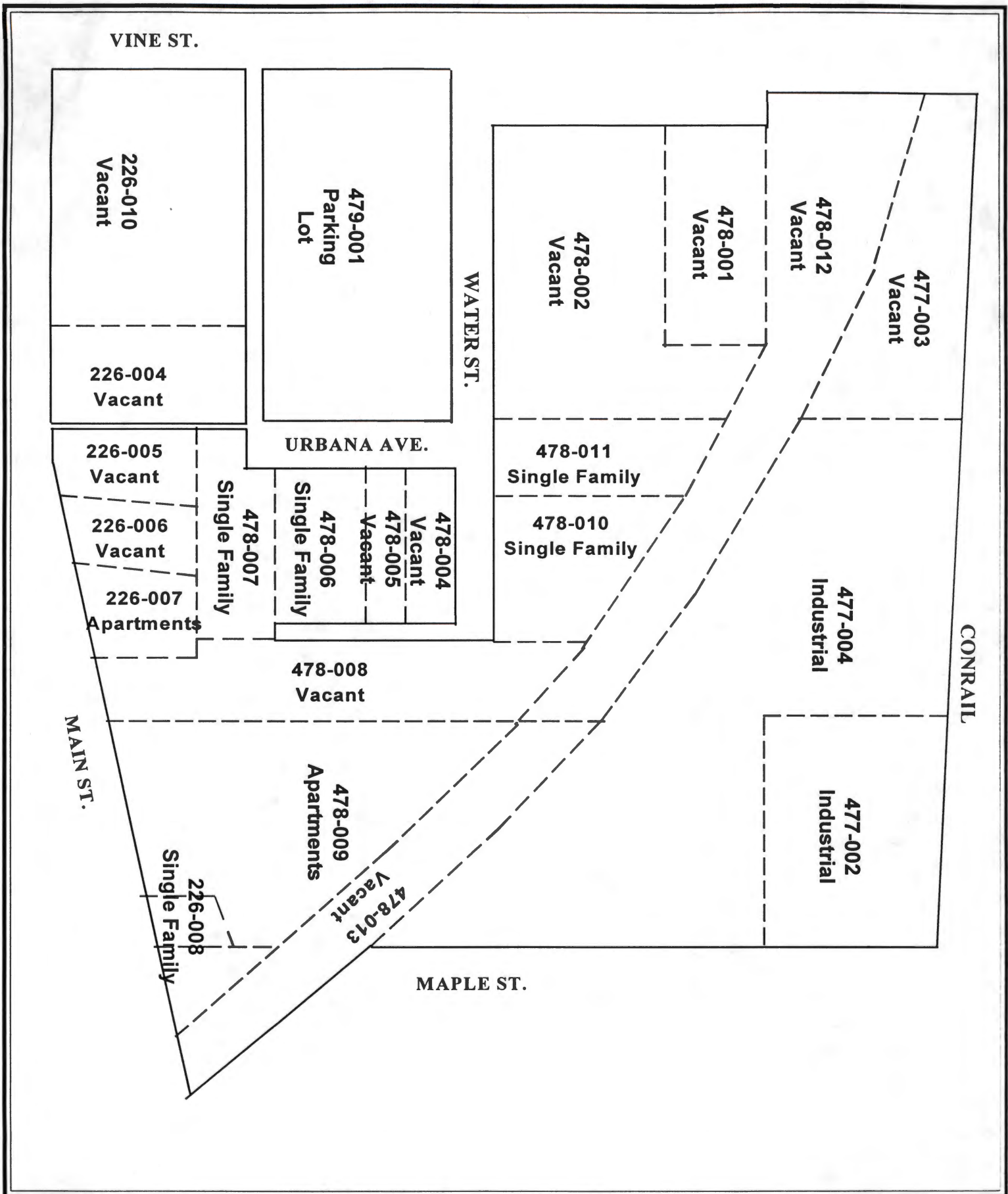
I certify that on the \_\_\_ day of \_\_\_\_\_, 19\_\_, the corporate authorities of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled AN AMENDMENT TO A PART OF THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS AND THE ZONING MAP OF URBANA, ILLINOIS, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_ day of \_\_\_\_\_, 19\_\_, 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 \_\_\_ day of \_\_\_\_\_, 19\_\_.

(SEAL) \_\_\_\_\_  
Phyllis D. Clark, City Clerk

(pc1609.ord)



# Schnuck's Development

## Land Use Map

by Reed Berger, Community Development Services

Revised March 1, 1996





CERTIFICATE OF PUBLICATION  
IN PAMPHLET FORM



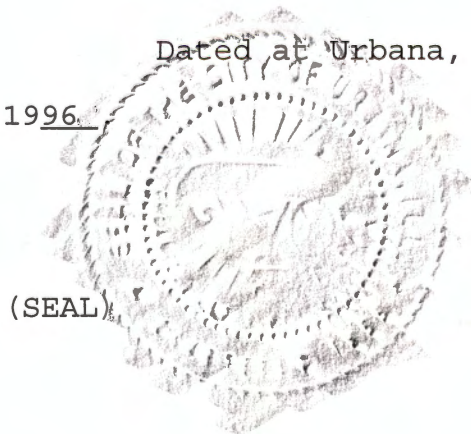
I, PHYLLIS D. CLARK, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the 18th day of March, 1996, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9596-84, entitled "AN AMENDMENT TO A PART OF THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF URBANA, ILLINOIS (SCHNUCK'S/MAPLE-VINE REDEVELOPMENT SITE) (PLAN CASE #1609-M-96)"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 9596-84 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the <sup>29<sup>th</sup> or</sup> 26th day of March, 1996, 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 <sup>29<sup>th</sup> or</sup> 26th, day of March, 1996.



Phyllis D. Clark by  
Phyllis D. Clark, City Clerk  
Deborah J. Roberts, Deputy Clerk