

ORDINANCE NO. 9697-120

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

**(Webber-Cottage Grove area of East Main Street/Railroad Residential Area,
Plan Case No. 1649-M-97)**

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on March 20 and April 10, 1997 concerning the petition filed by the Zoning Administrator of the City of Urbana in Plan Case #1649-M-97; and

WHEREAS, said requested rezoning is consistent with the City of Urbana's Official Comprehensive Plan Map and with the goals and objectives of the Comprehensive Plan, as amended; 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 property herein described below and commonly described as the Webber-Cottage Grove area of the East Main Street/Railroad Residential Area from R-4 Medium Density Multiple Family Residential to R-3, Single/Two Family Residential and with a further recommendation that if one entity were to acquire all or nearly all the lots with frontage on Webber Street and were to request a commercial zoning Plan designation, this request may be considered appropriate; and

WHEREAS, findings indicate that approval of the rezoning request would promote the general health, safety, morals, and general welfare of the public.

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

Section 1. The Zoning Ordinance and Zoning Map of the City of Urbana, Illinois, are herewith and hereby amended to change the zoning classification of the following described area so that the property commonly described as the Webber-Cottage Grove area of the East Main Street/Railroad Residential Area will be rezoned from from R-4 Medium Density Multiple Family Residential to R-3, Single/Two Family Residential:

A part of the Southwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois, more particularly described as follows:

Lots 6, 7, 10, 11, 14, 15 and 16, all in the "Subdivision of a part of the Southeast

THIS ORDINANCE CONSISTS OF 3 PAGES.

Initials DR

Quarter of the Southwest Quarter of Section 9 in Township 19 North, Range 9 East of the 3rd Principal Meridian, and Lots 2, 3, 4 and 5 of a former subdivision, in Champaign County, Illinois", as shown on a plat recorded in Plat Book "B" at Page 144 in the Office of the Recorder, Champaign County, Illinois.

and;

All of Lots 1 through 15, inclusive, and the North 142.66 feet of Lot 21, all in N. W. Davis' 2nd Addition to the City of Urbana, as shown on a plat recorded in Plat Book "A" at Page 294 in the Office of the Recorder, Champaign County, Illinois.

and;

Lots 1 through 5, inclusive, of Davis & Others Addition to the City of Urbana, as shown on a plat recorded in Plat Book "A" at Page 227, in the Office of the Recorder, Champaign County, Illinois.

and;

Lots 2 through 5, inclusive, of Esq. Munhall's Addition to the City of Urbana, as shown on a plat recorded in Deed Record Book 32 at Page 587 in the Office of the Recorder, Champaign County, Illinois.

and;

Lots 5 through 9, inclusive, of Nancy M. Munhall's Elm Tree Addition to the City of Urbana, as shown on a plat recorded in Plat Book "B" at Page 230 in the Office of the Recorder, 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 April,
1997.

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

NAYS:

ABSTAINED:



Phyllis D. Clark
Phyllis Clark, City Clerk

APPROVED by the Mayor this 29th day of April, 1997.

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 _____ 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 AND ZONING MAP OF THE CITY OF URBANA, ILLINOIS (Webber-Cottage Grove area of the East Main Street/Railroad Residential Area, Plan Case No. 1649-M-97)" 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 Clark, City Clerk

