

ORDINANCE NO. 9697-25

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

(Northwest Corner of Bradley and Lincoln Avenues from B-3 To B-3 and R-4 - Plan Case #1627-M-96)

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on July 18, 1996 concerning the Petition filed by Integroup, Inc. in Plan Case #1627-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 Tawney Tract will be rezoned from R-3 (Single and Two Family Residential) and B-3 (General Business) to B-3 (General Business) and R-4 (Medium Density Multiple Family Residential); and,

WHEREAS, the requested rezoning does conform 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 Tawney Tract is hereby approved:

From B-3 General Business to R-4 Medium Density Multiple Family Residential:

Commencing at the south east corner of the south east 1/4 of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois, thence north along the east line of the south east 1/4 of said section 6, a distance of 40.00 feet to the easterly extension of the north right-of-way line of Bradley Avenue; thence west along the easterly extension of the north right-of-way line of said Bradley Avenue, a distance of 33.00 feet to the intersection of the north right-of-way line of said Bradley Avenue as recorded in Book 1077 on page 448 in the records of the Champaign County Recorder's Office and the west right-of-way line of Lincoln Avenues as recorded in Book 661 on Page 497 in the records of the Champaign County Recorder's Office for the point of beginning; thence west along the north right-of-way line of said Bradley Avenue, a distance of 1,266.43 feet to the east right-of-way line of Goodwin Avenue as recorded in Book 907 on page 542 in the records of the Champaign County Recorder's Office; thence north along the east right-of-way line of said Goodwin Avenue, a distance of 1,204.53 feet to the south west corner of the National Council Teachers of English tract as recorded in Book 905 on Page 576 in the records of the Champaign County Recorder's Office; thence east along the south line of said

THIS ORDINANCE CONSISTS OF 3 PAGES,

Initials SR

National Council of Teachers of English tract and also along the south line of the Marathon Oil Company tract as Recorded in Book 758 on Page 382 in the records of the Champaign County Recorder's Office, a distance of 1,051.89 feet; thence South parallel with the west right-of-way line of said Lincoln Avenue, a Distance of 200.00 feet; thence east parallel with the south line of said Marathon Oil Company tract a distance of 217.80 feet to the west right-of-way line of said Lincoln Avenue; thence south along the west right-of-way line of said Lincoln Avenue, a distance of 1,001.15 feet to the point of beginning, all situated in Champaign County, Illinois.

Except the north 620 feet of even width of the east 690 feet of even width of the above described tract, containing 25.04 acres, more or less, all situated in Urbana, Champaign County, Illinois

AND

From R-3 Single and Two Family Residential to R-4 Medium Density Multiple Family Residential

Commencing at the south east corner of the west $\frac{1}{2}$ of the south east $\frac{1}{4}$ of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois; thence north along the east line of the west $\frac{1}{2}$ of the south east $\frac{1}{4}$ of said Section 6, a distance of 40.00 feet to the north right-of-way line of Bradley Avenue as recorded in Book 1077 on page 448 of the records of the Champaign County Recorder's Office; thence west along the north right-of-way line of said Bradley Avenue, a distance of 30.00 feet to the intersection of the north right-of-way line of said Bradley Avenue and the west right-of-way line of Goodwin Avenue as recorded in Book 907 on Page 542 of the Records of the Champaign County Recorder's Office for the point of beginning; thence west along the north right-of-way line of said Bradley Avenue, a distance of 259.84 feet to the south east corner of the Northern Illinois Water Corporation tract; thence north along the East line of said Northern Illinois Water Corporation Tract, and along the east line of Mount Olive Missionary Baptist Church Subdivision as recorded in Book Z of Plats on page 281 of the records of the Champaign County Recorder's Office, a distance of 429.00 feet to the north east corner of said Mount Olive Missionary Baptist Church Subdivision; thence west along the north line of said Mount Olive Missionary Baptist Church Subdivision, a distance of 274.49 feet to the north west corner of said Mount Olive Missionary Baptist Church Subdivision, said point also being on the east line of Carver Park Subdivision as recorded in Book 1 of Plats on page 105 of the records of the Champaign County Recorder's Office; thence north along the east line of said Carver Park Subdivision and along the east line of the Henry Sapoznik tract as recorded in Book 623 on page 223, a distance of 857.00 feet to the Westerly extension of the south line of the HAL Communications, Inc. Subdivision as recorded in Book Z of Plats on page 142 of the records of the Champaign County Recorder's Office; thence east along the westerly extension of the south line of said HAL Communications, Inc., Subdivision and along the south line of said HAL Communications, Inc, Subdivision, a distance of 537.43 feet to the west right-of-way line of said Goodwin Avenue; thence south along the west right-of-way line of Goodwin Avenue, a distance of