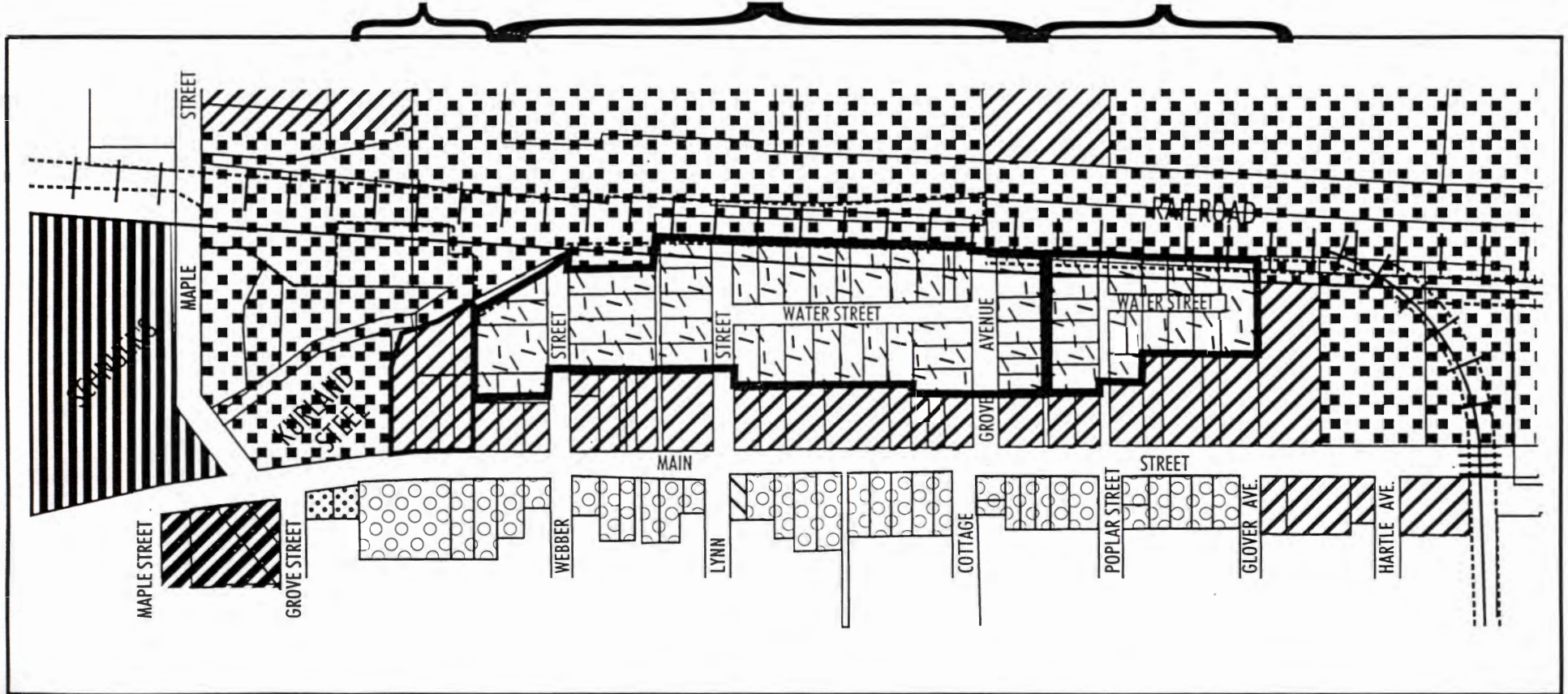
EAST MAIN STREET / RAILROAD RESIDENTIAL AREA








PROPOSED ZONING MAP

AUTO ZONE
1646-CP-97
1646-M-97

WEBBER-COTTAGE GROVE
1649-CP-97
1649-M-97

POPLAR-WATER
1648-CP-97
1648-M-97



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|---|------|---------------------------|--|-----|---|
|  | B-1 | NEIGHBORHOOD BUSINESS |  | R-3 | SINGLE / TWO-FAMILY RESIDENTIAL |
|  | B-3 | GENERAL BUSINESS |  | R-4 | MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL |
|  | B-4 | CENTRAL BUSINESS |  | R-5 | MEDIUM HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL |
|  | B-4E | CENTRAL BUSINESS EXPANDED | | | |



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 April, 1997, the corporate authorities of the City of Urbana passed and approved Ordinance No. 9697-120, entitled "AN AMENDMENT TO A PART OF THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF URBANA, ILLINOIS (WEBBER-COTTAGE GROVE AREA OF EAST MAIN STREET/RAILROAD RESIDENTIAL AREA, PLAN CASE NO. 1649-M-97)"

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Dated at Urbana, Illinois, this 29th day of April, 1997.



Phyllis D. Clark by
Phyllis D. Clark, City Clerk
Robert J. Robert, Deputy Clerk