1,285.87 feet to the point of beginning, as situated in Champaign County, Illinois

Containing 13.07 acres, more or less, all situated in Urbana, Champaign County, Illinois.
AND ALSO:

The South 1285.71 feet of even width of the following described tract:

Commencing at the Intersection of the west line of the east 1/2 of the south east 1/4 of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois, said west line also being the centerline, as extended, of Goodwin Avenue, Urbana, Illinois, and the south line of the south east 1/4 of Section 6; thence east along said south line of said south east 1/4 of section 6 a distance of 30 feet; thence north and parallel to the west line of the east 1/2 of the south east 1/4 of Section 6 to the south right-of-way line of F.A.I. 74; thence west along said south right-of-way line of F.A.I. 74 a distance of 60 feet; thence south and parallel to the west line of the east 1/2 of the south east 1/4 of said Section 6 to the south line of the south east 1/4 of said Section 6; thence east along the south line of said Section 6 a distance of 30 feet, more or less, to the place of beginning; all situated in the south east 1/4 of Section 6, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Containing 1.77 acres, more or less, all situated in 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.

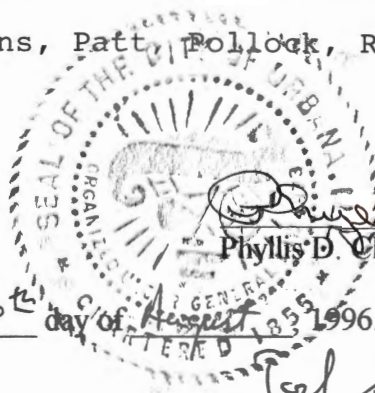
This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a ~~regular~~ ^{Special} meeting of said Council on the 12th day of August, 1996.

PASSED by the City Council on this 12th day of August, 1996.

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

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 20th day of August, 1996.

Tod Satterthwaite
Tod Satterthwaite, Mayor

Melrose

APARTMENTS

CHAMPAIGN - URBANA, ILLINOIS

CONCEPTUAL SITE PLAN

CONCEPT PLAN 'C'

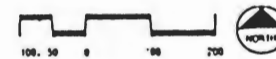
DEVELOPER:



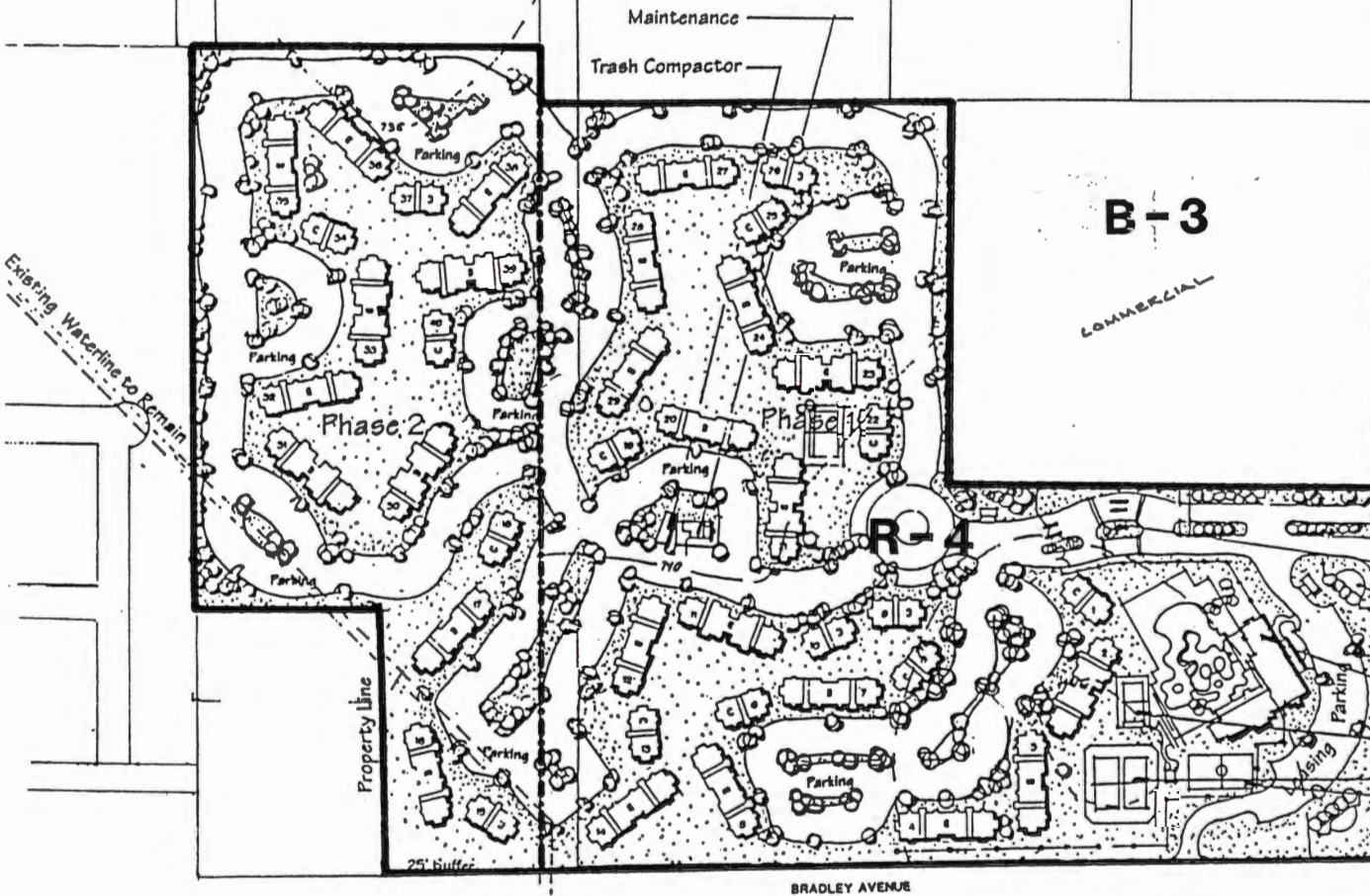
- Entrance
- Gatehouse
- Entry Signage
- Clubhouse
- Volleyball Court
- Tennis Courts
- Basketball Cour

PREPARED BY

PRK
PROBEN, HALLOCK & KRISTOFF, INC.
PLANNERS • SURVEYORS • ENGINEERS



98047.00 JUNE 21, 1998



MELROSE APARTMENTS OF URBANA	Number of Buildings	Number of Units	Number of 2 Bedroom Units	Number of 3 Bedroom Units	Number of 4 Bedroom Units	Total Number of Bedrooms	Minimum Parking Provided	Building Floor Area (Sq.Ft.)	Open Space Ratio	Floor Area Ratio
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Phase I	25	258	48	60	150	876	745	369,700		
Phase II	15	180	48	42	90	582	495	250,000		
Total	40	438	96	102	240	1,458	1,240	619,700	0.51	0.38



BERNS, CLANCY AND ASSOCIATES, P.C.
 ENGINEERS • SURVEYORS • PLANNERS
 405 EAST MAIN STREET - POST OFFICE BOX 788
 URBANA, ILLINOIS 61801-0788
 PHONE: 217/384-1144 - FAX: 217/384-3355



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 12th day of August, 1996, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9697-25, entitled "AN ORDINANCE APPROVING AN AMENDMENT TO A PART OF THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS AND THE ZONING MAP OF URBANA, ILLINOIS (NORTHWEST CORNER OF BRADLEY AND LINCOLN AVENUES FROM B-3 TO B-3 AND R-4 - PLAN CASE #1627-M-96)"

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

The pamphlet form of Ordinance No. 9697-25 was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the 20th day of August, 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 20th, day of August, 1996.

(SEAL)



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